

CURRITUCK COUNTY HEALTH DEPARTMENT

74

REF: NC	CONST IMPROVE PERMIT	DATE: 08.31.98	TWP: GRANDY	IPIN NO.: 0094 0001161 0000
REQUESTER:	CAROLINA CLUB OF NC P.O. BOX 995 GRANDY NC 27939		OWNER:	CAROLINA CLUB OF NC PO BOX 995 GRANDY NC 27939
TELEPHONE:	4918354			
SPECIFICATIONS:	RESTROOMS ON GOLF COURSE, OFF MCHORNEY ROAD			WATER SUPPLY: PRIV
LOCATION / DIRECTIONS:	GRANDY <i>127 Carolina Club Dr.</i>			
FEE: 120.00	LAND SIZE:	SIGNATURE OF OWNER OR AUTHORIZED AGENT		
RECEIPT# 9789	REV# 6100			

TOPO = P	TEXTURE = P	STRUCTURE = P	DEPTH = S
R.HOR = P	SOIL.WET = P	AVAIL.SP = P	OTHER _____
MINRL = S	OVERALL = P	L.FAR = 0.8	
#BEDRMS = 0	GPD = 1200	OTHER _____	TYPE.SYS = U
SZ.TANK = 2250	SZ.CHAMB _____	NITRIFI = 504X3	OPER.REQ = Y
SITE.LOC = 9.000	MAX TRENCH DEP = 24	INSTALLER _____	

