



Quible & Associates, P.C.

ENGINEERING • ENVIRONMENTAL SCIENCES • PLANNING • SURVEYING
SINCE 1959

P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

May 24, 2023

Ms. Donna Voliva
Currituck County Planning and Community Development
153 Courthouse Rd., Suite 110
Currituck, NC 27929

Re: Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla Bay Commercial Lot 4R
Parcel ID Nos. 115E0000OPEN0004, 011500003XE0000, 011500000040000
Corolla, Currituck County, North Carolina

Ms. Voliva,

On behalf of CB Land Development, LLC, Quible & Associates, P.C. hereby submits for your review the enclosed Application package for the subject referenced project to facilitate the eventual mixed-use development within Corolla Bay Commercial Lot 4R, located in Corolla, Currituck County.

Please consider this narrative as a brief summary of the project as it has been submitted. The application has been simplified since our initial meetings and as a result of the community meeting. Initially, the Applicant presented a request for an additional five residential dwelling units within the subject proposed mixed-use development. Listening to adjoining and surrounding property owner feedback during the community meeting, thoughtful consideration was given to the project. As a result, the Applicant has decided not to pursue a request for any additional residential dwelling units. This includes dropping Parcel ID No. 0115E0000RFD0000, with legal description "Reserved Future Development Corolla Bay Sec III". It has since been determined, and confirmed by the County, that the land located at the south end of Cruz Bay Ct has already been allocated two residential units of density; thus, removed from this application.

The only proposed change to the PUD sketch plan is a slight reduction in open space area. And this adjustment is simply a function of removing some utility green space that had been assigned to the subject parcels, partly during the development of the adjacent Lot 3 (Villas). Utility green space is no longer required, but previously some developers would designate utility green space as PUD open space. Given that utility green space is no longer relevant, the Applicant intends to fulfill the open space requirement for both the subject mixed-use development parcels (20%) and the Monterey Shores PUD open space requirement (35%). And in doing so, is willing to provide the necessary PUD Summary Data Table "housekeeping" to properly reflect open space and residential densities.

We trust that this information provides adequate background information to proceed with application review. Please do not hesitate to contact us at any time to facilitate presentation of an appropriate PUD Summary Data Table, or the Amended Sketch Plan in general.

Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla Bay Commercial Lot 4R
Parcel ID Nos. 115E000OPEN0004, 011500003XE0000, 011500000040000
Corolla, Currituck County, North Carolina

The following documents are included and shall be considered part of this submittal package:

1. Application fee in the amount of \$250 made payable to "Currituck County";
2. One (1) original and One (1) copy of the complete Major Subdivision Application, Use Permit Review Standards, and Amended Sketch Plan/Special Use Permit Checklist;
3. Two (2) copies of the Community Meeting Report, including Exhibits;
4. Two (2) copies of the Amended Sketch Plan;
5. Two (2) copies of the Architectural Conceptual Plan;
6. Two (2) copies of the Architectural Renderings;
7. One (1) PDF digital copy of the complete Application package.

Please review the enclosed application and place on the next available Board agenda, if appropriate. Please do not hesitate to contact us at 252.491.8147 or mstrader@quible.com if you have any questions, concerns, or requests for additional information.

Sincerely,

Quible & Associates, P.C.



Michael W. Strader, Jr., P.E.

Encl.: As stated
Cc: CB Land Development, LLC
File



Major Subdivision Review Process

Contact Information

Currituck County
Planning and Community Development
153 Courthouse Road, Suite 110
Currituck, NC 27929

Phone: 252.232.3055
Fax: 252.232.3026

Website: www.co.currituck.nc.us/departments/planning-community-development

General

Development of a major subdivision requires approval of a Type I (20 or fewer lots) or Type II (21+ lots) preliminary plat with a use permit, if applicable, construction drawings, and final plat. Preliminary plat and construction drawings may be submitted simultaneously as may preliminary plat and final plat. Also, a conservation and development plan is required for conservation subdivisions (Fee \$50).

Step 1: Pre-application Conference

PUD Amended Sketch Plan/Use Permit, Type I and Type II Preliminary Plat (Optional for Construction Drawings and Final Plat)

The purpose of a pre-application conference is to provide an opportunity for the applicant to determine the submittal requirements and the procedures and standards applicable to an anticipated development application. A pre-application conference is also intended to provide an opportunity for county staff to become familiar with, and offer the applicant preliminary comments about, the scope, features, and impacts of the proposed development, as it relates to the standards in the Unified Development Ordinance (UDO).

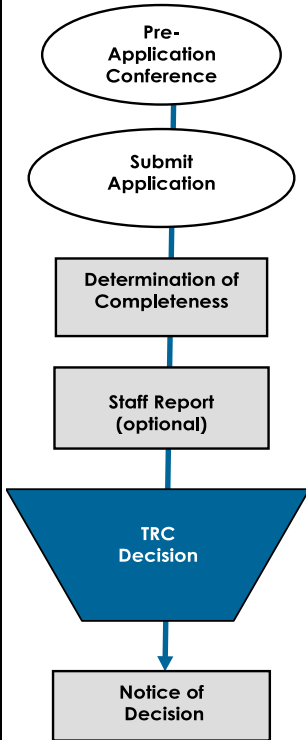
The applicant shall submit drawings that show the location, layout, and main elements of the development to be proposed as part of the application to the Planning and Community Development Department at least three business days before the pre-application conference.

Step 2: Community Meeting

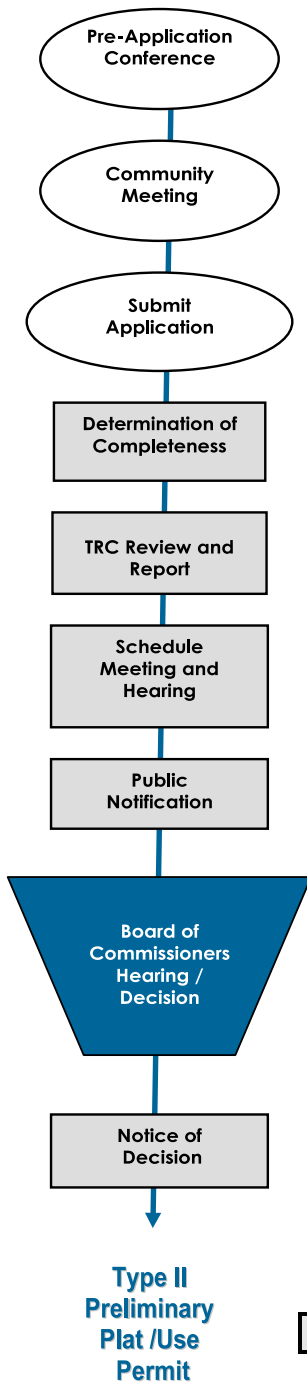
Type II Preliminary Plat

The purpose of the community meeting is to inform owners and occupants of nearby lands about the application for a major subdivision that is going to be reviewed under the UDO, and to provide the applicant an opportunity to hear comments and concerns about the application as a means of resolving conflicts and outstanding issues, where possible.

Community meetings are opportunities for informal communication between applicants and the owners and occupants of nearby lands, and other residents who may be affected by the application.



