



**STAFF REPORT**  
**PB 87-56 MONTERAY SHORES PUD**  
**COROLLA BAY PRELIMINARY**  
**PLAT/SPECIAL USE PERMIT**  
**BOARD OF COMMISSIONERS**  
**OCTOBER 21, 2024**

**APPLICATION SUMMARY**

<b>Property Owner:</b> SF Corolla Bay, LLC c/o Prem Gupta PO Box 90 Kill Devil Hills, NC 27948	<b>Applicant:</b> Same
<b>Case Number:</b> PB 87-56	<b>Application Type:</b> Preliminary Plat/Special Use Permit
<b>Parcel Identification Number:</b> 115E-000-0RFD-0000	<b>Existing Use:</b> Vacant Land
<b>Imagine Currituck Land Use Plan Classification:</b> G-2 Controlled Growth	<b>Parcel Size (Acres):</b> .76 acres
<b>Request:</b> Preliminary Plat/Special Use Permit	<b>Zoning:</b> SFO with PUD Overlay

**SURROUNDING PARCELS**

	Land Use	Zoning
North	Single-Family Dwellings	SFO with PUD Overlay
South	Vacant (Proposed Mid-Currituck Bridge Landing Area)	SFO with PUD Overlay
East	Single-Family Dwellings & Community Sound Access	SFO with PUD Overlay
West	Single-Family Dwellings	SFO with PUD Overlay

**STAFF ANALYSIS**

The applicant, SF Corolla Bay, LLC, is requesting preliminary plat/special use permit (PP/SUP) approval for the establishment of two (2) lots. The subject property is part of Corolla Bay, a Type II Major Subdivision within the Monterey Shores Planned Unit Development. Prior phases of Corolla Bay have been recorded including Corolla Bay Section 1 which contains 36 recorded lots and Section 2 which contains 10 recorded lots.

The previously recorded lots received Amended Sketch Plan (ASP) and PP/SUP approval. The proposed lots (Lots 61 & 62) received ASP approval but have not received PP/SUP approval. To create Lots 61 & 62, PP/SUP approval is required. If approved, these lots will bring the subdivision lot total to 48.

The proposed lots meet the bulk and dimensional standards of UDO Section 1.8 for minimum lot area, width, and setbacks. The subdivision meets the required open space provision. Sidewalks will be installed around the existing cul-de-sac in front of the proposed lots. County water and private wastewater are available to serve the proposed development.

On February 2, 2015, the BOC heard a request for PP/SUP approval of 36 lots in Section 2. The BOC approved only 10 of the requested 36 lots because the North Carolina Department of Transportation was in the process of obtaining right of way for the Mid Currituck Bridge near the southern extension of Cruz Bay Lane. At the time the BOC was concerned about approving all 36 lots because allowing improvements and development on the property would increase the value of the land and thereby raise costs for taxpayers.

**COMMUNITY MEETING**

A community meeting is not required for this preliminary plat.

**INFRASTRUCTURE**

Water	Southern Outer Banks Water System (SOBWS)
Sewer	Carolina Water Service (Private)

**REVIEW AND COMMENT**

**TECHNICAL REVIEW COMMITTEE**

The Technical Review Committee provides the following review comments regarding the proposed Preliminary Plat/Special Use Permit:

1. Prior to recordation of the Final Plat, a payment in lieu of recreation area is required.

*Imagine Currituck 2040 Vision Plan*

The *Imagine Currituck 2040 Vision Plan* classifies this site as **G-2: Controlled Growth**. The G-2 classification contains medium-density residential developments and neighborhood-scale commercial nodes. This sector is characterized by an interconnected local road network, available water or wastewater, and walkable neighborhoods that connect to parks, open space, commercial nodes, and other neighborhoods.

Appropriate Land Uses and Development Types:

- Medium-density single family subdivisions
- All new development and redevelopment in G-2 shall connect to county water.
- Medium density residential, commercial and compatible industrial uses are encouraged to locate within the G-2 transect areas where both water and wastewater services are available.

The following policies of the plan may apply to the proposed request:

**Land Use Goal 1:** Encourage development to occur at densities appropriate for their location and consider factors, including but not limited to: environmentally suitable areas; suitable soils, adequate infrastructure; the type and capacity of sewage treatment available to the site; the adequacy of transportation facilities providing access to the site; and compatibility and proximity of the site to existing and planned County services.

**Land Use Policy 1.3:** Consider community character and established visions for the community.

**Infrastructure and County Services Goal 1:** Ensure sufficient provision of services to support associated growth and development and continue to enforce the adequate public facilities ordinance.

**Infrastructure and County Services Policy 1.1:** The costs of infrastructure, facilities, and services related to demand created by new growth and development shall be borne, in equitable proportion, by

those creating the additional demand. This may include but is not limited to: land transfer tax, development fees, upzoning fees, and user fees.