REMARKS: USE ENGINEERED PLAN#281GC, KEEP SYSTEM HIGH

*USE
ENRIT
PLAN*

IMPROVEMENT PERMIT DATE: 08.31.98

ENV HEALTH SPEC: JNB

CONSTRUCTION PERMIT DATE: 08.31.98

ENV HEALTH SPEC: JNB

OPERATION PERMIT DATE: 3-31-99

ENV HEALTH SPEC: *Ranini Coymy / RS*

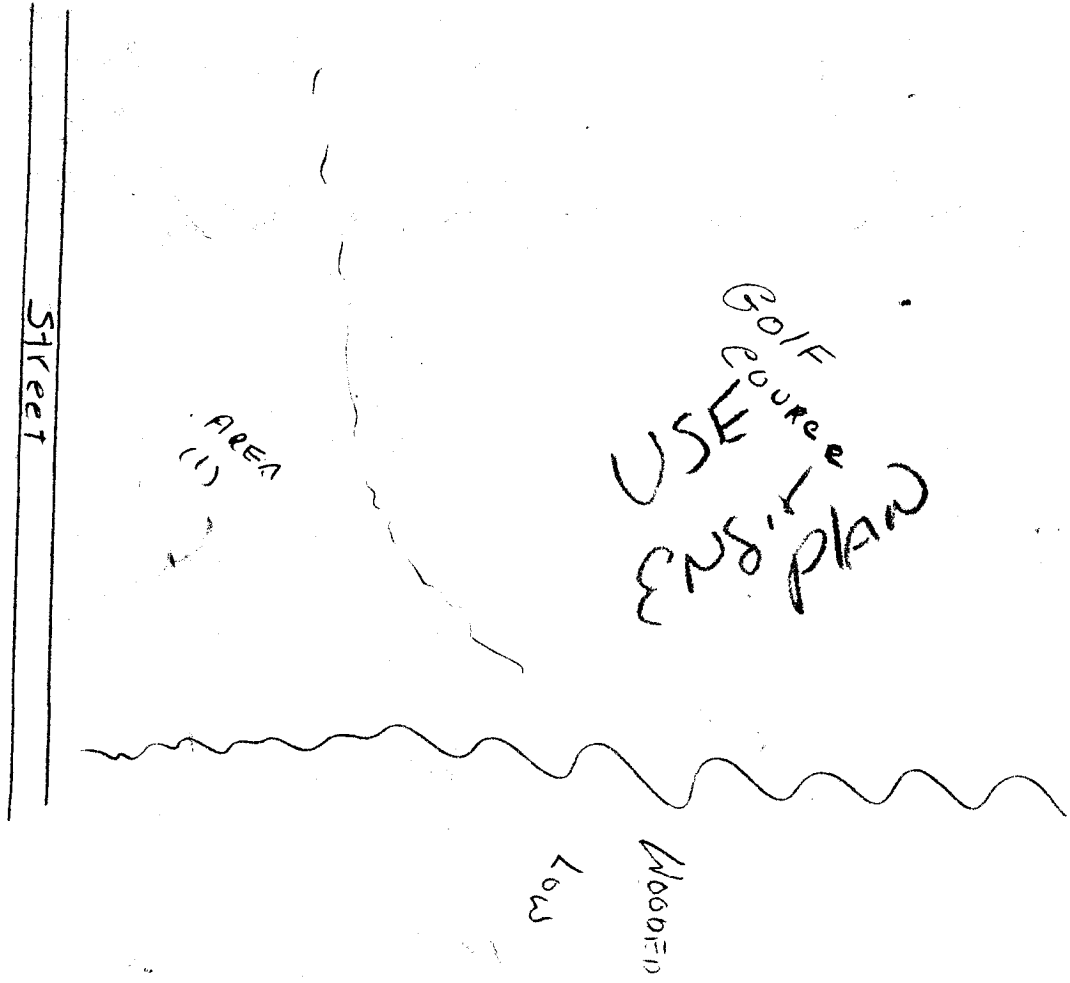
CURRITUCK COUNTY HEALTH DEPARTMENT

7414

REF. NO. 6789L	LOT EVALUATION	DATE 02.16.98	TWP GRANDY	PIN NO. 0094.000.016G.0000
REQUESTER STEWART BOB, PERFORMANCE -PO BOX 2004 KILL DEVIL HILLS NC 27948			OWNER CAROLINA CLUB OF NC PO BOX 995 GRANDY NC 27939	
TELEPHONE 4918354				
SPECIFICATIONS RESTROOMS ON GOLF COURSE, OFF MCHORNEY ROAD				WATER SUPPLY PRIV
LOCATION / DIRECTIONS GRANDY				
FEE 60 RECEIPT# 9446	LAND SIZE REV# 5514		SIGNATURE OF OWNER OR AUTHORIZED AGENT	

TOPO PS TEXTURE PS STRUCTURE PS DEPTH —
 R. HOR PS SOIL. WET PS 12.18" AVAIL. SP PS OTHER —
 MINRL S OVERALL PS LTAR 0.8

REMARKS: Fill AREA for septic system with 24" fill sand.
HAVE Eng. provide site plan



DATE 3.6.98

ENV 31199 WITH SPEL.

John B. [Signature]

ROBERT J. STEWART, JR., P.E.
Civil Engineer - NC & VA Registration

PERFORMANCE ENGINEERING

P.O. BOX 2004 • KILL DEVIL HILLS, NC 27948 • (252) 491-8354/PHONE • (252) 491-5112/FAX
E-mail: perfeng@interpath.com

March 30, 1999

Mr. John N. Baum, R.S., Supervisor
Currituck County Department of Environmental Health
P.O. Box 26
Currituck, NC 27929

Re: The Carolina Club Golf Course, Snack Bar and Rest Rooms Facility Septic System
Engineer's Project No. 281GC

