



**Currituck County**

*Department of Planning and Community Development*

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**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 **Reply dated 10-27-22**

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

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The following comments have been received at the October 12<sup>th</sup> 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. **The table has been changed back to the version that was approved by the BOC, with a notation added about the new CAMA acreage, and color coding added to better delineate the uses.**
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. **The 6-foot boardwalk to the sound has been added back to the plan and will be built or bonded as part of this phase.**
3. Clearly show the proposed phase area – include required roadway and pedestrian improvement area from Malia Drive. **The phase line has been extended to include the Malia Drive improvements.**
4. Clarify areas designated for public or private use. **Notations have been added.**
5. Provide certification that Malia Drive meets NCDOT construction standards. This is required prior to Preliminary Plat/Special Use Permit BOC hearing. **Since Monteray Pines was approved utilizing Malia Drive for access, and the UDO required connection**

to a street meeting NCDOT construction standards at the time of that approval, we believe it can be presumptively concluded that Malia Drive meets NCDOT construction standards.

Also, the specific language in UDO paragraph 6.2.1.D.(4) regarding such connections is : "Provide direct access to an improved street that meets NCDOT design and construction standards or one that has been accepted for maintenance by NCDOT, to the maximum extent practicable." The paragraph does not state that the determination must be made prior to preliminary plat review. 6.2.1.D. also states that "Streets in development subject to these standards shall comply with...the current edition on Subdivision Roads Minimum Construction Standards" for new proposed roads. It is presumed that the new roads will comply with these standards after they are approved and constructed, following preliminary plat review. We believe the same assumption can be applied to Malia Drive, and we are willing to agree to a stipulation that conformance to NCDOT standards will be reconfirmed as part of the subdivision road construction process.

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. *It was agreed that this was superseded by the updated plan.*
7. Please correct the pin number on the first page of preliminary plat to: 0116-000-0010-0000. *The PIN number has been corrected.*
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. *Since this walkway was shown on the amended sketch plan for the PUD and has always been intended for connection to these lots, we believe the connections can be made, in a manner similar to the front walkway connections in the Fost development. Culverts will be installed where the walkways cross the swale. (The alternative would be for the collector swale to be located in the buffer and culverts run under the main walkway to accommodate lot line swales, but we agreed the UDO language does not permit the collector swale to run the length of the buffer.) Also, open space is being dedicated now for the future walkway connection through the commercial lot, so we believe that adequate and appropriate pedestrian circulation will be provided.*
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. *We agreed the including the future connection to the NCDOT right-of-way resolves this issue. The phase area has been updated accordingly.*
10. Page 4 of 7 contains a note referencing the boardwalk and boat basin. *The note has been updated.*
11. On Page 7 of 7, please update title block description (not ASP). *The title block has been updated.*
12. The proposed sidewalk connection to Ocean Trail appears to show improvements for sidewalk alignment on private property, not in Malia ROW. *The ramps have been modified to remain within the R/W.*

13. Provide 404 wetland delineation map signed by ACOE & approved CAMA wetland designation. We thought these had been provided previously, but are attaching new copies.
14. The parcel proposed for future townhomes needs to be a lot of record. It was discussed that it may be possible to use a proposed lot boundary for the purpose of reviewing the plan.
15. The proposed road and parking areas are both close to the edge of the pond water, how will these areas be stabilized? Some bulkheading may be needed; details will be developed at the construction drawing stage.
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. The understory tree option has been removed.
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. The mitigation note has been added.

**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.

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