



## Major Subdivision Application

**OFFICIAL USE ONLY:**

Case Number: \_\_\_\_\_

Date Filed: \_\_\_\_\_

Gate Keeper: \_\_\_\_\_

Amount Paid: \_\_\_\_\_

**Contact Information****APPLICANT:**Name: Outer Banks Ventures, Inc.Address: PO Box 549Corolla, NC 27927Telephone: 252-453-4198E-Mail Address: rcwillis@outerbanksventures.com**PROPERTY OWNER:**Name: Same

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: Same**Request**Physical Street Address: Malia DriveParcel Identification Number(s): 0116-000-0010-0000Subdivision Name: Monterey Shores Ph. 10 Part A (Corolla Boat Club)Number of Lots or Units: 6

Phase: \_\_\_\_\_

**TYPE OF SUBMITTAL**

- ☐ Conservation and Development Plan  
☐ Amended Sketch Plan/Use Permit  
☒ Preliminary Plat (or amended)  
    ☒ Type I OR ☐ Type II  
☐ Construction Drawings (or amended)  
☐ Final Plat (or amended)

**TYPE OF SUBDIVISION**

- ☐ Traditional Development  
☐ Conservation Subdivision  
☒ Planned Unit Development  
☐ Planned Development

I hereby authorize county officials to enter my property for purposes of determining compliance with all applicable standards. All information submitted and required as part of this process shall become public record.

  
\_\_\_\_\_  
Property Owner(s)/Applicant\*

Date

8/24/2022

\*NOTE: Form must be signed by the owner(s) of record, contract purchaser(s), or other person(s) having a recognized property interest. If there are multiple property owners/applicants a signature is required for each.

**Community Meeting, if applicable**

Date Meeting Held: \_\_\_\_\_

Meeting Location: \_\_\_\_\_

**Use Permit Review Standards, if applicable**

*PUD Amended Sketch Plan/Use Permit, Type II Preliminary Plat*

Purpose of Use Permit and Project Narrative (please provide on additional paper if needed):  
See attached

The applicant shall provide a response to the each one of the following issues. The Board of Commissioners must provide specific findings of fact based on the evidence submitted. All findings shall be made in the affirmative for the Board of Commissioners to issue the use permit.

A. The use will not endanger the public health or safety.

See attached

B. The use will not injure the value of adjoining or abutting lands and will be in harmony with the area in which It is located.

See attached

C. The use will be in conformity with the Land Use Plan or other officially adopted plan.

See attached

D. The use will 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.

See attached

I, the undersigned, do certify that all of the information presented in this application is accurate to the best of my knowledge, information, and belief. Further, I hereby authorize county officials to enter my property for purposes of determining zoning compliance. All information submitted and required as part of this application process shall become public record.

  
Property Owner(s)/Applicant\*

  
Date

\*NOTE: Form must be signed by the owner(s) of record, contract purchaser(s), or other person(s) having a recognized property interest. If there are multiple property owners/applicants a signature is required for each.

**ATTACHMENT "A"**  
**to USE PERMIT REVIEW STANDARDS**

**Purpose of the Use Permit and Project Narrative**

The purpose of Amended Sketch Plan/Use Permit Application is to develop five single family lots and one commercial lot on this tract in accordance with the Amended Sketch Plan and SUP that was issued in October 2021.

**A) The Use will not endanger the public health or safety.**

Transportation, potable water, wastewater and stormwater management will be addressed in accordance with the following paragraphs:

1. **Transportation:** The existing Malia Drive will be used for access to the residential uses. Pedestrian connectivity is also being provided between uses within the development, with an external connection being made to the existing pedestrian crosswalk at Malia Drive. A traffic analysis has been prepared that supports this plan.

Appropriate access has been made for emergency service vehicles.

