



**Currituck County**

*Department of Planning and Community Development*

153 Courthouse Road, Suite 110

Currituck, North Carolina 27929

252-232-3055

FAX 252-232-3026

**MEMORANDUM**

**To:** Rick Willis, Outer Banks Ventures, Inc.  
Mark S. Bissell, P.E., Bissell Professional Group

**From:** Jennie Turner, Senior Planner

**Date:** September 15, 2022

**Re:** PB 87-56 Monterey Shores Phase 10, Part A - Corolla Boat Club  
Preliminary Plat/Special Use Permit

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The following comments have been received at the September 14, 2022 TRC meeting. TRC comments are valid for six months from the date of the TRC meeting.

**Planning, Jennie Turner 252-232-6031**

**Reviewed**

1. A recombination plat has been provided separately for comments by a plat review officer. At this time, the plat has not been presented for review officer signature or recordation. Please describe the purpose of the recombination plat as it relates to this preliminary plat/special use permit, we should discuss recording that plat and any potential impacts to this application. This preliminary plat proposes a right-of-way that is required for the subdivision.
2. In reviewing this application, it is clear that a discussion of timing of this proposed development is needed as there is layering of uses with respect to certain proposed improvements that may impact the order of permitting.
3. Please provide a detailed narrative of the proposed phasing for the development. Please explain phase areas, it appears that necessary improvements for this preliminary plat are proposed in all three phase areas.
4. Amended Sketch Plan Condition: Walkways and piers for private property owner use may not be constructed in open space set-asides.
5. Amended Sketch Plan Condition: 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. A note shall be added to the plans to reflect the county's perpetual right and easement to convey and discharge groundwater associated with the Whalehead Watershed Improvement District into the pond shown and more particularly described on that plat recorded at Plat Cabinet K, Slide 50 of the Currituck County Registry. Please reference the county easement. Coordinate with County Engineer on proposed changes to pond configuration.
6. Amended Sketch Plan Condition: The PUD Overview and Summary of Uses shall be updated to clearly illustrate open space areas and commercial areas consistent with the area summary provided.

7. The amended sketch plan/special use permit shows the elevated boardwalk as active recreation open space area. The portion of the walkway across open space is required to be active recreation per UDO Section 7.1.3.B.2. Please describe the open space uses and the proposed commercial uses and how access will be allowed. It appears the elevated boardwalk and gazebo are proposed open space improvements available to property owners of the development. Will these areas be available to the public? Clarify areas designated for public or private use.
8. Are the elevated boardwalk and gazebo portion of the water dependent improvements proposed to be built as an open space amenity to the development/lots/townhomes prior to permitting and constructing the proposed commercial boat slips?
9. Specify on the preliminary plat that Lot 6 is not approved for residential density and clearly show the area approved for commercial development improvements on Lot 6.
10. It appears that portions of Lot 6 are noted as open space on the sketch plan. Please reference UDO Section 7.1.3.E. and clearly denote the open space area on the lot and provide information regarding the individual private ownership of open space within the PUD. An open space easement should be provided across open space areas of Lot 6.
11. As mentioned in the pre-application conference, staff suggests a scoping meeting with the Division of Coastal Management and other review agencies regarding the CAMA Major Permit needed for pier/boat slips/gazebo prior to this application being heard by the Board of Commissioners.
12. Provide a note on the preliminary plat that payment-in-lieu is required to be paid prior to final plat and remove fee in lieu calculation from preliminary plat, this calculation will be performed prior to recordation of the final plat.
13. Clarify total lot area in development notes.
14. Provide certification that Malia Drive meets NCDOT construction standards.
15. Please change "back" setback to "rear" setback for consistency with ordinance language.
16. Please correct pin number on first page of preliminary plat, there is an extra 0.
17. Please confirm available water supply with water department, not based on county GIS.
18. There is a difference in CAMA wetland area between this preliminary plat (9.15) and the approved amended sketch plan (9.0), please explain.
19. Provide proposed material for multi-use path west of proposed lots. Since this is in the riparian buffer, please consider a permeable walkway. One plan sheet calls out a gravel path, this path needs to be ADA compliant.
20. The proposed sidewalk across Lot 6 does not appear to connect to the multi-use path.
21. Please explain the note "roadway improvements will be constructed with adjacent townhome development".
22. Please describe proposed use of the fishing pier over the pond.
23. On-street parking is not permitted per the UDO, please describe the purpose for the widened right-of-way areas.
24. Provide 404 wetland delineation map signed by ACOE.
25. Minimum lot width is 65' in a PUD per Section 1.8.
26. Provide heritage tree protection statement.
27. Open space is required for this preliminary plat, active recreation is not required because of the payment-in-lieu requirement. You will want to make sure the requisite active recreation open space is available for the future townhome portion of the development.
28. Provide internal street connectivity score.
29. Provide sight triangles.
30. This application will be reviewed subject to *Imagine Currituck*.
31. Please provide a copy of the TIA referenced in the community meeting notes.

