



Major Subdivision Application

OFFICIAL USE ONLY:	
Case Number:	_____
Date Filed:	_____
Gate Keeper:	_____
Amount Paid:	_____

Contact Information

APPLICANT:		PROPERTY OWNER:	
Name:	<u>Outer Banks Ventures, Inc.</u>	Name:	<u>Same</u>
Address:	<u>PO Box 549</u>	Address:	_____
	<u>Corolla, NC 27927</u>		_____
Telephone:	<u>252-453-4198</u>	Telephone:	_____
E-Mail Address:	<u>rcwillis@outerbanksventures.com</u>	E-Mail Address:	_____

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: Same

Request

Physical Street Address: Malia Drive

Parcel Identification Number(s): 0116000010C0000, 0116000010B0000, 0116000010A0000

Subdivision Name: Corolla Boat Club (Monteray Shores PUD)

Number of Lots or Units: 65 Phase: 10A

TYPE OF SUBMITTAL

- Conservation and Development Plan
- Amended Sketch Plan/Use Permit
- Preliminary Plat (or amended)
 - Type I OR Type II
- Construction Drawings (or amended)
- Final Plat (or amended)

TYPE OF SUBDIVISION

- Traditional Development
- Conservation Subdivision
- Planned Unit Development
- Planned Development

I hereby authorize county officials to enter my property for purposes of determining compliance with all applicable standards. All information submitted and required as part of this process shall become public record.

[Signature]
Property Owner(s)/Applicant*

1/28/23
Date

*NOTE: Form must be signed by the owner(s) of record, contract purchaser(s), or other person(s) having a recognized property interest. If there are multiple property owners/applicants a signature is required for each.

Community Meeting, if applicable

Date Meeting Held: 9-25-23 Meeting Location: On Site

Use Permit Review Standards, if applicable

PUD Amended Sketch Plan/Use Permit, Type II Preliminary Plat

Purpose of Use Permit and Project Narrative (please provide on additional paper if needed): _____

See attached

The applicant shall provide a response to the each one of the following issues. The Board of Commissioners must provide specific findings of fact based on the evidence submitted. All findings shall be made in the affirmative for the Board of Commissioners to issue the use permit.

A. The use will not endanger the public health or safety.

See attached

B. The use will not injure the value of adjoining or abutting lands and will be in harmony with the area in which it is located.

See Attached

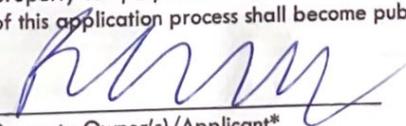
C. The use will be in conformity with the Land Use Plan or other officially adopted plan.

See attached

D. The use will not exceed the county's ability to provide adequate public facilities, including, but not limited to, schools, fire and rescue, law enforcement, and other county facilities. Applicable state standards and guidelines shall be followed for determining when public facilities are adequate.

See attached.

I, the undersigned, do certify that all of the information presented in this application is accurate to the best of my knowledge, information, and belief. Further, I hereby authorize county officials to enter my property for purposes of determining zoning compliance. All information submitted and required as part of this application process shall become public record.


Property Owner(s)/Applicant*

9/29/23
Date

*NOTE: Form must be signed by the owner(s) of record, contract purchaser(s), or other person(s) having a recognized property interest. If there are multiple property owners/applicants a signature is required for each.

ATTACHMENT "A"

Special Use Permit Review Standards

Purpose of the Special Use Permit and Project Narrative

The purpose of this Amended Sketch Plan/Special Use Permit application is to modify the development plan for the Corolla Boat Club to adapt to changing market conditions , with the principal changes outlined as follows:

- Single family lots are being replaced with zero-lot line duplex lots
- Townhomes are being replaced with zero-lot line duplex lots
- The pool and clubhouse are being relocated to adjacent to the restaurant, and amenities of shuffleboard and cabanas have been added
- Two pickleball courts have been added
- The entrance area has a feature added plus additional dumpster capacity has been added
- Boat slips are being increased from 10 to 56 and a gazebo has been added
- Commercial adjacent to TimBuck II is increasing slightly from 2,500 sq ft buildings to 3,000 sq ft buildings, and access is being reconfigured so as to not rely on use of the NCDOT parcel (future connectivity is still proposed there).
- Upper story dwellings are increasing from 6 to 9 (3 per commercial building).
- The paddleboat rental is being relocated and incorporated into the commercial building area.
- The overall density will increase from 36 to 65 dwelling units, but the total bedroom count decreases from 180+/- to 166.
- Pedestrian connectivity remains and is being enhanced with additional multi-use paths; also providing connectivity to TimBuck II and the seafood market.

