



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: November 9, 2022 **Response dated 11-17-22**

Re: PB 87-56 Monterey Shores Phase 10, Part A - Corolla Boat Club
Preliminary Plat/Special Use Permit
Third Round of TRC Comments

The following comments have been received at the November 9, 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. Work with planning staff to make refinements to the Amended Sketch Plan shading, staff has identified areas that need to be shaded as open space. More time is needed to review the submitted ASP. **This is acknowledged; we will work with staff as needed to finalize this map.**
2. Staff recommends that construction of the boardwalk to the water be completed prior to platting of all lots. Please suggest a timeframe for this requirement. Staff is willing to discuss this prior to completion of the BOC staff report. This water access is a critical piece of the development proposal. **If this improvement is required as a condition of recording lots, the developer is willing to bond this improvement at final plat approval, but needs to delay its construction until the CAMA major permit process for the boat docks has been completed, as a wider boardwalk that is not permissible under the general permit process is being requested. If the wider boardwalk is not approved, then the 6-foot boardwalk will be constructed as shown.**
3. Staff will recommend that the certification that Malia Drive meets NCDOT construction standards becomes a special use permit condition. **We are in agreement with this condition.**
4. Show the proposed open space improvement of the sidewalk on Lot 6. This will need to be constructed/bonded and have installation timing requirements. Staff is willing to discuss this prior to completion of the BOC staff report. **It was agreed in subsequent discussions that the walkway that is being proposed through the future clubhouse area will satisfy pedestrian connectivity, and this walkway has been added to the plan.**
5. Show road and sidewalk detail for the portion of the road connection through the pond. This connection will need to be constructed/bonded and have installation timing requirements. Staff is willing to discuss this prior to completion of the BOC staff report. **This roadway connection has been added to the plan, as requested. If this improvement is required as a condition of recording lots, the developer is willing to bond this future**

roadway connection at final plat also. However, the timing for its installation is uncertain, as NCDOT has indicated the department is not able to agree to the use of permanent improvements in this right-of-way until all legal challenges to the mid-county bridge construction have been resolved.

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.

Two full size copies of revised plans, one 8.5"x11" copy of revised plans, and a PDF digital copy of all revised plans is included with this submittal.