



Major Subdivision Application

Contact Information

APPLICANT:

Name: Florida OBX #10, LLC
 Address: PO Box 370
Kill Devil Hills, NC 27948
 Telephone: 727-480-3523
 E-mail Address: david.floridaobx@gmail.com

PROPERTY OWNER: Florida OBX #10, LLC and

Name: Beach Club at Whalehead Condominium Association, Inc.
 Address: PO Box 370, Kill Devil Hills, NC 27948
301 N. Elm Street, Ste. 800 Greensboro, NC
27401
 Telephone: 727-480-3523
 E-Mail Address: david.floridaobx@gmail.com

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: Same

Request

Physical Street Address: 1102 Corolla Village Road, Corolla NCParcel Identification Number(s): 115B000P2D1OPEN & 114J000COMM0000Subdivision Name: Beach Club at WhaleheadNumber of Lots or Units: 3Phase: 10**TYPE OF SUBMITTAL**

- Conservation and Development Plan
- Amended Sketch Plan/Special 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 the purpose of determining compliance with all applicable standards. All information submitted and required as part of this process shall become public record.

Applicant [Signature]3-26-26

Date

Property Owner(s) [Signature]3-26-26

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: _____

Meeting Location: _____

Special Use Permit Review Standards, if applicable

Amended Sketch Plan/Special Use Permit, Type I Preliminary Plat (when Adequate Public School Facilities are at 85% capacity), and Type II Preliminary Plat

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

Please refer to Attachment

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 special use permit.

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

Please refer to Attachment

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.

Please refer to Attachment

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

Please refer to Attachment

D. The use will not exceed the county's ability to provide adequate public school facilities.

Please refer to Attachment

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 the purpose of determining zoning compliance. All information submitted and required as part of this application process shall become public record.

Applicant

[Signature]

5/26/28

Date

Property Owner(s)

[Signature]

3/20/20

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 to SPECIAL USE PERMIT REVIEW STANDARDS

Purpose of the Special Use Permit and Project Narrative:

The purpose of this application is amend the most recently approved Amended Sketch Plan and Special Use Permit for Corolla Light PUD, to add three residential units (cottages) to Phase 10, adjusting the phase boundary to also take the existing dog park into the Beach Club at Whalehead development. There are two unused dwelling units that have already been allocated to Phase 10, and one additional unit is being requested. Two additional parking spaces are proposed for each additional dwelling unit. A Preliminary Site Plan and preliminary building elevations are included to illustrate the proposed uses.

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 vehicular access around the southeast corner of Phase 10 will be utilized for site access. Appropriate access has also been provided to accommodate emergency service vehicles.
2. **Potable Water:** Water will be supplied by Currituck County via an existing water main located on the site. Fire protection will be provided in accordance with the NC Fire Code.
3. **Wastewater:** Capacity for the development has been allocated by Carolina Water Service in the existing Monterey Shore Wastewater Treatment Facility which is regulated by NCDEQ and the NC Utilities Commission.
4. **Stormwater Management:** Stormwater will be collected and infiltrated via the existing basin located on the site, which will be able to accommodate the small additional impervious coverage proposed for the site.

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 a combination of single family and multi-family development and commercial uses. The site has been designated "Mixed Use" in the Corolla Small Area Plan; community compatibility standards will be adhered to in the architectural design and materials that are proposed for the new construction. Landscaping is being provided in accordance with the UDO standards. The dwelling units are being located closer to existing commercial uses and farther away from neighboring single-family dwellings.

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

1. The following policies from Imagine Currituck appear to be supported:
 - a. **Corolla Policy 1.5:** Encourage development of workforce housing for a viable community.
 - b. **Corolla 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
 - c. **Parks and Recreation Policy 1.5:** New development shall provide public access to recreation and natural resource areas.
 - d. **Parks and Recreation Policy 3.2:** Continue to require recreation and park area dedication or fee in lieu of providing recreation amenities.
 - e. The property is also located within the existing PUD, where the density is below the allowable 3 dwelling units per acre (currently 2.51 DU/Acre).

2. The following policies from the Corolla Small Area Plan also appear to be supported:
 - a. **Action LU1:** In reviewing development applications, promote new development to be constructed in a style similar to the existing look and feel of Corolla Village as well as in keeping with the Outer Banks style architecture.
 - b. **Policy LU3:** Future development should be consistent with the future land use map for Corolla Village.
 - c. **Policy EN2:** Maintain natural contours of a site to preserve vegetation, limit impacts on stormwater and water quality, and maintain the character of the area.
 - d. **Policy ED1:** Promote the growth of existing businesses and the recruitment of new businesses that are compatible with the vision of the area.
 - e. Areas designated as mixed use are characterized by a diverse mix of land uses. This includes human scale commercial, residential, governmental, recreational, and civic uses. ... Greater flexibility should be given in this area to encourage innovative and creative design that results in high-quality development compatible with the environment and overall vision.

D. The use will not exceed the county's ability to provide adequate public school facilities.

1. The proposed uses are not expected to have any impact on county schools.