The commercial use area will remain at 1.208 acres.

A) The Use will not endanger the public health or safety.

Transportation, potable water, wastewater and stormwater management will be addressed in accordance with the following paragraphs:

1. **Transportation:** The existing Malia Drive will be used for access to the site. Pedestrian connectivity is also being provided between uses within the development, with an external connection being made to the existing pedestrian crosswalk at Malie Drive, to TimBuck II and to the seafood market. A traffic analysis has been prepared that supports this plan.

Appropriate access has been made for emergency vehicles.

2. **Potable Water:** Water will be supplied by Currituck County via existing water mains located on NC 12 and behind TimBuck II. Fire protection will be provided in accordance with the NC Fire Code applicable to ISO Standards, and the Unified Development Ordinance. The waterline will be looped.
3. **Wastewater:** Advanced wastewater treatment will be provided by the adjacent Monterey Shores Wastewater Treatment Facility, which has capacity to serve the proposed development and is regulated by NCDEQ and the NC Utilities Commission.
4. **Stormwater Management:** Stormwater will be collected and filtered through vegetative swales and then will flow into the existing 4+ acre pond on site, which will attenuate the flow and then slow-release stormwater to the adjacent wetlands, which will provide additional filtration. An outlet structure has been designed that will accommodate groundwater flows from Whalehead, as well as stormwater from both on and off-site sources.

B) The use will not injure the value of adjoining or abutting lands and will be in harmony with the area in which it is located.

1. Adjacent properties are commercial to the east and to the south, where new commercial uses are proposed. Adjacent properties to the northeast are a combination utility and multi-family development. Adjacent property to the north is open space and to the west is the Currituck Sound. The nearest single family dwelling to the north is more than one-quarter mile from any proposed commercial use.
2. Community compatibility standards will be adhered to. The Architectural Design and materials will be done in the local vernacular and will be attractive and compatible with existing residential and commercial buildings. Landscaping and buffering are also being provided in accordance with the UDO standards.
3. The proposed land uses are suitable and complimentary to the development and use of adjacent and nearby properties, and will not affect the existing use or usability of adjacent or nearby properties.

C) The use will be in conformity with the Land Use Plan or other officially adopted plan.

1. The property is located within an existing PUD, where the proposed density still keeps the PUD well below the allowable 3 dwelling units per acre.
2. The Future Land Use Map that has been prepared in connection with Imagine Curriuck classifies all of the upland area on this tract as "G3-Mixed Use Center and Corridors",

which anticipates mixed use development at densities of up to 3 units per acre (1.8 units per acre is being proposed).

3. Other policies from the 2022 Land Use Plan (“Imagine Currituck”) that support this development proposal include the following:
 - a. **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.
 - b. **Infrastructure and County Services Goal 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.
 - c. **Infrastructure and County Services Goal 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.)
 - d. **Transportation Goal 2.1** New development shall construct pedestrian walkways and multi-use greenways that connect adjacent residential and commercial areas.
 - e. **Environment Goal 1.1** Preserve coastal and non-coastal wetlands and riparian buffers for their natural resilience benefits.
 - f. **Parks and Recreation Goal 1.** Improve public access to natural resource areas including ocean and estuarine shorelines and public trust waters.
 - g. **Parks and Recreation Goal 1.1** Plan for additional public access areas with diverse recreation activities including boat, canoe and kayak launches, marinas, docks, scenic outlooks, boardwalks, swimming and crabbing areas.
 - h. **Parks and Recreation Goal 1.5** New development shall provide public access to recreation and natural resource areas.
 - i. **Corolla Future Land Use Policy 1.4** Continue to improve access to estuarine shorelines and beaches.
- D) **This use will not exceed the county’s ability to provide adequate public school facilities. Applicable state standards and guidelines shall be followed for determining when public facilities are adequate.**

The proposed uses are not expected to have an adverse impact on schools. Dwellings are expected to be seasonal rentals without school aged children.