**Infrastructure and County Services Policy 1.2:** Actions concerning infrastructure shall direct new development first to targeted growth areas

**Infrastructure and County Services Policy 3.1:** New development shall connect to the County's water system at the expense of the developer. (Wherever available and in accordance with County standards.)

**Infrastructure and County Services Goal 4:** Improve stormwater management and mitigation throughout the County by continuing to implement a watershed-based approach to stormwater management.

**Infrastructure and County Services Policy 7.2:** Continue enforcement of adequate public facilities ordinance to ensure sufficient school capacity.

**Infrastructure and County Services Goal 8:** Ensure that all public services remain at a sufficient level to provide superior service to the growing Currituck County population.

**Transportation Policy 2.1:** New development shall construct pedestrian walkways and multi-use greenways that connect adjacent residential and commercial areas.

**Parks and Recreation Policy 2.1:** Continue to require new development to construct pedestrian walkways and multi-use greenways that connect to external adjacent residential, commercial, recreation and open space areas.

**Parks and Recreation Policy 3.2:** Continue to require recreation and park area dedication or fee in lieu of providing recreation amenities.

**Corolla G-2 Transect Policy 2.2:** Encourage existing PUDs to continue to develop according to the master plan in order to achieve a more efficient use of land, a higher level of amenities and creative design.

## **SPECIAL USE PERMIT REVIEW STANDARDS**

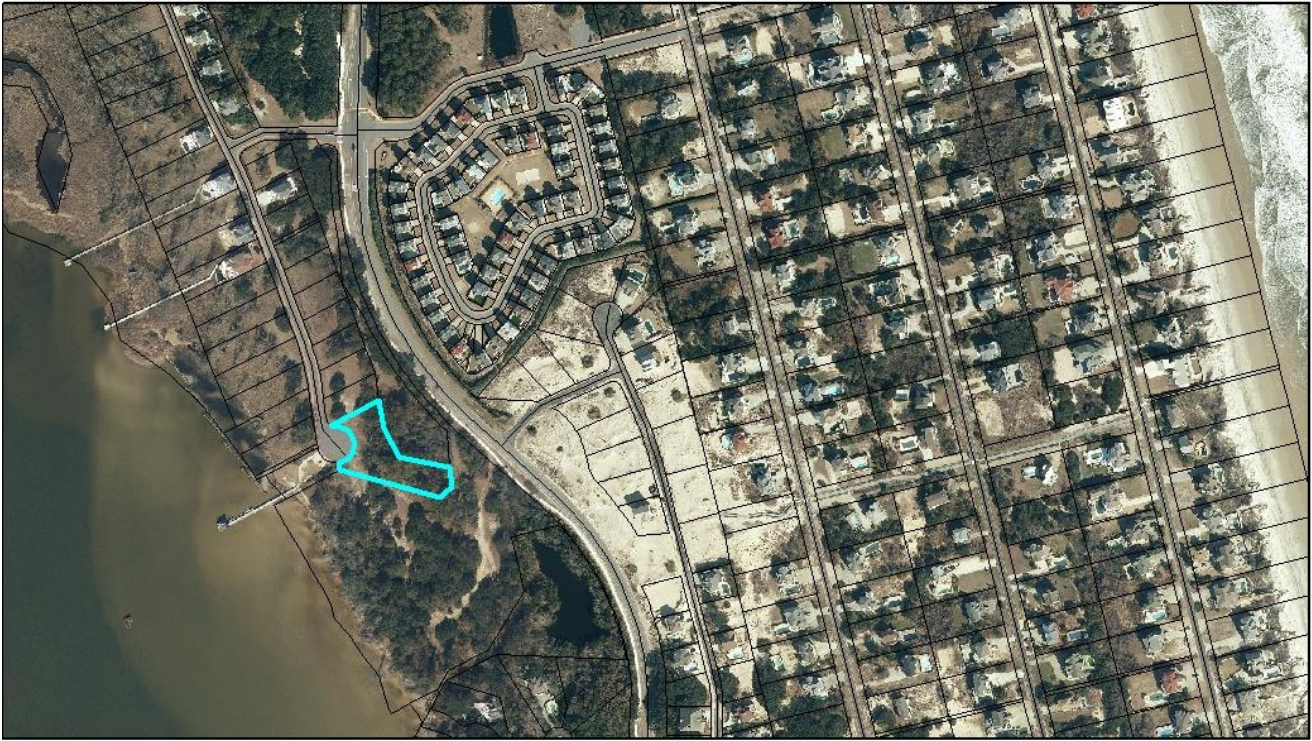
Following an evidentiary hearing, the board shall decide if the application is in accordance with Section 2.3.10, Decision-Making Body Review and Decision, and Section 2.4.6.D, Special Use Permit Review Standards.