Type I Preliminary Plat



The community meeting shall comply with the following procedures:

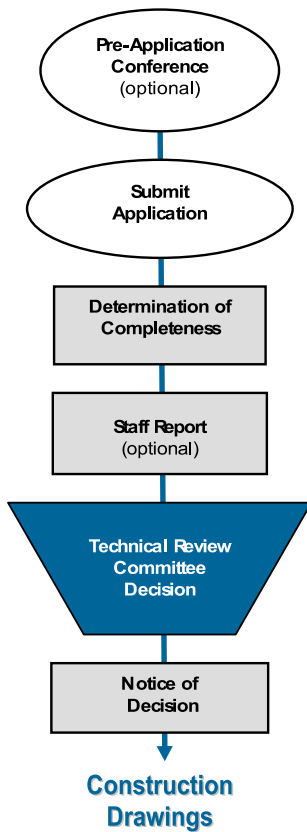
- **Time and Place**
The meeting shall be held at a place that is convenient and accessible to neighbors residing in close proximity to the land subject to the proposed major subdivision.
- **Notification**
 - Mailed Notice
 - The applicant shall mail notice of the meeting a minimum of ten days in advance of the meeting to the Planning Director and to:
 - i. All owners of the land subject to the application;
 - ii. All owners of land within 500 feet of the property lines of land subject to the application (including owners of land located outside the county) whose address is known by reference to the latest ad valorem tax records; and
 - iii. Commanders of military bases located within five miles of the subject application when the development proposal affects the type of uses allowed.
 - Posted Notice
 - The applicant shall post notice of the community meeting on the land subject to the application for at least ten days before the date fixed for the meeting, in a form established by the Planning Director. Signs used for posted notice shall have a minimum size of six square feet per side.
 - Notice Content
 - The notice shall state the time and place of the meeting and general nature of the major subdivision.
- **Conduct of Meeting**
At the meeting, the applicant shall explain the development proposal and application, inform attendees about the application review process, respond to question and concerns neighbors raise about the application, and propose ways to resolve conflicts and concerns.
- **Staff Attendance**
County staff shall attend the meeting for purpose of advising attendees about the applicable provisions of the UDO and the land use plan, but shall not serve as facilitators or become involved in discussions about the proposed major subdivision.
- **Written Summary of Community Meeting**
The applicant shall prepare a written summary of the meeting that includes a list of meeting attendees, a summary of attendee comments, discuss issues related to the major subdivision application, and any other information the applicants deems appropriate. The meeting summary shall be included with the application materials and be made available to the public for inspection.
- **Response to Summary**
Any person attending the community meeting may submit a written response to the applicant's meeting summary to the Planning Director within 30 days after the application is determined complete. The response may state their understanding of attendee comments, discuss issues related to the development proposal, and include any other information they deem appropriate. All written responses to the applicant's summary of the community meeting shall be transmitted to the applicant, included with the application materials, and made available to for public inspection.

Step 3: Application Submittal and Acceptance

PUD Amended Sketch Plan/Use Permit, *Type I and Type II Preliminary Plat, Construction Drawings, Final Plat*

The applicant must submit a complete application packet on or before the application submittal date. A complete application packet consists of the following:

- Completed Currituck County Major Subdivision Application.
- Completed Use Permit Review Standards, if one or more public facilities are within 85% of the maximum capacity for a Type I subdivision and for all Type II subdivisions.
- Amended plan/plat fee (\$250)
- Preliminary Plat application fee (\$100 per lot)
- A plat and development plan drawn to scale.
- For a complete list of submittal requirements, see the design standards checklist.



- Number of Copies Submitted:
 - 3 Copies of the plat and development plans
 - 2 Hard copies of ALL documents
 - 1 PDF digital copy (ex. Compact Disk – e-mail not acceptable) of all plans AND documents

On receiving an application, staff shall, within ten business days, determine whether the application is complete or incomplete. A complete application contains all the information and materials listed above, and is in sufficient detail to evaluate and determine whether it complies with appropriate review standards. If an application is determined to be incomplete, the applicant may correct the deficiencies and resubmit the application for completeness determination. Failure to resubmit a complete application within 45 calendar days after being determined incomplete will result in the application being considered withdrawn.

Step 4: Staff Review and Action

PUD Amended Sketch Plan/Use Permit, Type I and Type II Preliminary Plat, Construction Drawings, Final Plat

Once an application is determined complete, it will be distributed to the Technical Review Committee (TRC). TRC shall review the application, prepare a staff report, and provide a recommendation on the application for a preliminary plat/use permit and a decision for construction drawings and final plats. The staff report may identify and recommend conditions of approval addressing how compliance deficiencies might be corrected and adverse effects of the application might be mitigated.

Step 5: Public Hearing Scheduling and Public Notification

PUD Amended Sketch Plan/Use Permit, Type II Preliminary Plat

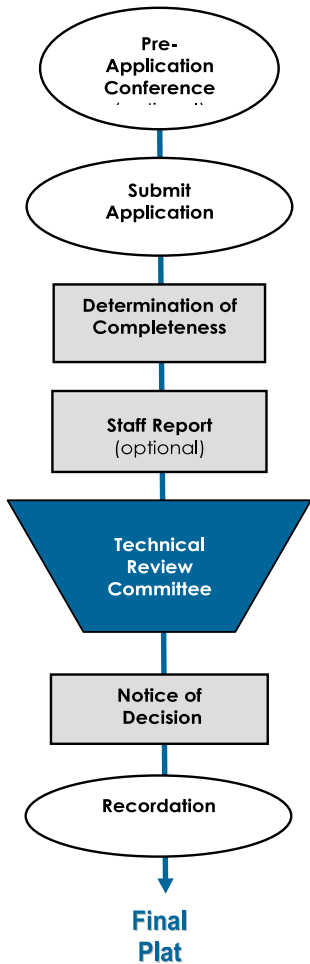
The TRC will provide a recommendation on the application and staff shall ensure that the public hearing is scheduled for a regularly scheduled Board of Commissioners meeting or a meeting specially called for by the Board of Commissioners. The required public hearing with the Board of Commissioners shall be scheduled so there is sufficient time for a staff report to be prepared and for the public notification requirements to be satisfied under state law.

The application shall meet the following public notification requirements:

- **Published Notice**
Staff shall publish a notice of the hearing once a week for two successive calendar weeks in a newspaper having general circulation in the county. The first time notice is published, it shall not be less than 10 days nor more than 25 days before the date fixed for the hearing.
- **Mailed Notice**
Staff shall be responsible for preparing and mailing a written notice between 10 and 25 days before the public hearing. Notice shall be mailed to:
 - All owners of the land subject to the application;
 - The applicant, if different from the land owner;
 - All owners of land within 500 feet of the property lines of land subject to the application (including owners of land located outside the county) whose address is known by reference to the latest ad valorem tax records; and
 - Commanders of military bases located within five miles of the subject application when the development proposal affects the type of uses allowed.
- **Posted Notice**
At least 10 days before the public hearing, posted notice shall be made by staff. A sign shall be placed in a conspicuous location as to be clearly visible to the traveled portion of the respective street. Where the land subject to the notice does not have frontage on a public street, the sign shall be erected on the nearest street right-of-way with an attached notation generally indicating the direction and distance to the land subject to the application.

Step 6: Public Hearing Procedures and Decision-Making Body Review and Decision

PUD Amended Sketch Plan/Use Permit, Type II Preliminary Plat



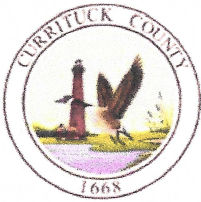
The applicant must be in attendance at the public hearing. During the public hearing, the Planning Director will present the staff report and any review body findings and recommendation to the Board. The applicant will then have the opportunity to present any information they deem appropriate. The burden of demonstrating that an application complies with applicable review and approval standards of the UDO is on the applicant. The public may be permitted to speak in accordance with the Board of Commissioners rules of procedure, or at their discretion, as appropriate, in support of or in opposition to the application. The applicant and Planning Director may respond to any comments, documents, or materials presented.

The Board of Commissioners shall make one of the following decisions on the application:

- Adoption of the use permit;
- Adoption of the use permit subject to conditions of approval; or
- Denial of the use permit.