Additional Review Standards for Duplex Residential Development:

The residential development also complies with Section 5.7.3 Multi-Family Design Standards and the Community Compatibility Standards in Section 5.10 in the following ways:

1. A clearly defined, visible, and identifiable pedestrian network (combination of pathways, low shrub or ground cover plantings, and trees) shall be provided between parking lots, public street sidewalks, open spaces, recreational facilities, and individual buildings.
2. An owners' association will maintain the pedestrian walkways.
3. Pedestrian walkways shall be connected within parks, open spaces or common areas internal and external to the site.
4. Pedestrian entrances to the site shall be accentuated through the use of landscaping, special paving, gateways, or smaller features.
5. Vehicular access to the development shall be provided from a secondary street
6. All parking and vehicular access ways shall be surfaced with concrete, asphalt, or pervious pavement
7. Common open spaces and play areas are clearly visible from the dwelling units on the site.
8. Building details, including roof forms, siding materials, windows, doors, and trim will reflect a similar level of quality and architectural detailing on all sides facing the driveway, the sound and adjacent development.
9. Building articulation elements are included.
10. Side and rear facades shall maintain the architectural design, articulation, level of detail, and materials consistent with the front façade.
11. sloped roofs greater than or equal to one foot of vertical rise for four feet of horizontal run (3:12), and less than or equal to one foot of vertical rise for every one foot of horizontal run (12:12)
12. Centralized trash receptacles are provided.
13. Loading, service, and refuse areas are screened from view of single-family detached dwellings using materials that are the same as, or of equal quality to, the materials used for the principal buildings
14. Loading, service, and refuse areas are incorporated into the overall design of the landscape so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets.
15. Exterior lighting has a maximum height of 15 feet.
16. Exterior lighting is configured so that the source of illumination is not visible from public street right-of-way or adjacent single-family residential property.
17. Open space is located between the development and adjacent single-family detached dwellings to the maximum extent practicable.

Additional Review Standards for Marina Development:

The marina also complies with Section 4.2.4.F.3. Marinas in the following ways:

1. The marina will be certified as a “clean marina” as part of the North Carolina Clean Marina Program, and will include the following elements:
 - a. No fueling is proposed
 - b. A pump-out facility is being provided.
 - c. Boaters will be informed of the no-discharge policy for the marina basin
 - d. Signs will be posted indicating the location of the on-site pump-out facility
 - e. Directions for pump-out use will be displayed near the pump-out; trained personnel will also be available to perform pump-out.
 - f. In-water boat painting of hulls will be prohibited, and biodegradable cleaners will be sold in the ships store.
 - g. Public education, outreach and training programs will be instituted including providing and posting written material on proper sewage pumping, fish cleaning, trash disposal and other Clean Marina activities.
 - h. A fish cleaning area will be established, and boaters will be educated on the need for and how to use this area. An area with water and appropriate waste containment will be provided. Boaters will be informed of the marina policy for cleaning and disposing of fish and carcasses, and daily trash pickups will be provided. Recycling containers will also be provided for boaters.
 - i. Users will be encouraged to clean up after their pets by posting signs and providing bags to scoop up waste.
 - j. A trash cans or bin will be provided that is covered, well-marked and labeled in a convenient location.
 - k. A daily trash pick-up will be conducted.
 - l. A sign will be posted near the trash bin with instructions of how/where to properly dispose of any hazardous waste.
 - m. A sign will be posted informing patrons of fish-cleaning procedures and policies.
 - n. Boaters will be provided written information on proper fish-cleaning practices and marina policies.
 - o. A fish-cleaning station will be provided with a labeled, covered receptacle for waste disposal
 - p. Only in-water boat maintenance will be allowed, where no debris will fall in the water. Underwater work will be prohibited.
 - q. Only biodegradable and phosphate-free cleaners, and other environmentally-friendly products will be used for boat maintenance. The use of water will be promoted as a natural cleaner. Appropriate products will be for sale at the ships store.
 - r. First aid and lifesaving equipment will be readily available.
 - s. Lighting will be provided for security and safety.