Dear Mr. Baum,

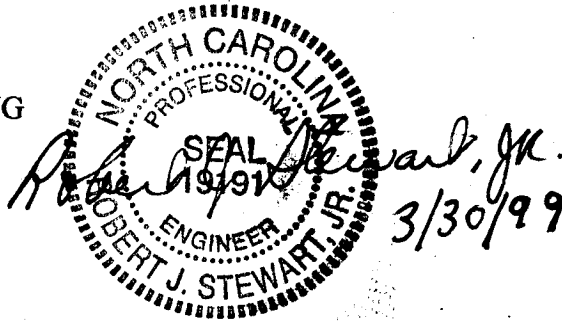
This letter is to confirm that on this date I inspected the above referenced septic system. The system consists of a 1250 gal. tank, STB 38 as manufactured by Coastal Ready Mix in series with a 1000 gal. tank, STB 913 also as manufactured by Coastal Ready Mix. A plastic distribution box with Dial-A-Flow speed levelers distributes affluent to 6 conventional nitrification lines each measuring 84' in length. The system appears to be constructed in accordance with the project plans and is approved with the following conditions:

- (a) Both drain lines from the building are to be plumbed to the inlet end of the 1250 gal. tank.
- (b) No cooking facilities are to be installed for this system with the exception of counter top warmers. Specifically no grilling or frying is to be conducted without the installation of an appropriately sized grease trap.

If you have any questions or concerns regarding this inspection or my approval of the system please call and I will be happy to discuss them with you. Thank you very much for your cooperation and consideration.

Very best regards,
PERFORMANCE ENGINEERING

Robert J. Stewart, Jr., P.E.

