

# Community Meeting Summary

## Corolla Light PUD – Amended Sketch Plan/Use Permit-Phase 10

Tuesday, March 24, 2026

Scheduled Time/Place: 5:30pm, Corolla Library

Meeting began at approximately 5:35 pm and ended at approximately 6:30 pm.

The following persons were in attendance:

Community residents (refer to attached sign-in sheet)

Also: Millicent Ott and Jovita Hood representing Currituck County  
David Maso, Applicant  
Mark Bissell, Engineer

### Overview:

An overview of the requested application and County review and approval process was offered. The overview included an explanation of the developer's desire to construct 3 three-bedroom cottages around the existing dog park adjacent to Phase 10 and incorporate a portion of that open space parcel into Phase 10 (Beach Club at Whalehead). Building renderings and site plan drawings were provided for review and discussion.

Comments from the Community	How Addressed
What size will the dwelling be?	2 stories with about 600 sq ft. per floor or 1200 sq. ft. total
How many bedrooms?	Each unit will have 3 bedrooms
Who will occupy them?	The owner of each unit will decide but they are targeted to be for employees of the adjacent commercial development
Concerned about negative impacts due to the location of Unit #3	An alternate location for that unit was discussed and is being considered
Will the dog park still be there?	Yes, but a bit smaller. It will be incorporated into The Beach Club as an amenity
Will these be added to The Beach Club?	Yes, as the Declarant, we have the right to create a new class of unit
Is the land zoned for residential?	It's part of the PUD; there are 3 units /ac allowed but only 2.5 used. There are 2 units available already in The Beach Club and we are asking for a 3 <sup>rd</sup> unit
Is the Corolla Small Area Plan applicable?	The Small Area Plan is one of the guidance documents that the county uses to make land use decisions
Will there be parking underneath?	Only for unit #1; the others will be open underneath

What is the plan for the rest of the land including the pond?	Corolla Light C.A. has expressed an interest in acquiring the pond
What are the next steps?	We revise the plan based on the community feedback and submit for County staff (TRC) review and then it will likely go to the County Commissioners on the 3 <sup>rd</sup> Monday in May
Will the gravel parking area be paved?	No, due to stormwater management requirements

**Summary:**

The attendees appeared to be satisfied with the request as amended. A few people stayed around after the meeting was adjourned to view the renderings and have informal discussions.

**Sewer Allocation for Phase 10 Amendment:**

Florida OBX has leftover allocation from Beacon Quarters in the amount of 960 gallons (24,000 gpd allocated; 23,040 gpd used – 32 units @ 720 gpd).

Required allocation for Phase 10 additions: 3 units @ 225 gpd/unit (3 BR @ 75 gpd/BR) = 675 gpd.