- t. A hurricane preparation plan will be in place.
 - u. Firefighting equipment will be clearly marked and readily available.
2. The marina is located in an area where there is a high rate of water "turnover" (the time required for tidal action or water flow to replace water of a boat basin with new water from another source). There is no basin that requires flushing.
 3. The marina access channel is a natural channel that maximizes circulation and has no dead-end spots.
 4. This marina has been planned in such a manner as to minimize the risk of water pollution, by including facilities for the proper handling of sewage, waste, and refuse.
 5. No alteration of the existing shoreline configuration or disturbance of vital habitat areas is proposed.
 6. No dredging is proposed.
 7. Restrooms are also provided on-site for use by boaters.

Corolla Boat Club
(Monteray Shores Phase 10)

Community Meeting Minutes

September 25, 2023

Scheduled Time/Place: 6:00 PM, on site off Malia Drive, Corolla, NC. The meetings started at 6:00 pm and ended at about 7:20 PM. Several residents stayed later for informal discussions.

Attendees: (See attached sign-in sheets)

The approval process was outlined, and the differences between the development plan that was already approved and the new plan were outlined. The principal differences are:

- Single family lots are being replaced with zero-lot line duplex lots
- Townhomes are being replaced with zero-lot line duplex lots
- Pool and clubhouse are being relocated to adjacent to the restaurant and amenities of shuffleboard and cabanas have been added
- Two pickleball courts have been added
- Entrance area has a feature added plus additional dumpster capacity has been added
- Boat slips are being increased from 10 to 56 and a gazebo has been added
- Commercial adjacent to TimBuck II is increasing slightly from 2,500 sq ft buildings to 3,000 sq ft buildings, and access is being reconfigured so as to not rely on use of the NCDOT parcel (future connectivity is still proposed there).
- Upper story dwellings are increasing from 6 to 9 (3 per commercial building).
- Paddleboat rental is relocated and incorporated into the commercial building area.
- Overall density will increase from 36 to 65 dwelling units, but total bedroom count decreases from 180+/- to 166.
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The commercial use area will remain at 1.208 acres.

Comments from the Community	How Addressed
Concerned about traffic increasing to TimBuck II.	There is no longer any vehicular connectivity, pedestrian connectivity only is being provided.
How are water and sewer being handled? Can the systems handle it?	Central water and sewer are being provided and capacity is available.
What about emergency situations and who maintains?	Stand by power is being provided, as well as dual pumps. The systems will be operated by Carolina Water Service.

What is zero lot line development, are there easements?	Zero lot line is a style of development. Lot lines can be either at the wall or some distance outside to provide space for air handlers and patios.
What about existing setbacks from existing properties?	A 10-foot set back is provided to TimBuck II.
What about the entertainment venue size? There is concern about the size and impact.	It is expected to be a wedding venue which will be governed by a separate special use permit.
Will units be owned or rented?	It is uncertain at this time and will depend on financing.
Will units be market rate?	Yes, although prices have not yet been determined.
How will traffic work in the space next to TimBuck II?	A small amount of the pond will be filled along the shoreline and buildings will be placed on piles over the water.
Where will employers live?	To be determined (an employee housing project is being planned on a separate parcel).
How many commercial buildings are there?	Three at 3,000 sq. ft.
Don't you need a second exit?	We are providing truck turnarounds and a stub for future connectivity to the DOT parcel.
Is a traffic study required?	No, but one is being provided anyway.
Why develop, why not just sell the land?	I love it here.
There are too many people and too much development in Corolla	Many people have expressed support for the project as well.
Year-round rentals can produce more income than seasonal rentals.	We are hoping the community will support it when the affordable housing project is brought forward.
Why do people think they cannot make it without being given something?	Good question.
What is the total occupancy for the restaurant and venue?	This will be based on fire code, health dept. waste water allocation, etc. Approximately 200 are expected to be accommodated by the venue.
How many people will be on site with full occupancy?	With 2 per bedroom, approximately 332 (about 30-40 less than the previous plan)
There is a concern about traffic	NCDOT and the traffic consultant have stated that the traffic can be accommodated.
Will there be a stoplight?	This is probably not warranted based on the number of trips that will be generated.
I like the project, why is it up to the developer to provide affordable housing?	
Is it up to the government to solve employee housing?	
How many parking spaces are near the stores?	41 for 9000sq. ft. of retail.
What is the point of the meeting? Is there any lee-way to make changes?	The point is to listen to suggestions and to try to improve on the plan if possible.
Where is visitor overflow parking and what prevents people from parking on nearby streets?	We have provided more parking than the ordinance requires and are looking at the