A use permit shall be approved on a finding the applicant demonstrates the proposed use will:

- Not endanger the public health or safety;
- Not injure the value of adjoining or abutting lands and will be in harmony with the area in which it is located;
- Be in conformity with the Land Use plan or other officially adopted plan;
- Not exceed the county's ability to provide adequate public facilities, including but not limited to schools, fire and rescue, law enforcement, and other county facilities. Applicable state standards and guidelines shall be followed for determining when public facilities are adequate.



Major Subdivision Application

OFFICIAL USE ONLY:	
Case Number:	_____
Date Filed:	_____
Gate Keeper:	_____
Amount Paid:	_____

Contact Information

APPLICANT:

Name: CB LAND DEVELOPMENT LLC
 Address: P.O. BOX 90
KILL DEVIL HILLS, NC 27948
 Telephone: (252) 441-9003
 E-Mail Address: SGUPTA@ICRSAGA.COM

PROPERTY OWNER:

Name: CB LAND DEVELOPMENT LLC
 Address: P.O. BOX 90
KILL DEVIL HILLS, NC 27948
 Telephone: (252) 441-9003
 E-Mail Address: SGUPTA@ICRSAGA.COM

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: SAME

Request

Physical Street Address: 0 OCEAN TRL (NORTHEAST OF INTERSECTN W/ HERRING ST.)

Parcel Identification Number(s): 115E0000PEN0004, 011500003XE0000, 011500000040000

Subdivision Name: COROLLA BAY, COROLLA BAY MINOR SUBD & COROLLA BAY SEC III

Number of Lots or Units: 127 (DUs approved)

Phase: 3

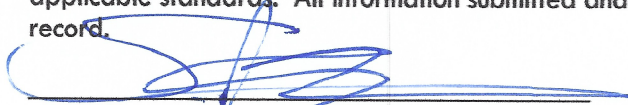
TYPE OF SUBMITTAL

- Conservation and Development Plan
- Amended Sketch Plan/Use Permit
- Preliminary Plat (or amended)
 - Type I OR Type II
- Construction Drawings (or amended)
- Final Plat (or amended)

TYPE OF SUBDIVISION

- Traditional Development
- Conservation Subdivision
- Planned Unit Development
- Planned Development

I hereby authorize county officials to enter my property for purposes of determining compliance with all applicable standards. All information submitted and required as part of this process shall become public record.



 Property Owner(s)/Applicant*

5/24/2023

 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.**

Community Meeting, if applicable

Date Meeting Held: April 28, 2023 Meeting Location: Corolla Library

Use Permit Review Standards, if applicable

PUD Amended Sketch Plan/Use Permit, Type II Preliminary Plat

Purpose of Use Permit and Project Narrative (please provide on additional paper if needed): The purpose of the subject Amended Sketch Plan (ASP)/Use Permit application is to clean-up the previously approved ASP summary data table to slightly reduce open space assigned to the subject parcel to no longer include utility green space which is no longer required, AND to request a special use permit for multi-family development within previously approved commercial area.

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 use permit.

A. The use will not endanger the public health or safety.

The proposed use will not materially endanger the public health or safety and conforms to adjacent land uses.

Entrances will be designed in accordance with County & NCDOT standards, reviewed, and approved by NCDOT.

Water/fire protection, will be served via County distribution mains, sewer served by central sewer system, & stormwater designed to manage the 5-yr post-development runoff to 2-yr pre-development wooded conditions.

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.

Land to the south is multi-family housing, land to the north is industrial/commercial, land to the west of NC Hwy 12 is approved for commercial development, and land to the east is SFD lots. The subject land has long been approved for commercial development.

Community compatibility & multi-family design standards will apply, open space designated, & architectural design will be attractive.

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

The PUD sketch plan has long been approved for 8.36 acres of commercial development & 127 dwelling units.

The parcels are within the Corolla full service land use plan class, & the use is in conformity with the future land use described within G-2 controlled growth, specifically encouraging commercial development to cluster at appropriate locations.

D. The use will not exceed the county's ability to provide adequate public facilities, including, but not limited to, schools, fire and rescue, law enforcement, and other county facilities. Applicable state standards and guidelines shall be followed for determining when public facilities are adequate.

The use is not expected to have an adverse impact on schools, fire & rescue, law enforcement, or other county facilities. Commercial & multi-family development will have adequate fire protection & fire access, sewer will be handled within WWTP permitted capacity, & stormwater managed on-site, all within applicable State standards.

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.


Property Owner(s)/Applicant*

5/24/2023
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.**

Amended Sketch Plan/Special Use Permit Submittal Checklist

Staff will use the following checklist to determine the completeness of your application within ten business days of submittal. Please make sure all the listed items are included. Staff shall not process an application for further review until it is determined to be complete.

Amended Sketch Plan/Special Use Permit Submittal Checklist

Date Received: 5/25/2023

TRC Date: 6/14/2023

Project Name: COROLLA BAY COMMERCIAL LOT 4R

Applicant/Property Owner: CB LAND DEVELOPMENT LLC

Amended Sketch Plan/Use Permit Submittal Checklist		
1	Complete Major Subdivision application and Use Permit Review Standards	Y
2	Application fee (\$250)	Y
3	Community meeting written summary	Y
4	Amended Sketch Plan	Y
5	Architectural elevations, if applicable	Y
6	2 copies of plans	Y
7	2 hard copies of ALL documents	Y
8	1 PDF digital copy of all plans AND documents (ex. Compact Disk – e-mail not acceptable)	Y

For Staff Only

Pre-application Conference

Pre-application Conference was held on _____ and the following people were present:

Comments



Quible & Associates, P.C.

ENGINEERING • ENVIRONMENTAL SCIENCES • PLANNING • SURVEYING

SINCE 1959

May 22, 2023

P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
web: quible.com

Ms. Donna Voliva
Currituck County Planning and Community Development
153 Courthouse Rd., Suite 110
Currituck, NC 27929

RE: **Community Meeting Report**
Monterey Shores PUD Sketch Plan Amendment & Use Permit
Parcel ID Nos. 115E0000OPEN0004, 011500003XE0000, 011500000040000,
115E0000RFD0000
Corolla, Currituck County, NC

Ms. Voliva,

A community meeting for the proposed Sketch Plan Amendment and Use Permit of the above referenced parcels within Monterey Shores PUD was held on Friday, April 28, 2023 at 4:00 p.m. at Quible & Associates, P.C. The meeting was conducted by Quible & Associates, P.C. (Quible) on behalf of CB Land Development, LLC, with representatives from CB Land Development, LLC, SAGA, Currituck County, and members of the local community in attendance.

Purpose

The purpose of the meeting is to inform the community of CB Land Development's intention to amend the existing Monterey Shores PUD Sketch Plan and use permit for the desired use and density. It was explained that the Applicant proposes to develop the three existing parcels located north of Herring Street, along the east side of NC Hwy 12, into a mixed-use commercial/multifamily development. The Applicant also proposes to make another area, identified as Future Development Parcel, located at the south end of Cruz Bay Ct, within the Amended Sketch Plan into two developable SFD lots of record.

Meeting synopsis

The community meeting presentation documents were set up within the Corolla Library by 4:00pm. The Corolla Library was open to the public and attendees arrived for the community meeting to start at 4:00pm. An "Open House" viewing of the Amended Sketch Plan exhibits, along with the prior approved amended sketch plans, architectural rendering exhibit, Major Subdivision Application, surrounding property owner notification letters, County Application Review Process and Procedures, and County Application Submittal Schedule were available to the public. The Amended Sketch Plan exhibit and Architectural Rendering exhibit were mounted on a poster board placed on an easel for ease of viewing.

As attendees arrived, they were asked to provide their contact information on the sign-in sheet at the check in table and were advised to please utilize the provided comment sheets to remit comments. Attendees were also advised that comments could be received by Quible & Associates, P.C. either by email or telephone.

