

Allocation for Phase 11 Development

9: 2 Bedroom Dwellings @ 150 gpd/d.u. = 1350 gpd

40: Restaurant Seats @ 40gpd/seat = 1600 gpd

Total Required: 2950 gpd

Available: 3520 gpd



Carolina Water Service of North Carolina™

November 25, 2020

Mr. Rick Willis
Outer Banks Ventures
PO Box 549
Corolla NC 27927

Re: 1099 Ocean Trail, Proposed Modifications to Phase 11 for 40 Seat Restaurant
Corolla, Currituck County NC
Sanitary Sewer Utility-Willingness to Serve- Capacity Commitment Letter

To Whom It May Concern:

Carolina Water Service, Inc. of North Carolina (CWSNC) provides sanitary sewer utility service to the Corolla Light and adjacent developments including the above referenced property and project.

CWSNC is willing and able to provide the sanitary sewer utility needs for the above referenced property and project, including the existing apartment, for a combined maximum capacity of three thousand five hundred-twenty (3520) gallons per day.

This allocation includes and supersedes all previous allocation commitments.

Should you have questions, please contact me at 252-269-2540 or dana.hill@carolinawaterservicenc.com.

Respectfully,

Dana Hill
Director of Operations

Community Meeting Summary

Corolla Light PUD – Amended Sketch Plan/Use Permit-Phase 11

Tuesday, March 24, 2026

Scheduled Time/Place: 7:00 pm, Corolla Library

Meeting began at approximately 7:05 pm and ended at approximately 8:00 pm.

The following persons were in attendance:

Community residents (refer to attached sign-in sheet)

Also: Millicent Ott and Jovita Hood representing Currituck County
Richard Willis, Applicant
Mark Bissell, Engineer

Overview:

An overview of the requested application and County review and approval process was offered. The overview included a review of the site history and an explanation of the changes to the approved plan that are now being processed, including the addition of one dwelling unit, the septic in the location of the approved restaurant, the addition of 2 parking spaces, and some modifications to the amenities.

Comments from the Community	How Addressed
How many parking spaces will there be?	2 more than previously; 26 total
Where are they going to go?	The new spaces will be tucked in between the live oaks
Will the proposed deck be overlooking the homes at Beacon Quarters?	The deck will be facing south but there is a good vegetative buffer to the south
Will there be amplified music or any music?	Not that we are aware of
Will this be an eat-in restaurant?	Yes, the second floor will have seating for sit-down dining
What will the occupancy be?	Probably 30 people or so. The seating will just be on the second floor
Concerned about restaurant, noise, smells, parking-too close to homes on Austin Street	The restaurant is being moved away from Austin Street from the approved location
The restaurant in this location was not part of the original plan	The entire site was zoned for commercial use in 2008
Concerned about patrons roaming the community especially if alcohol is served	The site will be fenced on the east and south sides adjacent to residential uses
Concerned about drinking and driving. What will the hours be?	The operating hours have yet to be determined
Concerned about the restaurant decreasing value of adjacent properties	This is not a pattern that we typically see in this type of development
Concerned about restaurant parking adequacy with 30 people and parking illegally	Illegal parking is posted and enforced

Are you looking for a variance?	No, just an amendment to the plan. The uses do not require a variance
Who approved the modification to the plan for the existing building?	That was approved as a minor site plan amendment at the staff level
Has it been approved for 3 dwellings?	Yes
There should be a hearing when any change is made	Some types of changes are made at the staff level and others require Board approval
We would prefer all residential even if there are more units	
The issue for the community is the restaurant. it's a public safety issue and will have insects and rodents	The site will be fenced and will adhere to health department standards, so these should not be insurmountable issues
Who is going to run the restaurant?	The developer will operate the restaurant
Where will the dumpster be located?	Adjacent to the northerly 3-story building facing Shad Street
Where will the dog park be located?	It will be unchanged from the original location by Shad Street
What about the swimming pool?	We are proposing putting a green rather than a pool
Why do you think a restaurant is a good use for this site?	The site was classified as all commercial 18 years ago after the water plant was decommissioned. The restaurant could be done by right, but the PUD needed to be amended to allow residential uses on the site; since it was designated all commercial
Concerned about odors from food preparation	
Are lights planned for the parking lot?	Yes, but they are all full cut-off (no light projected upward)
What happens next?	We consider the comments and make any agreed changes; then it goes through staff review, then to the County Commissioners
Where are comments from tonight documented?	They will be part of the application
What is Corolla Light's position?	(Answered by Ben Stikeleather) The Association Board will discuss and take a position after the plan is finalized after any changes are made
Residential units will be occupied by people who live and work in Corolla, which is good	Agreed
The restaurant could be a problem for people living on the site	Data has shown that units that are closer to amenities, restaurants, etc. tend to rent first and generate more income
We hope that the site doesn't become an eyesore like Corolla Light Town Center	It will be managed by the developer, unlike Corolla Light Town Center
A second story deck will generate more noise than a first story deck	But it was moved away from the edge of the site and tucked behind a building
Will existing vegetation be maintained or will there be major clearing?	The intent is to save as many trees as possible. That's why the parking is tucked in between trees
Where will mitigation trees be planted?	There is an approved landscaping plan that

	includes planting additional trees on site
How are we notified?	Everyone within 500' will get a letter. Corolla Light will also keep everyone in the loop
The restaurant footprint is the same as the existing building	Yes
Are the other 2 residential buildings moving forward and how does that work without the 9 th unit	Tf the 9 th unit is not approved, one of the units can become a 2-story unit

Summary:

A few people stayed around after the meeting was adjourned to view the site plan and have informal discussions.