



**Currituck County**

*Department of Planning and Community Development*

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Currituck, North Carolina 27929

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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:** November 9, 2022

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

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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.
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.
3. Staff will recommend that the certification that Malia Drive meets NCDOT construction standards becomes a special use permit 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.
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.

**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.