At 4:00 pm a presentation of the proposed sketch plan amendment and use permit for the Monterey Shores PUD was provided by Quible & Associates, P.C. A copy of the agenda was distributed to everyone in attendance and the sign-in sheet was routed throughout the room. The presentation setting was as casual as possible and loosely followed the Agenda (Exhibit 1), to allow for a comfortable atmosphere allowing the community to ask questions throughout the meeting.

Quible & Associates (Michael W. Strader, Jr., P.E.) began with a brief discussion about the County procedures for reviewing and approving the proposed project and purpose for the community meeting and the proposed development.

The parcels proposed for amendment and the proposed use permit was described and identified on the exhibits. The proposed Amended Sketch Plan exhibits and Major Subdivision Application were described as in compliance with the current Currituck County UDO requirements, specifically the bulk and dimensional standards within Transitional Provisions, including the previously approved Amended Sketch Plans, and in keeping with the surrounding neighborhoods and County Land Use Plan. Mr. Strader then went into further detail of the vision of the proposed Planned Unit Development and proposed Amendment. The demand for additional units to be added was expressed. It was stated that the additional units would comply with the allowed residential density within the PUD, and be an increase of less than 1% of the overall density.

Mr. Strader then explained the County's review process and provided a conceptual schedule of events. It was also described that the Sketch Plan Amendment approval was the first step in allowing for the five additional units within the mixed-use development, that would subsequently be followed by the major site plan review process. It was further explained that the two additional units at the south end of Cruz Bay Ct will subsequently be required to submit preliminary and final plats after an approval of the amended sketch plan. The regulatory review agencies were listed along with the numerous permits and approvals that would be required prior to obtaining a building permit that would allow for any construction associated with the use permit.

Throughout the presentation, the floor was open for questions and comments from the audience. Comments and questions received during the meeting were as follows:

1. A question was posed about the anticipated start date of construction. Mr. Strader responded that the earliest possible approval of the ASP/Use Permit Amendment by the Board would be August 21, 2023 if everything went smoothly. Furthermore, the schedule would include approximately six months of design and six months of permitting after any Board approval, which if all went as planned, could lead to an August 2024 groundbreaking. Construction could commence only after all permits and approvals were in hand.
2. A question was raised about the total acreage of the mixed-use development. Mr. Strader responded that the total combined parcel area of the three existing separate parcels is about 13 acres. He further explained that the total commercial area allocation would remain 8.36 acres, unchanged from the current and prior approved ASP.
3. A question was raised about whether the County would review the design. Mr. Strader reiterated the Sketch Plan/Use Permit and Major Site Plan review processes throughout the discussion. It was explained that a complete application package for the ASP/Use

Permit Amendment would need to be submitted ahead of a regular County submittal deadline, that the County Technical Review Committee (TRC) reviews the package, a public hearing is advertised and takes place at a regularly scheduled Board of Commissioners meeting. It was reiterated that the public has an opportunity to speak or present information at the Board meetings. He explained that after a Board approval of the ASP, that a major site plan application would need to be submitted, which would be subsequently reviewed by County TRC.

4. Mr. Strader asked the audience, given their presence at the meeting, about their interest in the project, what uses they may like to see, and any suggestions they feel may make the project the best it can be. A voice was heard from someone mentioning the need for more restaurants.
5. A question was raised about the impact radius. Mr. Strader answered that the County specifies that all property owners with a 500ft radius of the subject parcels are required to be notified. A listing of the 182 property owners that were notified via mailed letters was presented.
6. When a concern was expressed about the desired number of units, Mr. Strader explained that the use and amended sketch plan had already been approved in the past and gave a summary of the history and process of previous approvals. It was reiterated from the earlier presentation that the only requested changes to the current approved ASP are five additional residential units of density and slight reduction in open space for the mixed-use development parcels, and the 2 additional units of residential density at the south end of Cruz Bay Ct. Otherwise, the commercial area allocation is not changing from prior approvals.
7. A question was raised about how the multi-family dwelling units were going to be sold. Mr. Howsare said that they do not have that information yet since the proposed sketch plan was still preliminary.
8. An attendee inquired about management of the development, and Mr. Strader responded that the developer would likely set up an association to manage the common elements, including the regional stormwater control measure(s).
9. An attendee asked whether the Applicant would be subjected to this process if they weren't seeking the additional 5 dwelling units. Mr. Strader responded that if the Applicant was not seeking the 5 additional dwelling units and slight reduction to the open space for the combined 13-acre parcels, then the project would be compliant with the current approved ASP thus not prompting this amendment process. However, the additional 2 dwelling units being requested at the south end of Cruz Bay Ct would still prompt an amendment to the PUD sketch plan; separate from the mixed-use development. Mr. Lubelski from the County confirmed that to be the case. There were some folks in the audience that questioned whether the additional 5 dwelling units were worth the trouble of amending the PUD sketch plan.
10. An attendee questioned where the additional two lots would be located. Mr. Strader used the draft PUD amended sketch plan overall exhibit to highlight the location of the land at the south end of Cruz Bay Ct that had been platted as designated for future development. Once some members saw the location, they stated they were already aware that there would be houses developed there. One person mentioned they thought there were going to be four there. Mr. Strader stated that although the land was platted, it had been designated for future development, but the County did not recognize any units of residential density. Therefore, since the Applicant was requesting to amend the mixed-

use development parcel prompting this amendment process, it is a good time to incorporate these two units of residential density as well.

11. After some detailed questions, Mr. Lubelski (and Mr. Strader echoed) expressed that the plan was preliminary at this sketch plan phase, and that more detailed design occurs during the major site plan phase.
12. An attendee stated that they should have stated that the project was in the very preliminary stages at the beginning of the presentation.
13. Several attendees expressed that traffic is a big concern and congestion is an issue during the summer months. Mr. Strader responded that was a legitimate concern and that there would be special attention to ingress/egress, circulation, and overall traffic, including not only County review but also NCDOT review, including but not limited to driveway access permitting and encroachment agreement approval.
14. Mr. Lubelski stated that this community meeting is an opportunity for everyone to voice their concerns, provide feedback, and offer comments about what they would like to see in terms of the developments.
15. An attendee raised a question about changes to the beach access near the developments. Mr. Strader responded that the existing parking improvements will not be changed and added that it is located within an easement. He also mentioned that there are no proposed changes to the beach access.
16. Concern was raised about state owned roads and the right-of-way at the development. Mr. Strader stated that the adjusted entrance from Herring Street as well as the multiple accesses from NC Hwy 12 will be subject to NCDOT review and would be designed in accordance with NCDOT Standard Details and Specifications.
17. An attendee asked about the allowed building height limit. Mr. Strader answered that the UDO currently specifies the maximum allowable building height to be 35 ft, which is measured from finished grade to the mean roof height.
18. Another attendee asked if there will be a height variance. Mr. Strader stated that no height variance is included within the sketch plan / use permit amendment application. Mr. Strader also stated that at the time of major site plan design, the project will be required to demonstrate compliance with the maximum allowable building height specified within the UDO at the time of submittal.
19. Attendees asked for specifics regarding the proposed hotel to be developed. Where will the future workers live? How many rooms will there be in the hotel? What about housekeeping and the conference center within the hotel? Mr. Strader emphasized that they don't have the detailed information for those questions at this time but have ensured that the use is allowable and within the allocated commercial area, can meet setbacks, lot coverage, water, stormwater, and wastewater capacities.
20. Many attendees also posed concerns about workforce housing and that it should be considered when developing the lot, along with fire and EMS services. Mr. Gupta spoke to understanding the housing concerns associated with employees. While not wanting to commit to being required to offer "affordable" or workforce housing, he and his partners are keeping an open perspective about how some varied housing may be incorporated into the overall project.
21. An attendee added that the main concern should be the health and safety of others. We live on a narrow peninsula of sand so there is concern for flooding. It is important to address the challenges that come with the development of the land.
22. An attendee asked Mr. Gupta why they need the additional five units. Mr. Gupta responded that five units is an arbitrary number for now and that they could have asked

for 300 units since it is allowable within the overall PUD density and added that a hotel is also allowable with the current zoning of the development. Just because they asked for five units doesn't mean that is the number that they will end up designing, permitting, and constructing.