32. The county may be moving forward with a multi-use path in this vicinity. Consider a connection to the existing path along NC12 in front of Corolla Adventure Golf in addition to the connection proposed north/east of Malia drive.
33. Please describe the purpose of the proposed berm and outlet control at west side of pond near outfall pipe.

**Currituck County Building Inspections & Fire, Bill Newns 252-232-6023**

Reviewed

- Accessible routes must be provided to all amenities such as pools, boardwalks, piers, docks, and other amenities within the development. Plans must be designed to the NC Building Code design loads and structures must meet ADA requirements.
  - Curb cuts at vehicular traffic areas and pedestrian crossings must be ADA compliant and have detectable warning devices installed.
  - Mark fire hydrant's locations in the center of road/street with blue reflectors per UDO.
  - Dwellings greater than 4800 sq. ft. and/or greater than 2 stories will be calculated using the ISO commercial method for fire flow requirements.
  - Dwellings 4800 sq. ft. and no greater than 2 stories may use setbacks as indicated in the ISO method to determine Needed Fire Flow.
- Pier/dock must be designed to commercial code for load and meet ADA.

**Currituck County Soil & Stormwater, Dylan Lloyd 252-232-3360**

Reviewed

- 1) Back swale directing water from lots 1-6 shall be properly piped or channeled under gravel path and elevated boardwalk to the boat slip, so that stormwater may pass unabated.
- 2) Pipe culvert system removing water from Virginia Lane at low points shall be constructed and graded such that stormwater from the 10 yr. rain event isn't backflowing onto the roadway.

**Currituck County Water/Backflow, Chas Sawyer, 252-202-1692**

No comment

**Southern Outer Banks Water, Cody Edwards, 252- 453-2620**

No comment

**Albemarle Regional Health Services, Joe Hobbs 252-232-6603**

Reviewed

Consult with NCDEQ concerning sewer capacity approval

**US Army Corps of Engineers, Anthony Scarbraugh 919-251-4619**

Reviewed

Any impacts to jurisdictional waters or wetlands of the US require prior approval from the US Army Corps of Engineers.

**Currituck County GIS, Harry Lee 252-232-2034**

Reviewed

Address assignment for Part A:

LOT 1: 814 VIRGINIA LN

LOT 2: 812 VIRGINIA LN

LOT 3: 810 VIRGINIA LN  
LOT 4: 808 VIRGINIA LN  
LOT 5: 806 VIRGINIA LN  
LOT 6: 816 VIRGINIA LN

**NC DEQ- Division of Coastal Management, Charlan Owens 252-264-3901**

Reviewed

Provided all development is located > 75' landward of Normal Water Level and no development involving Coastal Wetland disturbance, this project will be outside CAMA Jurisdiction.

**NCDOT, David Otts, 252-331-4737**

Reviewed

The plans depict 5 residential lots and Lot #6 as commercial space. The approvals and forms reference a 150 seat restaurant and 200 seat venue. There is also a comment stating a TIA has been performed with improvements needed at the intersection of Malia Drive and NC-12. Those improvements will be subject to the discretion of the Department and require an encroachment agreement. It is recommended these improvements be discussed prior to final approval as Malia Drive is not State maintained, so no driveway permit is necessary.

**The following items are necessary for resubmittal:**

- 2 - Full size copies of revised plans.
- 1- 8.5"x11" copy of all revised plans.
- 1- PDF digital copy of all revised documents and plans.