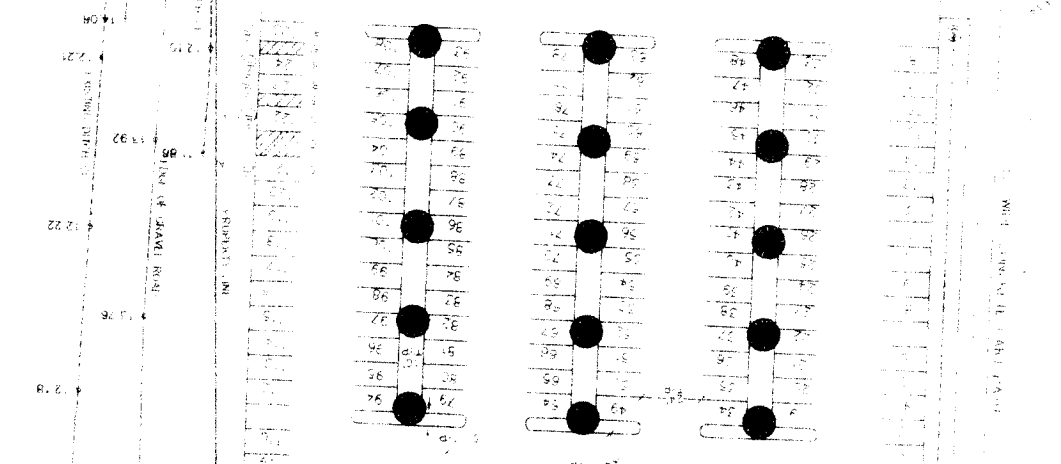
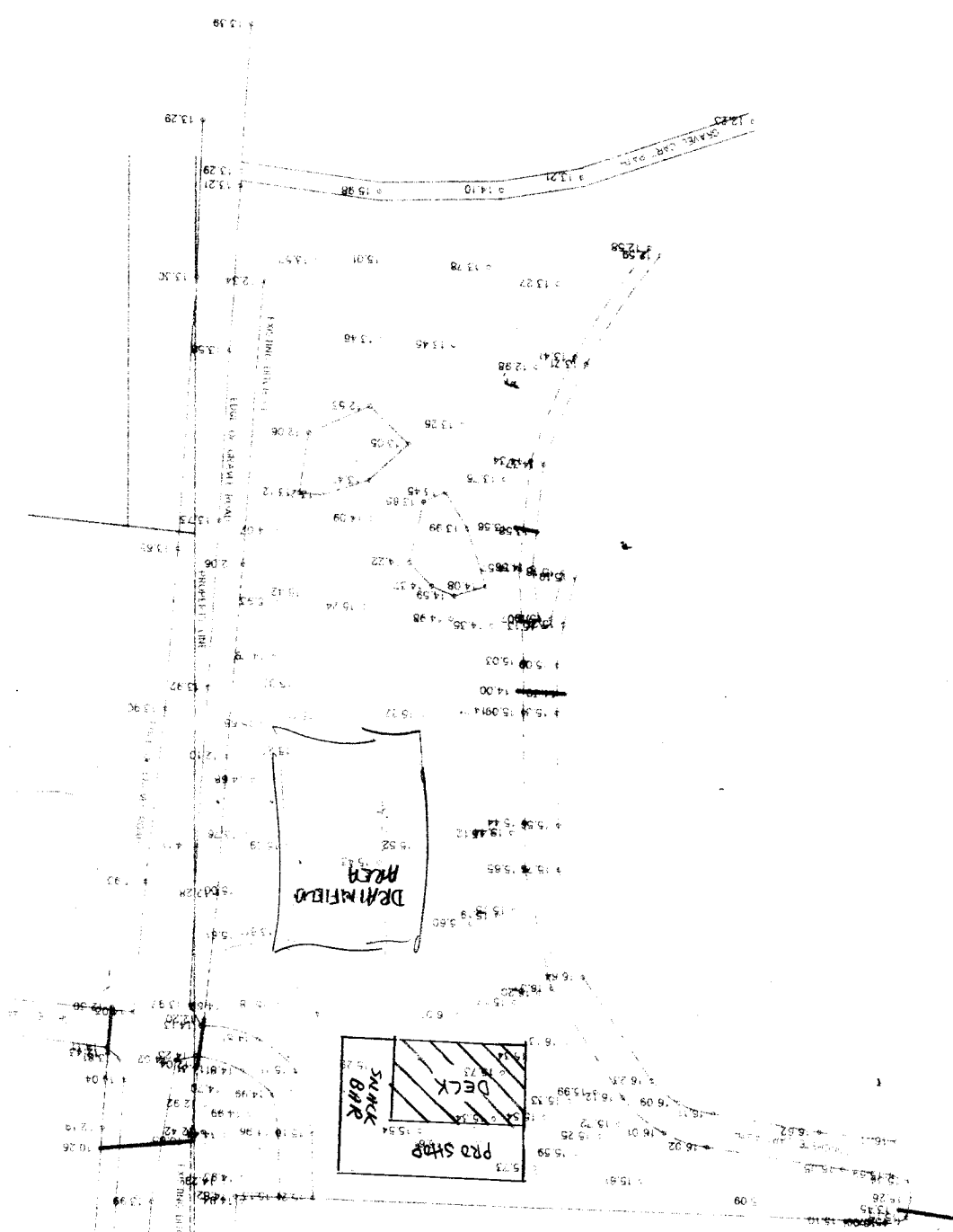


cc via facsimile: Mr. Keith Hall
Mr. Bobby Haywood, Coastal Ready Mix

10/10/10
10/10/10
10/10/10

10/10/10
10/10/10
10/10/10

10/10/10
10/10/10
10/10/10



On-Site Wastewater System Application

New System Construction Authorization Expansion of Existing System Repair of Existing System Renewal of Existing Permit

NORTH CAROLINA DEPARTMENT OF ENVIRONMENT, HEALTH, AND NATURAL RESOURCES
DIVISION OF ENVIRONMENTAL HEALTH
ON-SITE WASTEWATER SECTION