23. Mr. Lubelski assured the attendees that the project won't move forward until it goes through the County approval process to make sure that it complies with all County regulations and stated that the Applicant is documenting community feedback that will be included in the application package.
24. A few members of the audience vocalized that as long as the Applicant demonstrates compliance with the County UDO, they didn't have any real issue. They went on to state that they've seen this PUD sketch plan evolve over the years and noted that the commercial area and residential dwelling unit density were approved a long time ago. Someone also chimed in that the only reason the Applicant is here today is because of the additional 5 dwelling units. Mr. Strader concurred and did clarify that one other reason for the amendment is the two dwelling units that the Applicant wishes to plat at the south end of Cruz Bay Ct; which could have occurred at a separate time.
25. Mr. Strader asked for anyone who has been unable to ask their questions to please complete a comment form before leaving, or to feel free to remit questions or comments to him via email. He also encouraged attendees to provide any feedback including perhaps the types of commercial uses that they would like to see or any other overall feedback about the development. The Applicant is glad to review all feedback and very interested in how the mixed-use development may be able to compliment the existing residents, second homes, and rental properties.

Upon the conclusion of the discussions, Mr. Gupta spoke with the remaining attendees to address specific comments. He said that he agrees with many of the topics raised by attendees and is glad for all the comments and is paying close attention to the project. His intention for this project is not only for financial gains but to try to fulfill the need for a hotel. He understands that the area is in need to satisfy accommodations for families having less than four members who would like to visit the Outer Banks and stay in Corolla. He also expressed the necessity for a grocery store and restaurant to be built in the area. It would be helpful if residents could provide input on what type of restaurants and retail stores they'd like to see, as well as use their voice to speak up about the need for workforce housing. He added that even if they don't get approved to add five additional units, they will still move forward with a similar plan. He welcomed additional feedback and explained that if the project were to move forward, he hopes that he can work on making the proposed Amended Sketch Plan better by considering everyone's comments and feedback.

Attendees were again reminded that any further questions or comments not addressed at the meeting can be forwarded to Quible & Associates and the meeting was adjourned. One written comment was received in support of the exciting new additions.

Copies of all handouts, exhibits, and other documents available at the meeting are provided in attachments to this document.

Please do not hesitate to contact me at (252) 491-8147 or ndashti@quible.com should you have any questions and/or concerns.

Sincerely,

P.O. Drawer 870 • Kitty Hawk, NC 27949
Telephone (252) 291-8147 • Fax (252) 491-8147

Community Meeting Report
Site Amendment Application for Monterey Shores
Parcel ID Nos. 115E000OPEN0004, 011500003XE0000, 011500000040000, 115E0000RFD0000
May 19, 2023

Quible & Associates, P.C.



Nadeen Dashti, E.I.

cc: file
CB Land Development, LLC

COMMUNITY MEETING EXHIBITS

EXHIBIT 1 : Meeting Agenda

EXHIBIT 2 : Presentation Posters – Amended Sketch Plan Exhibit, Architectural Renderings Exhibit, Prior Approved Amended Sketch Plans, Major Subdivision Review Process and Application, and Currituck County Submittal Schedule

EXHIBIT 3 : Attendance Sign-In Sheet

EXHIBIT 4 : Community Member Comment Sheet

EXHIBIT 5 : Letters to Property Owners

EXHIBIT 1 : Meeting Agenda



Community Meeting for Amendment to Existing Monterey Shores PUD Sketch Plan & Use Permit for the Desired Use & Density

Corolla, Currituck County, NC

April 28, 2023

AGENDA

1. General Introduction

- a. Quible & Associates, P.C.
- b. CB Land Development LLC
- c. Currituck County

2. Community Meeting Purpose

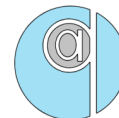
- a. Informal informational meeting regarding Applicant's request to amend the existing Monterey Shores PUD sketch plan and use permit for the desired use and density.
- b. Opportunity to hear comments and concerns as a means of resolving conflicts and issues, where possible.
- c. Opportunity to consider ways of improving the project to better serve the community.

3. Property Location & Zoning

- a. PIN 115E000OPEN0004, 011500003XE0000, 011500000040000, 115E0000RFD0000.
- b. Parcel areas: 1.2 acres, 8.8 acres, 3 acres, (approximate 13 acre total combined) and 0.76 acres.
- c. Current zoning: SFO base District within PUD Overlay. 8.36 acres of commercial designation
- d. Address: 0 Ocean Trl, Corolla and 0 Cruz Bay Ct, Corolla.

4. Development Proposal

- a. The applicant proposes to develop the three existing parcels identified as Map Reference 18 within the amended sketch plan (ASP) into a mixed-use commercial/multifamily development. It is understood that the latest approved ASP is required to be amended to reflect the desired density and open space. It is further understood that any amendment must remain in compliance with the UDO Bulk and Dimensional Standards specified within the Transitional Provisions.
- b. While the ASP is being updated, the applicant also proposes to make the area previously labeled "Reserved Future Development Corolla Bay Sec II", identified as Map Reference 15 within the ASP, two developable SFD lots of record. It is our understanding that while SFD lots had been shown in earlier sketch plans, the previous developer stopped short of establishing this land as a lot(s) of record.
- c. Please acknowledge that the current latest approved ASP includes the following:
 - i. Map Reference 18 has 127 units of residential density already available based upon the latest approved ASP. A total of 132 DUs are requested for the combined parcel area. Therefore, an additional 5 DUs are being requested for the combined parcel.



- ii. Map Reference 15 has 36 units of residential density already available based upon the latest approved ASP. Two additional DUs are requested to make the “reserved future development” parcel two SFD lots of record.
 - iii. Based on i. and ii. above, and the latest approved ASP, this ASP amendment is requesting a total of 7 additional DUs for a total of 754 (a less than 1% increase). The resultant residential density would be 2.417 DU/acre, within the allowed 3 DU/acre.
 - iv. No change is proposed to the previously approved designated commercial area allocation. A total of 8.36 acres of commercial area is already designated for the combined Map Reference 18. The ASP illustrates that the proposed commercial development area is within the approved allocation.
 - v. The previously approved ASP documents 4.057 acres of open space within Map Reference 18. To facilitate the proposed development, the previously approved open space is proposed to be reduced by 1.455 acres to 2.602 acres, which allows 20% of the combined parcel area to be designated as open space (meeting the mixed-use development open space minimum requirement). The overall PUD open space is proposed to reduce to 36.27%, which is above the minimum required amount of 35% for the PUD.
- d. Although this ASP/Use Permit Amendment review process precedes the major site plan and preliminary plat review processes, it is important to acknowledge the following:
- i. A recombination plat is assumed to be required for the combined Map Reference 18 parcel area, which will also involve adjustment of the Herring Street right-of-way bump-out into the subject parcel (slightly increasing parcel area).
 - ii. A major site plan application package would be required to be reviewed for the combined Map Reference 18 including demonstration of the following (along with numerous other requirements):
 - 1. Proposed lot coverage will not exceed 65% maximum allowed.
 - 2. Proposed parking will meet County UDO parking standards.
 - 3. The existing permitted stormwater management facility currently serving the adjacent Villas is proposed to be reconfigured/resized to also manage the required stormwater storage volume generated from the 5-year post development runoff routed back to the 2-year pre-development wooded condition of the Map Reference 18 parcel.
 - 4. It is worth noting that the existing non-jurisdictional wetland pockets have already been approved for Fill/Impact, including Zoning Compliance Permit dated 10/18/2022. It would be preferable to conduct this actual construction activity at the time of the mixed-use development construction project if permit extensions can be granted.
 - iii. A preliminary plat and final plat will be required for the two proposed SFD lots within Map Reference 15.
- e. Timeline and Review Process

5. Questions & Comments

- a. Quible & Associates, Applicant/Developer and County will be available to answer questions and comments.
- b. Comments can be provided in writing on Comment Forms provided or they can be sent to Michael W. Strader, Jr., Quible & Associates, P.C. by email at mstrader@quible.com, phone at 252-491-8147 or by mail addressed to Quible & Associates, P.C. 8466 Caratoke Highway Powells Point NC 27966.

