



Special Use Permit Application

Contact Information

APPLICANT:

Name: Commercial Properties, Inc.

Address: 1004 Wake Forest Road
Raleigh, NC 27604

Telephone: 919-612-2396

E-Mail Address: brantley@commprop.net

PROPERTY OWNER:

Name: Turnpike Properties, LLC

Address: 106 York Way, Ste. 201
Advance, NC 27006

Telephone: _____

E-Mail Address: rblizzard1@me.com

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: Contract Purchaser

Property Information

Physical Street Address: Ocean Trail

Location: Corolla, NC

Parcel Identification Number(s): 0127000003M0000

Total Parcel(s) Acreage: 10.0 acres

Existing Land Use of Property: Vacant

Request

Project Name: Pine Island Commercial

Proposed Use of the Property: Grocery Store and Office/Contractor Services

Deed Book/Page Number and/or Plat Cabinet/Slide Number: 268/840

Total square footage of land disturbance activity: 400,000 sq ft +/-

Total lot coverage: 5.85 Ac (58.4%) Total vehicular use area: 175,000 sq ft +/-

Existing gross floor area: 0 Proposed gross floor area: Up to 60,000 sq ft

Community Meeting

Date Meeting Held: November 12, 2025 Meeting Location: Pine Island Lodge

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

Please see 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 see 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 see attachment

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

Please see attachment

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

Please see 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 purposes of determining zoning compliance. All information submitted and required as part of this application process shall become public record.

Kate T. Brown

Applicant

November 13, 2025

Date

Property Owner(s)

November 13, 2025

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.

**Pine Island Commercial
Attachment to Use Permit Application**

Purpose:

The Pine Island Commercial tract of 10+/- acres was approved in 2016 for 7.45 acres of commercial use area and 60,000 sq ft on non-residential building area. The plan for the property has evolved, and a site plan has been developed for use of the 7.45 acres and 60,000 sq ft as a food store and two contractor services buildings to serve the needs of the Outer Banks community.

Suggested Findings:

- A. The use will not endanger the public health or safety due to the following:
1. Stormwater management will be provided in accordance with the current Currituck County stormwater manual and the UDO and in accordance with NCDEQ regulations by providing a series of stormwater BMP's on the site.
 2. The Pine Island wastewater treatment facility has capacity to accept the wastewater from this site, and will provide proper treatment and disposal of the effluent in accordance with its NCDEQ permit.
 3. The project is being designed in accordance with the NC Department of Energy, Mineral and Land Resources sedimentation & erosion control standards, and will therefore minimize erosion and will contain siltation on site. There is an existing E&S permit in hand.
 4. Potable water supply will be provided in accordance with NC Public Water Supply rules and will meet the NC fire code requirements for fire protection.
 5. A traffic engineer has performed an analysis of the existing and future traffic patterns in the vicinity of the site, and determined that the existing roadway can accommodate traffic that will be generated from the site at an acceptable level of service.
- B. Land to the north is existing commercial development; to the northeast is the wastewater treatment facility that serves Pine Island and the Currituck Club; to the west is the Audubon preserve, to the south is the Currituck County fire station and water plant; land across NC 12 to the east is an open space buffer to residential development. It has been anticipated that the site will be developed for commercial use for nearly a decade. The use will not injure the value of adjoining or abutting lands, and will be in harmony with the surrounding area.
- C. The 2020 Land Use Plan (Imagine Currituck) classifies this northern tract as G2 Controlled Growth area, adjacent to a G3 Mixed Use center. The following policies of the plan appear to support the proposed request:
- Land Use Policy 1.7:** Minimize commercial strip development and maximize traffic moving capability by encouraging commercial development to cluster at appropriate locations rather than dispersing along NC12. existing and planned County services.
- Land Use Policy 1.3:** Consider community character and established visions for the community.

- **Land Use Policy 2.1:** Concentrate commercial development in existing neighborhood nodes to minimize commercial strip development...
- **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
- **Other:** Continue to protect water quality through stormwater management practices, preservation of riparian buffers, water quality and quantity standards to protect groundwater and prevent pollution, saltwater intrusion and draw-downs

D. The development is expected to have no impact on Currituck County's ability to provide adequate public school facilities.