COUNTY: CURRITUCK

PIN: 10094-000-01166-0000

TYPE OF ESTABLISHMENT

RESIDENCE: YES NO

NUMBER OF BEDROOMS: _____

NUMBER OF OCCUPANTS: _____

Owner's Representative: PERFORMANCE ENGINEERING

Daytime Phone Number: 491 8354

OTHER (Please describe):
GOLF COURSE RESTROOM

Square Footage of Residence or Building: _____

Applicant's Address: P.O. Box 2004
KILL DEVIL HILLS, NC 27948

BASEMENT: YES NO

PLUMBING FIXTURE IN BASEMENT: YES NO

Owner: THE CAROLINA CLUB OF NORTH CAROLINA, LLC

WATER SUPPLY: Public Private Well Spring Other

Owner's Daytime Phone Number: 919-491-8561

What date was the property originally deeded and recorded? _____

Owner's Address: P.O. Box 995
GRANDY, NC 27939

If any of the following are located on the property, please show them on the plat:

DESCRIPTION	YES	NO
Existing wastewater systems		X
Easements or rights-of-way		X
Wells, springs, or existing water lines		X
Designated wetlands	X	

Address/Location of Property: IN GRANDY, OFF McHORNNEY ROAD, SEE ATTACHED PLAT

Subdivision: THE CAROLINA CLUB

Phase: GOLF COURSE Lot: N/A

Owner or Owner's Agent: *Robert P. Stewart, Jr.*

Date: 2/11/98 No. of Attachments: 2

PAID \$60.00

RECEIPT #: 9446

YOU MUST SUBMIT A PLAT OF YOUR PROPERTY WITH THIS APPLICATION. Please show the location of the residence or building, water supply, including decks, porches, and any other improvements such as pools, driveways and other structures on the plat.

Survey markers must be visible on four corners. Place sign on lot indicating (1) owner's name (2) Sub-Div. Lot # (3) Block # (4) Sec. #. Make sure lot is easily accessible. Wooded and overgrown lots must have paths cut through center to the area you want checked for septic tank location.

ALLOW 15 WORKING DAYS FOR PROCESSING (WEATHER PERMITTING).

Improvement Permit issued pursuant to this application shall not be affected by change in ownership provided the site and facility the wastewater system serves are unchanged. The owner's agent shall provide written documentation of representation.

The undersigned person hereby agrees that he/she has read this application, it is understood that any permits issued hereafter are subject to suspension or revocation if the site plans or the intended use change or if information submitted in this application is falsified or changed.



March 12, 2024

NCDEQ DLQ
943 Washington Square Mall
Washington, NC, 27889

ATTN: Carl Dunn, PE

RE: Carolina Club Stormwater Permit Modification (SW7980725)

Dear Mr. Dunn:

Please find the enclosed Stormwater Management Permit Modification Application for the Carolina Club of North Carolina, LLC. As we discussed earlier, the permit was issued as a high-density project despite having only 3.7% impervious coverage with 6.62 acres of BUA listed within the 179 acre site. The permit includes 5 stormwater ponds but it is not clear as to why the project classified as a high density project. It is also unclear as to what was accounted for within the 6.62 acres of BUA. The Carolina Club intends to construct a 120' x 60' metal building for golf cart storage, and much of the new structure will be placed over asphalt that is being removed. The net result is an increase of coverage in the amount of 1,788 sf, or 0.02% of the project area. Per our discussion, given the relatively insignificant amount of BUA involved and unknown allocation within the original design for coverage, I have included the minor modification application and narrative for this work. This submittal includes the following items:

- Minor Modification Application Fee (\$250)
- Minor Modification Application (2 copies)
- C301 – Grading & Drainage Plan (2 copies)

If you have any questions pertaining to this submittal, please do not hesitate to contact me.

Sincerely,

Michael J. Morway, PE
Engineer

cc: File 08796A
Keith Hall, Carolina Club of North Carolina, LLC

DEMLR USE ONLY		
Date Received	Fee Paid	Permit Number

STORMWATER PERMITTING FORM 7: MINOR MODIFICATION

Standard Permitting Program – No Fee for Minor Modification
Express Permitting Program – See [Express Fee Schedule](#)

Only complete applications packages will be accepted and reviewed. This form and the required items (with original signatures) must be sent to the appropriate DEMLR Regional Office, which can be determined by locating the project on the interactive online map at: <http://deq.nc.gov/contact/regional-offices>.