P.O. Drawer 870 ▪ Kitty Hawk, NC 27949
Telephone (252) 491-8147 ▪ Fax (252) -1260

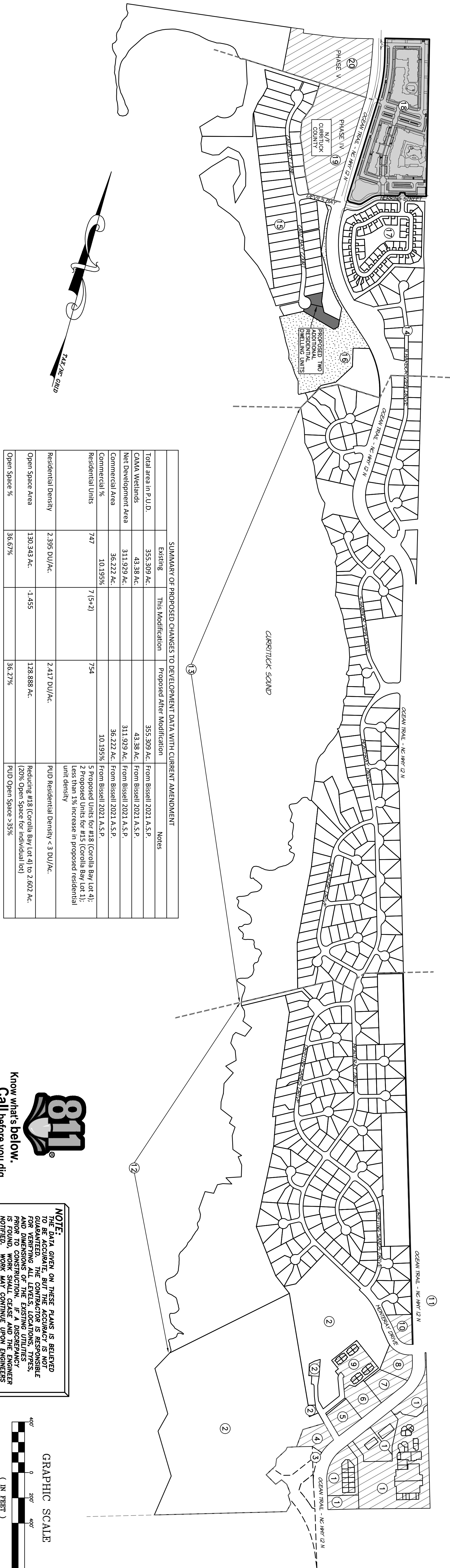
EXHIBIT 2 : Presentation Posters

MONTERAY SHORES P.U.D.

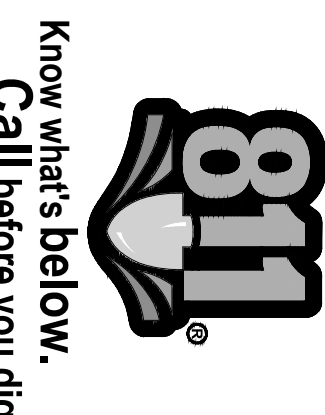
AMENDED SKETCH PLAN

Map Reference	Designation	Total Area (acres)	Carma Wetlands Development	Net Area for Development	Commercial	Residential	Open Space	References	Notes/Comments
1.	South of Phase 2	69.630	9.000	60.630	21,736	52	46,898	P.C. D. SL. 322	Original Commercial Tract
2.	Monterey Plaza	12,785	12,785	12,785	12,785	1,433	36	P.C. K. SL. 49-51	*Change includes 0.549Ac. R/W for Malia Drive, (R/W. Ac. On plat is incorrectly parcel 10 commercial area from 11/20/09 and 1/22/14 A.S.P.'s. Carma area unconfirmed. (2021 A.S.P.) parcel 9 area corrected based on Parcel 3 Corolla Plat.
	"Parcels 7,8,9,10"	48,271	9	39,271	0.22	0.22	42,734		
	Parcel 7	0.22 (1)		0.22			0.119		
	Parcel 8	0.119 (1)		0.119			11,639		
	Parcel 9	11,639 (1)		11,639			30,976		Parcel 10 commercial per last several A.S.P.'s.
	Parcel 10	36,194 (1)		36,194		1,208	36		
3.	NCDOT Residual	0.165		0.165				D.B. 984, P. 113	
4.	Church Parcel 6	0.918		0.918		0.918	1	P.C. G. SL. 205	Now multi-golf parcel
5.	Commercial Lot 4	0.976		0.976		0.976	1	P.C. G. SL. 90	
6.	Commercial Parcel 3	1,114		1,114		1,114		P.C. G. SL. 176	
7.	Commercial Area 1	1,056		1,056		1,056	2	P.C. E. SL. 136	
8.	Commercial Area 2	0.995		0.995		0.995		P.C. E. SL. 137	
9.	Monterey Pines (Parcel 5)	2,093		2,093		1,712	48	P.C. G. SL. 135; P.C. I. SL. 133	Common areas & amenity areas are not credited as open space. Caroline Court R/W acreage overlaps 0.047 Ac. With Malia Dr. R/W (corrected in table); Parcel 5 area also corrected per Condo Plat.
10.	Bank Parcel	0.778		0.778		0.778		P.C. D. SL. 138	Computed from plat
11.	5' Buffer (across from bank)	0.029		0.029		0.029		P.C. D. SL. 202-27; P.C. D. SL. 54-61	34.04 Ac. Open space on plat excludes 2.525 Ac. Well site (was originally included in PH. 1 open space calc)
12.	Phase 2:	93,008		9,83,808		184	36,542	P.C. D. SL. 20-27; P.C. D. SL. 54-61	*43.15 Ac. Open space on plat. Ac. Shown in table is net of 18.08 Ac. WW site included in "South of Phase 2" in table and 2.30 Ac. Well (actually 2.525 Ac. included in Phase 2). Other open space areas (9 and on 1/22/14 A.S.P.'s)
13.	Phase 1:	103,843		3,39		200	19,294	P.C. B. SL. 366-371; 377	*1.35 Ac. Disappeared from Corolla Bay when recombination plat was filed (P.C. J. SL. 126-127); and 0.1 Ac. Difference in Food Lion plats. 218 residential allocated to Phase 3 on A.S.P. dated approved on 3/15/20 and on 1/22/14 A.S.P.'s
	Phase 3:	88,828		84,953		14,46	218	P.C. N. SL. 133	Excludes any reduction due to NCDOT taking.
14.	Corolla Shores	7.24		7.24		19	31,699	P.C. N. SL. 133	
15.	Corolla Bay 1-4	57,448		3,875		53,573		P.C. I. SL. 32-35; P.C. J. SL. 126-127	*Carma wetlands shown on P.C. D. SL. 9-11"
	Section 1 (Lot 1)	20,950*		3,875		16,715	30	P.C. J. SL. 198-200	0.179 Ac. Orland area was lost in recombination of lots 1 & 2 (did not supersede)
	1A (Lot 1)	(included in Lot 1)				6	6	P.C. P. SL. 71	0.018 Ac. Open space from Section 1, omitted from plat
16.	Section 2 (Lot 2)	12,680*		(3)		10	3,504	P.C. Q. SL. 9-11	*Ac. range includes NCDOT R/W acquired (6.47Ac.) and 1.16 Ac. Lost compared to P.C. I. SL. 126-127"
17.	Lot 3 (Wells)	9,844 *	(2)	(3)		83	(57+26)	P.C. L. SL. 123-175	
18.	Lot 4 (Underway)	10,000 *	(2)(5)	(3)		5,353	127	P.C. I. SL. 32-35	Open space and residential allocation per amended sketch plans for P.U.D. (3/15/2010 & 1/22/2014).
	Lot 3 (Residential)(included)	3,007 (5)	(3)			3,007	2,809	P.C. L. SL. 121-179; P.C. M. SL. 160-163	Commercial for Lots 3 & 4 shown as 8.36 Ac. on approved plans. Computer as 8.95 Ac.
19.	Currituck County	10,077		(3)		10,077	8	P.C. H. SL. 221	Open space per amended sketch plans for P.U.D. (3/15/2010 & 1/22/2014)
20.	Corolla Shores V (Food Lot)	14.1		(3)		6.1		P.C. G. SL. 356	*Commercial & open space allocations are from 1/22/2014 ASP (recorded plat shows 14.0 Ac +/-, ASP shows 14.1 used in development calc.)*
Totals		355,309		25,665	329,644	36,222	747	130,343	711 total does not consider any loss of lots in Corolla Shores due to N.C.D.O.T. taking.

