

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



Property Owner(s)

Date

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.

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 for Corolla Light PUD, to adjust the proposed restaurant location in Phase 11 to be more in the interior of the site, where an existing utility building is located, and to add one additional residential unit to the site plan for Phase 11. Two additional parking spaces are proposed to serve the additional 2-bedroom 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 entrance configuration on Shad Street will be utilized with no direct connection to NC 12 other than a pedestrian connection to the existing walkway. A driveway permit and encroachment agreement have been approved by NCDOT.

Appropriate access has been made for emergency services vehicles.

2. **Potable Water:** Water will be supplied by Currituck County via existing water mains located on NC 12 and Shad Street. Fire protection will be provided in accordance with the NC Fire Code and applicable ISO Standards.
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 on Shad Street, which will be able to accommodate the small additional impervious coverage proposed for the site. NCDEQ has issued a permit for stormwater management for this site.
5. **Restaurant:** All NC health department laws and regulations will be adhered to in order to assure the safe operation of the food service facility.

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; community compatibility standards will be adhered to in the architectural design and materials that are proposed for the new construction. Landscaping and buffering are also being provided in accordance with the UDO standards, and will add to existing

vegetative screening that is provided by the significant growth of Live Oaks on the site. The proposed density is lower than that of the adjacent Phase 12 development. The proposed restaurant is being moved to the interior of the site where it should have less impact on neighboring properties compared to the current approved plan.

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

- 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. **Transportation Policy 2.1:** New development shall construct pedestrian walkways and multi-use greenways that connect adjacent residential and commercial areas.
- d. **Parks and Recreation Policy 1.5:** New development shall provide public access to recreation and natural resource areas.
- e. **Parks and Recreation Policy 3.2:** Continue to require recreation and park area dedication or fee in lieu of providing recreation amenities.
- f. The property is also located within the existing PUD, where the density is below the allowable 3 dwelling units per acre.

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.