### **Special Use Permit Review Standards**

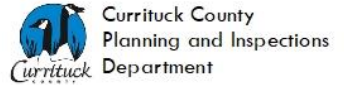
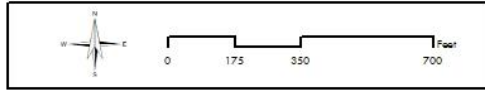
A special use permit shall be approved on a finding that the applicant demonstrates the proposed use is in compliance with the provisions of the Unified Development Ordinance and will:

1. Not endanger the public health or safety.
2. Not injure the value of adjoining or abutting lands and will be in harmony with the area in which it is located.
3. Be in conformity with the Land Use Plan or other officially adopted plan.
4. Not exceed the county's ability to provide adequate public school facilities.

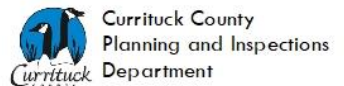
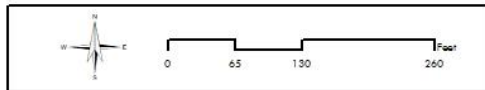




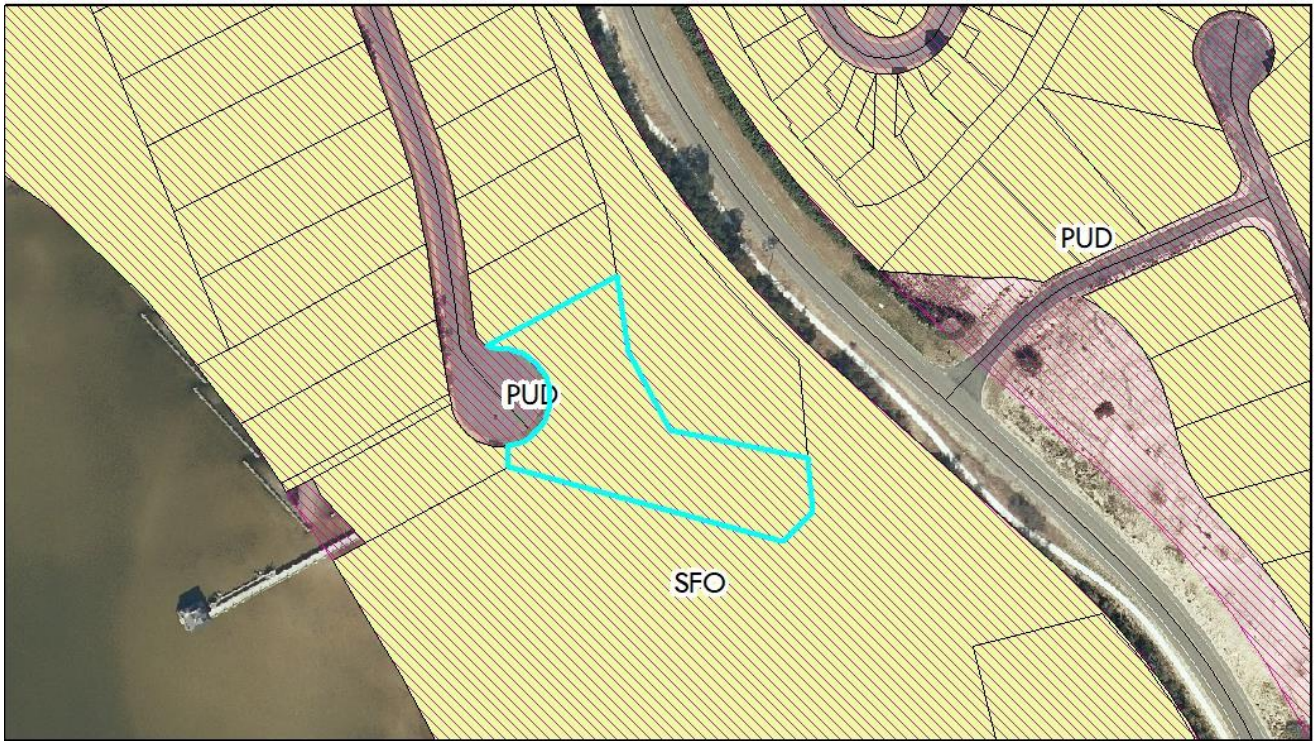
PB 87-56 Monterey Shores PUD  
Corolla Bay PP/SUP  
Context Map



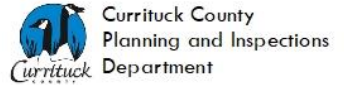
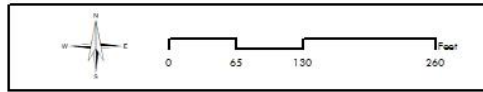
PB 87-56 Monterey Shores PUD  
Corolla Bay PP/SUP  
2020 Aerial Photography







PB 87-56 Monterey Shores PUD  
 Corolla Bay PP/SUP  
 Official Zoning Map



PB 87-56 Monterey Shores PUD  
 Corolla Bay PP/SUP  
 Imagine Currituck FLUM