This form is to only to be used by the current permittee to notify the Division of a minor modification. Pursuant to [Rule 15A NCAC 02H .1002](#), a minor modification is a change to the project that:
 1) does not increase the net built-upon area; and/or
 2) does not change the size or design of the SCM(s).

A. GENERAL INFORMATION

1. State Stormwater Permit Number: SW7980725
2. Current Permit Holder's Company Name/Organization: The Carolina Club of North Carolina, LLC
3. Signing Official's Name: B. Keith Hall
4. Signing Official's Title: Manager
5. Mailing Address: 308 Pointe Golf Club Drive
 City: Powells Point State: NC ZIP: 27966
6. Street Address (if different): : _____
 City: _____ State: _____ ZIP: _____
7. Phone: (252) 491-8311 Email: _____
8. Describe the minor modifications that you are requesting, including any revised BUA allocations (*attach additional pages or supporting tables similar to Section IV.10 of the original application, if needed*):
Permit conditions include 5 stormwater ponds for a "High Density" permit that included 6.62 acres of BUA over 179 acres (3.5%). Documentation of permitted overage have not been located and it is not known what additional BUA was accounted for. However, the cart storage building will result in approximately 1,788 sf of BUA from existing conditions (0.02% of the total site area)

B. SUBMITTAL REQUIREMENTS

Please mark "Y" to confirm the items are included with this form. Please mark "X" if previously provided. If not applicable or not available, please mark N/A.:

- Y 1. Two hard copies (with original signatures) and one electronic copy of this completed form.
- Y 2. Two hard copies and one electronic copy of the revised plan sheets (must be a revision of the originally approved plan sheets).
- N/A 3. If there is reallocation of lot BUA, a copy of the revised recorded deed restrictions and protective covenants OR the proposed recorded deed restrictions and protective covenants documenting the changes and a signed agreement to provide the final recorded document.
- N/A 4. If applicable, the appropriate Express review fee.

C. CONTACT INFORMATION

1. The Design Professional who is authorized to provide information on the Applicant's behalf:

Design Professional's Name: Michael J. Morway, PE

Consulting Firm: Albemarle & Associates, Ltd.

Mailing Address: PO Box 3989

City: Kill Devil Hills State: NC Zip: 27948

Phone: (252) 441-2113 Fax: (252) 441-0965

Email: :mikem@albemarleassociates.com

2. [OPTIONAL] If you would like to designate another person to answer questions about the project:

Name & Title: _____

Organization: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone: (_____) _____ Fax: (_____) _____

Email: : _____

D. CERTIFICATION OF PERMITTEE

I, B. Keith Hall, the current permittee, certify that I have authorized the minor modifications listed in Section A and shown in the attached revised plan sheets. I further attest that this information is accurate and complete to the best of my knowledge.

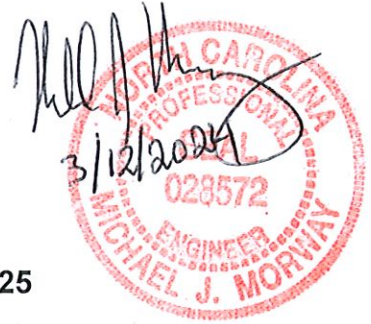
Signature: B. Keith Hall Date: 3/7/24

I, Victoria M. Holmes, a Notary Public for the State of North Carolina, County of Dare, do hereby certify that B. Keith Hall personally appeared before me this the 7th day of March, 2024, and acknowledge the due execution of the forgoing instrument. Witness my hand and official seal,



Signature Victoria M. Holmes

My commission expires 11/13/28



Carolina Club of North Carolina, LLC
Stormwater Management Permit SW7980725
Stormwater Management Narrative

