



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: October 13, 2022

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

The following comments have been received at the October 12th TRC meeting. TRC comments are valid for six months from the date of the TRC meeting.

Planning, Jennie Turner 252-232-6031

Reviewed

1. 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. Differentiate shading of open space, commercial and residential areas. Also, it appears that the CAMA wetland area has been certified and slightly changed since the ASP was approved. The CAMA wetland area change may be noted on the ASP but any changes to the calculations/numbers approved by the BOC at the public hearing on October 18, 2021 will need to go back to the board prior to changing the ASP.
2. The approved Amended Sketch Plan is a development plan with water access for the residents and visitors to the site. This preliminary plat proposes creation of five single-family residential lots and one commercial lot with no proposed water access. Staff recommends that this phase of the project include some form of water access. For example: construction of the boardwalk/walkway over the wetlands to the shoreline was suggested during a follow up conversation on the initial TRC comments. The proposed revisions to the plan do not include a boardwalk/walkway to the water.
3. Clearly show the proposed phase area – include required roadway and pedestrian improvement area from Malia Drive.
4. Clarify areas designated for public or private use.
5. Provide certification that Malia Drive meets NCDOT construction standards. This is required prior to Preliminary Plat/Special Use Permit BOC hearing.
6. The community meeting summary for the Amended Sketch Plan states *“Malia Drive will be used for the residential traffic only. The commercial traffic will go past the farm market to the existing traffic light.”* This proposed preliminary plat proposes commercial traffic on Malia Drive.
7. Please correct the pin number on the first page of preliminary plat to: 0116-000-0010-0000.

8. Provide pedestrian circulation, the pedestrian walk does not have proper circulation. The UDO doesn't allow connection of walkways into the rear setback all the way to the property line, also, a stormwater swale is proposed along the rear of the proposed residential lots.
9. The proposed phase does not appear to meet the required internal street connectivity score. It appears that resolution of access through the NCDOT property is needed to comply with the required interconnectivity score. 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.
10. Page 4 of 7 contains a note referencing the boardwalk and boat basin.
11. On Page 7 of 7, please update title block description (not ASP).
12. The proposed sidewalk connection to Ocean Trail appears to show improvements for sidewalk alignment on private property, not in Malia ROW.
13. Provide 404 wetland delineation map signed by ACOE & approved CAMA wetland designation.
14. The parcel proposed for future townhomes needs to be a lot of record.
15. The proposed road and parking areas are both close to the edge of the pond water, how will these areas be stabilized?
16. Page 6 of 7, amend street tree note, any change of canopy to understory is subject to an alternative plan for a specific reason. Please revise note or remove understory note.
17. Page 6 of 7 heritage tree note contains a statement "to maximum extent practicable", add note that heritage tree mitigation pursuant to the UDO is required for any heritage trees removed.

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

No new comments received

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

No new comments received

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

No new comments received

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

No new comments received

NCDOT, David Otts, 252-331-4737

No new comments received

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.