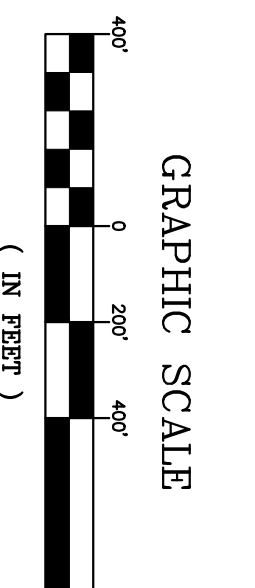
DATA IN TABLE BASED ON LATEST APPROVED AMENDED SKETCH PLAN BY BISSELL PROFESSIONAL GROUP WITH LAST REVISION DATED 9/22/21



SUMMARY OF PROPOSED CHANGES TO DEVELOPMENT DATA WITH CURRENT AMENDMENT			
Existing	This Modification	Proposed After Modification	Notes
Total area in P.U.D.	355,309 AC.	355,309 AC.	From Bissell 2021 A.S.P.
Carma Wetlands	43,38 AC.	43,38 AC.	From Bissell 2021 A.S.P.
Net Development Area	311,929 AC.	311,929 AC.	From Bissell 2021 A.S.P.
Commercial Area	36,222 AC.	36,222 AC.	From Bissell 2021 A.S.P.
Commercial %	10.195%	10.195%	From Bissell 2021 A.S.P.
Residential Units	747	754	5 Proposed Units for #18 (Corolla Bay Lot 4); 2 Proposed Units for #15 (Corolla Bay Lot 1); Less than 1% increase in proposed residential unit density
Residential Density	2.395 DU/AC.	2.417 DU/AC.	PUD Residential Density < 3 DU/AC.
Open Space Area	130,343 AC.	128,888 AC.	Reducing #18 (Corolla Bay Lot 4) to 2,602 Ac. (20% Open Space for individual lots)
Open Space %	36.67%	36.27%	PUD Open Space 35%



NOTE: DATA GIVEN ON THESE PLANS IS BELIEVED TO BE ACCURATE, BUT THE ACCURACY IS NOT GUARANTEED. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, EASEMENTS, AND RIGHTS OF WAY PRIOR TO CONSTRUCTION. IF A DISCREPANCY IS FOUND, WORK SHALL CEASE AND THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY. THE ENGINEER'S NOTICE TO PROCEED.



PROJECT NO. **P99006.3**

DESIGNED BY **OTH**

DRAWN BY **JTM/DLT/OTH**

CHECKED BY **MWS**

ISSUE DATE **2/8/23**

AMENDED SKETCH PLAN

MONTERAY SHORES PUD

POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

NO.	DATE	REVISIONS

VICINITY MAP (COROLLA)
N.T.S.

NC License# C-20208

Quible SINCE 1959

& Associates, P.C.

ENGINEERING** • CONSULTING • PLANNING
ENVIRONMENTAL SCIENCES • SURVEYING**

8466 CAROLINE HWY. 80 CHURCH STREET, SUITE B
ROSELLE POINT, NC 27968 BLACK MOUNTAIN, NC 28711
Phone: (252) 491-8147 Phone: (828) 793-0398
Fax: (252) 491-8146 Fax: (252) 491-8146
admin@quible.com admin@quible.com

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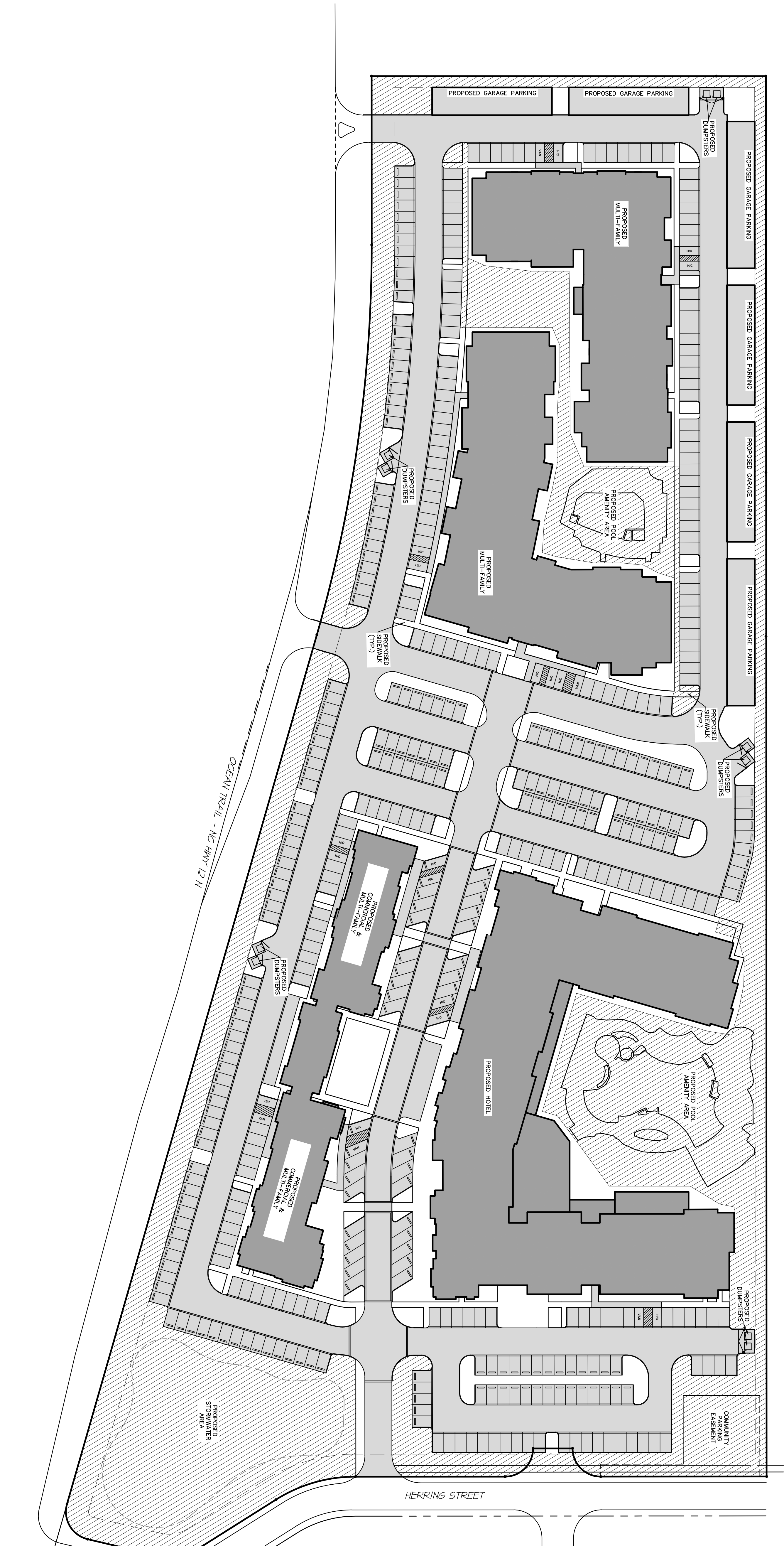
LEGEND