March 12, 2024

Existing Conditions: Stormwater Management Permit SW7980725 was issued to the Carolina Club of North Carolina LLC (Keith Hall, Manager) on 8/30/2000 for the development of a 179-acre golf course in Grandy, located in Currituck County. The project received a high-density permit with 5 stormwater management ponds within the 179 acre boundary. The ponds were documented to provide available volume far greater than necessary to accommodate the 1" rainfall based upon a coverage of 20% of the golf course. The permit includes 6.62 acres of coverage, which equates to 3.7% of the site. The reasoning behind a high-density permit for this project is not understood with such little coverage noted and grassed swales being utilized for conveyance for stormwater. No documentation of what BUA was included within the noted 6.62 acres was located. Keith Hall remains the manager of the Carolina Club of North Carolina, LLC and remains responsible for the site, having renewed the permit in 2014 & 2022.

Proposed Development: The Carolina Club of North Carolina, LLC intends to construct a cart storage building (120' x 30') adjacent to the clubhouse and parking area. This work will include the removal of a portion of the parking area. In discussing the project with Keith, the club originally planned on constructing a much larger clubhouse facility and the parking was designed to meet the needs (Currituck County zoning ordinance) of the larger facility. However, the larger facility was not built and is no longer being pursued and the reduction of available parking appears to remain in excess of the zoning requirements.

Stormwater Management: Site work with this project is limited to the removal of a portion of the parking area and installation of the new structure, anticipated to disturb approximately 0.15 acres and increase coverage of approximately 1,788 sf from current conditions. Discharge points for runoff from the proposed work will remain unchanged. Although the origin of the BUA covered under the permit is not known, it is believed the reduced clubhouse and parking lot removal alone will more than offset the BUA for the new structure, which accounts for 0.02% of the 179 acre parcel.



Currituck County

Planning and Inspections Department
153 Courthouse Road, Suite 110
Currituck, North Carolina 27929
252-232-3055
FAX 252-232-3026

MEMORANDUM

To: Keith Hall, Carolina Club
Ray Meekins, Seaboard Surveying and Planning, Inc.

From: Planning Staff

Date: May 13, 2024

Subject: Carolina Club Cart Barn – Pre-Application

In attendance: Ray Meekins, Keith Hall, Jason Litteral, Jovita Hood, Bill News, Anna Cherry

Address of Project: 127 Carolina Club Drive

Comments:

- Non-residential buildings proposed in the Ag zoning district are exempt from building design standards.
 - The building is going to be blocked by existing understory Crepe Myrtle trees.
 - Please submit the proposed building elevations for review.
- Building will be placed on some existing coverage.
 - Permit modification has been sent to the state for this additional coverage.
 - Please submit what was submitted to the state.
- Proposed pipe of the existing swale.
- Parking calculations are included.
- Exterior lighting - Wall pack included.
- The exterior configuration of the buildings proximity to the drive aisle was addressed with Bill for Fire protection.
- Please show the existing landscaping and vegetation on the site plan.
- Please submit the proposed building elevations for review.

Submittal:

Please submit electronic copies by USB or CD and bring a check to Cheri by noon on May 23, 2024 for the next submittal deadline. TRC will be held Wednesday, June 12th, and a Teams invite will be sent for optional attendance. TRC comments will be sent out Thursday, June 13th.

Phone: 252-232-3055

Email: ccpz@currituckcountync.gov

MISCELLANEOUS PAYMENT RECPT#: 4268086
COUNTY OF CURRITUCK
P.O. BOX 39

CURRITUCK, NC 27929

DATE: 05/23/24 TIME: 14:28:14
CLERK: 627ssmi DEPT: P & I
CUSTOMER#:

COMMENT: MAJOR SITE PLAN

CHG: PLANG PLANNING FEES 400.00

AMOUNT PAID: 400.00

PAID BY: THE CAROLINA CLUB
PAYMENT METH: CHECK
 3332

REFERENCE:

AMT TENDERED: 400.00
AMT APPLIED: 400.00
CHANGE: .00