2. **Potable Water:** Water will be supplied by Currituck County via an existing water main located on NC 12. Fire protection will be provided in accordance with the NC Fire Code, applicable ISO Standards, and the Unified Development Ordinance.
3. **Wastewater:** Advanced wastewater treatment will be provided by the adjacent Monterey Shores Wastewater Treatment Facility, which has capacity to serve the proposed development and is regulated by NCDEQ and the NC Utilities Commission.
4. **Stormwater Management:** Stormwater will be collected and filtered through vegetative swales and then will flow into the existing 4+ acre pond on site, which will attenuate the flow and then slow-release stormwater to the adjacent wetlands, which will provide additional filtration.

**B) The use will not injure the value of adjoining or abutting lands and will be in harmony with the area in which it is located.**

1. Adjacent properties are commercial to the east and to the south, where new commercial uses are proposed. Adjacent properties to the northeast are a combination utility and multi-family development. Adjacent property to the north is open space and to the west is the Currituck Sound. The nearest single family dwelling to the north is more that one-quarter mile from any proposed commercial use.
2. Community compatibility standards will be adhered to. The Architectural design and materials will be done in the local vernacular and will be attractive and compatible with existing

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residential and commercial buildings. Landscaping and buffering are also being provided in accordance with the UDO standards.

3. The proposed land uses are suitable and complimentary to the development and use of adjacent and nearby properties, and will not effect the existing use or usability of adjacent or nearby properites.

**C) The use will be in conformity with the Land Use Plan or other officially adopted plan.**

1. The property is located within an existing PUD, where the proposed density still keeps the PUD well below the allowable 3 dwelling units per acre.
2. The Future Land Use Map that has been prepared in connection with Imagine Currituck classifies all of the upland area on this tract as "G3-Mixed Use Center and Corridors", which anticipates mixed use development at densities of up to 3 units per acre (one unit per acre is being proposed).
3. Other policies from the 2006 Land Use Plan that support this development proposal include the following?
  - a. Policy CD2: Commercial and and office development of greater than a neighborhood scale shall be encouraged to cluster in COMMERCIAL OR MIXED-USE CENTERS to curtail the proliferation of strip development, and minimize traffic generation.
  - b. Policy ES4: In approving new developments, Currituck County shall support the retention or creation of a vegetated buffer area along ESTUARINE SHORLINES as a simple, effective and low-cost means of preventing pollutants from entering estuarine waters.
  - c. Policy HN1: Currituck County shall encourage development to occur at densities appropriate for the location. LOCATION AND SENSITY FACTORS shall include whether the development is within an environmentally suitable area, the type of capacity of sewage treatment available to the site, the adequacy of transportation facilities providing access to the site, and the proximity of the site to existing and planned urban services.
  - d. Policy HN3: Currituck County shall especially encourage two forms of residential development, each with the objective of avoiding traditional suburban sprawl:
    1. OPEN SPACE DEVELOPMENTS that xcluster homes on less land, preserving permanently dedicated open space and often employ on-site or community sewage treatment. These types of developments are likely to occure primarily in the Conservation, Rural, and to a certain extent the Limited Service areas identified on the Future Land Use Map.

2. COMPACT, MIXED USE DEVELOPMENTS or DEVELOPMENTS NEAR A MIXTURE OF USES that promote a return to balanced, self-supporting community centers generally served by centralized water and sewer. The types of development are contemplated for the Full Service Areas identified on the Future Land Use Map.

The proposed development appears to support both of these development policies.

- e. POLICY PR8: New mixed use developments, office and business parks, and other non-residential areas shall be encouraged to include WALKWAYS WITHIN THE DEVELOPMENT.

This development provides walkways between uses and connects them to adjacent pedestrian pathways.

4. In addition to Policy OB1, cited above, the following special policy applicable to the Outer Banks is supported:

Policy OB2: So as to minimize COMMERCIAL STRIP DEVELOPMENT and maximize the traffic moving capability of NC 12, Currituck County shall encourage commercial development to cluster at appropriate locations rather than dispersing along NC 12.

- D) **The use will 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 proposed uses are not expected to have an adverse impact on schools, fire and rescue, law enforcement or other county facilities. Dwellings are expected to be seasonal rentals without school aged children. The commercial development will have adequate fire protection and fire access, and the type of development is not expected to have an impact on law enforcement.