



Currituck County
Technical Review Committee Meeting
Historic Courthouse
December 6, 2023
2:00 PM

PLAN REVIEW

- Item 1 CLUNY, LLC**
TYPE: Conditional Rezoning
USE: 3.43 acres from SFM to GB
LOCATION: Intersection of NC 168 & Tulls Creek Rd, Currituck
APPLICANT: Cluny, LLC
OWNER: Cluny, LLC
ENGINEER: Quible & Associates, P.C.
- Item 2 Penny's Hill Beach Club**
TYPE: Construction Drawings
USE: Traditional Development
LOCATION: McKay Court & Ocean Pearl Road, Corolla
APPLICANT: South Ocean, LLC
OWNER: South Ocean, LLC & West Beach, LLC
ENGINEER: Quible & Associates, P.C.
- Item 3 Lotus Ridge**
TYPE: Construction Drawings – 177 lots
USE: Traditional Development
LOCATION: Puddin Ridge Road, Moyock
APPLICANT: Allied Properties, LLC
OWNER: FPI Carolinas, LLC
ENGINEER: Bissell Professional Group
- Item 4 Fost, Phase 4**
TYPE: Final Plat – 19 lots
USE: Planned Development Residential
LOCATION: Caratoke Highway, Moyock
APPLICANT: Bissell Professional Group
OWNER: Allied Properties, LLC
ENGINEER: Bissell Professional Group

RESUBMITTALS

- Waterleigh, Phase 6**
TYPE: Final Plat – 39 lots
USE: Conservation Subdivision
LOCATION: Tulls Creek Road, Moyock
APPLICANT: Allied Properties, LLC
OWNER: Allied Properties, LLC
ENGINEER: Bissell Professional Group

Wilson Ridge

TYPE: Preliminary Plat/Special Use Permit
USE: Traditional Development
LOCATION: Tulls Creek Road, Moyock
APPLICANT: Wilson Ridge of Moyock, LLC
OWNER: Wilson Ridge of Moyock, LLC
ENGINEER: Bissell Professional Group

Dollar Tree - Grandy

TYPE: Major Site Plan
USE: Retail Sales
LOCATION: 6440 Caratoke Highway, Grandy
APPLICANT: Cedar Run Capital, LLC
OWNER: Jason Roadcap
ENGINEER: Timmons Group

Monterey Shores, PUD, Phase 10A – Corolla Boat Club

TYPE: Amended Sketch Plan/Special Use Permit
USE: Planned Unit Development
LOCATION: Malia Drive, Corolla
APPLICANT: Outer Banks, Ventures, Inc.
OWNER: Outer Banks Ventures, Inc.
ENGINEER: Bissell Professional Group

TEXT AMENDMENTS

PB 23-29 Currituck County – Request for an amendment to Chapter 2, Administration and Chapter 3, Zoning Districts, to allow more flexibility for conditional zoning conceptual development plans and expand minor modifications.

PB 23-30 Jay Bender – Request for an amendment to Chapter 3, Zoning Districts, to allow conservation subdivisions in the Single-Family Outer Banks Remote Zoning District. The application includes dimensional standards for proposed subdivisions.

PB 23-31 Danielle Young – Request for an amendment to Chapter 4, Section 4.3 Accessory Use Standards for Housing Poultry, to allow one rooster per one acre lot in the Single-Family Mainland, Single-Family Residential Isolated, Mixed Residential, and General Business Zoning Districts. The current language allows roosters in the Agriculture Zoning District and in accordance with an approved PDR and PDM master plan.

PB 23-32 Currituck County – Request for an amendment to Chapter 4, Use Standards, to allow Prefabricated Building Sales in the General Business Zoning District.

PB 23-34 Kellogg Supply Company – Request for an amendment to Chapters 4, Use Standards, to add Home Improvement Retail Stores as an allowable use in the General Business Zoning District and provide use specific standards for the proposed use.