	possibility of increasing areas for overflow parking.
We do not want TimBuck II or Caroline Court to become overflow parking	We are also concerned about Corolla Boat Club becoming overflow parking for TimBuck II, but will provide as much parking as practicable.
Is there only one vehicle turn around?	No, there is also a provision for vehicles including trucks being able to circulate through the parking area at the restaurant.
Where will people access the beach?	A multi-use path is being provided for people to be able to access by foot, we also plan to have a trolley.
There is concern about noise from the venue, how will this be controlled and how will sound be directed?	The county has a noise ordinance. The venue will require a separate special use permit to establish noise criteria, but sound in general will be directed toward the sound to the west.
Corolla Light Phase 10 prohibited sales to year-round residence, will you open it for year-round residence sales?	Probably.
Are you building it or is someone else>	Rick Willis will be the developer but someone else will be the builder.
Something needs to be done to help the area.	Corolla is geared to resort business, but does need employee housing.
Some of the land was cleared after dark which seems suspicious.	We have no knowledge of that. Permits were in place for all development activities that have taken place.
What are the county parking requirements for residential?	One half space per bedroom for the first 4 bedrooms, one space per bedroom for the next 5-10 bedrooms, and one-half space per bedroom for the 11 th and additional bedrooms.
Who will dictate how the development will be done?	Rick Willis is the developer and will control how it is developed.
Where will boat trailers park?	There is parking at Poplar Branch and at other locations on the mainland.
Where are you in the permitting process?	We have applied for a CAMA major permit and working through the process. We have had meetings with various agencies so that they are not surprised. It will take a few months to finish the permitting process.
How many boat slips will there be?	We have requested 56 slips plus a gazebo.
Are houses going to be on pilings?	No, parking will be under a portion of the 4-bedroom homes and the 2-bedroom homes will be envisioned to be slab on grade.
Is the pond an out fall for the stormwater?	Yes, in fact there is already an out fall in place, which will be improved and formalized. Currituck County has an easement to pump groundwater from Whalehead into the pond, which has been modeled and the outlet

	structure sized to handle the groundwater, stormwater from offsite and onsite, etc.
Do boat slips go with the units? Will they be deeded?	No. 10 transient boat slips will be provided and the remainder will be reserved so that the dwelling units have priority. They will either be leased or part of the dues structure.
How many employees do you need?	The restaurant could require 40-50, three are budgeted for the boat club.
Are you subcontracting the restaurant and venue?	Discussions are taking place for an operator for the facility.
We heard this will be the largest venue on the east coast.	No, a much larger venue was anticipated when we were proposing a 12,000 sq. ft. indoor conference center, but that is no longer part of the plan.
There is concern about controlling sound from bands.	This will be studied and addressed with the SUP for that part of the facility.
Are you in communication with Saga since they are building something similar?	We have reached out to Saga, but theirs is a different kind of facility.
People want housing to be affordable, but housing is not and conditions are not conducive to that.	There is a plan to build a 50-unit affordable housing development coming.
It would be a gesture of good will have to have employee targeted residential development.	An agreement is close to being finalized.
Elected officials need to get involved in the housing problem.	
If you do 50 units you will be a good steward by taking care of employees for this project.	That is the intent.
I would rather have employee housing next door than weekly rentals. They are good neighbors.	