- EXISTING COMMERCIAL AREAS
- EXISTING RESIDENTIAL PARCELS
- NCDOT ACQUIRED PARCEL
- PROPOSED RESIDENTIAL DWELING UNITS
- SUBJECT PARCELS

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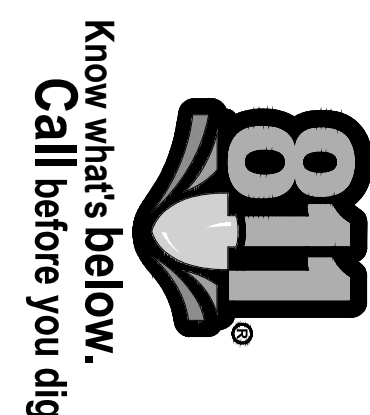


- LEGEND**
- PROPOSED COMMERCIAL BUILDING USE AREA
 - PROPOSED COMMERCIAL PARKING AND DRIVE USE AREA
 - ▨ 8.24 AC. TOTAL COMMERCIAL USE AREA SHOWN FOR CONCEPTUAL VISUALIZATION
 - ▨ PROPOSED OPEN SPACE AREA (20% MIN.) (SHOWN FOR CONCEPTUAL VISUALIZATION. DELINEATION SUBJECT TO CHANGE WITH SITE PLAN)

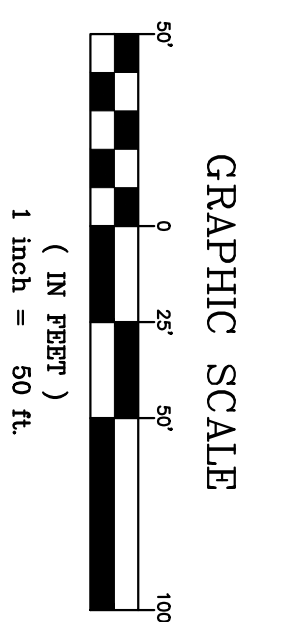
- NOTES:**
1. PROPERTY OWNER: Q&A DEVELOPMENT, LLC
KILL DEWE HILLS, NC 27948
 2. PROPERTY PIV/PO: 9936-44-823/1150000000004
9936-53-0625/0150000000000
9936-53-0153/0150000000000
 3. RECORDED REFERENCE: D.B. 1585, PG. 280
P.C. 1582, 158 284
P.C. L. 51, 177
 4. ZONE: SINGLE FAMILY RESIDENTIAL - OUTER BANKS (SFO) WITH PUD OVERLAY
 5. PROPOSED USE: MIXED USE DEVELOPMENT
 6. PARCEL AREA: 113.00 ACRES (RECOMBINATION PLAT OF THE EXISTING SEPARATE PARCELS)
 7. PROPERTIES ARE LOCATED IN MAP ZONE "X" AND SUBJECT TO CHANGES, BASED ON COMMUNITY CD NO. 370078.
 8. PARCEL 9936, SHEET N. (MAP NUMBER 5729395000) STRIPPING SHEET: 12/2/2018.
 9. ALL UTILITIES SERVING THIS SITE WILL BE PLACED UNDERGROUND
 10. LOT COVERAGE SHALL NOT EXCEED THE MAXIMUM OF 65%
 11. PROPOSED PARKING WILL MEET CURRITUCK COUNTY (UDO) OFF-STREET PARKING STANDARDS.
 12. SKETCH PLAN SHOWN IS PARAGMATIC AND ONLY FOR THE PURPOSE OF AMENDING THE PUD SKETCH PLAN AND UNITS OF DENSITY. SITE PLAN DESIGN WILL RESULT IN CHANGES TO THE LAYOUT SHOWN.

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PHASE III CONCEPT SKETCH

MONTERAY SHORES PUD

POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

NO.	DATE	REVISIONS

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CERTIFICATION

NC License#: C-0208
SINCE 1959

Quible & Associates, P.C.

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ENVIRONMENTAL SCIENCES • SURVEYING**

8466 CARATOKE HWY
FONELLS POINT, NC 27968
Phone: (252) 491-8147
edmin@quible.com

90 CHURCH STREET, SUITE B
BLACK MOUNTAIN, NC 28711
Phone: (828) 793-0398
Fax: (828) 491-8146
edmin@quible.com

SHEET NO. **2**

OF 2 SHEETS

PROJECT NO. P99006.3

DESIGNED BY OTH

DRAWN BY JTM/DLI/OTH

CHECKED BY MWS

ISSUE DATE 4/14/23





Major Subdivision Review Process

Contact Information

Currituck County
Planning and Community Development
153 Courthouse Road, Suite 110
Currituck, NC 27929

Phone: 252.232.3055
Fax: 252.232.3026

Website: www.co.currituck.nc.us/departments/planning-community-development

General

Development of a major subdivision requires approval of a Type I (20 or fewer lots) or Type II (21+ lots) preliminary plat with a use permit, if applicable, construction drawings, and final plat. Preliminary plat and construction drawings may be submitted simultaneously as may preliminary plat and final plat. Also, a conservation and development plan is required for conservation subdivisions (Fee \$50).

Step 1: Pre-application Conference

PUD Amended Sketch Plan/Use Permit, Type I and Type II Preliminary Plat (Optional for Construction Drawings and Final Plat)

The purpose of a pre-application conference is to provide an opportunity for the applicant to determine the submittal requirements and the procedures and standards applicable to an anticipated development application. A pre-application conference is also intended to provide an opportunity for county staff to become familiar with, and offer the applicant preliminary comments about, the scope, features, and impacts of the proposed development, as it relates to the standards in the Unified Development Ordinance (UDO).

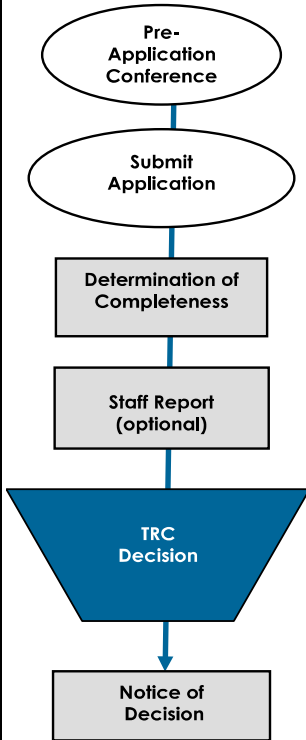
The applicant shall submit drawings that show the location, layout, and main elements of the development to be proposed as part of the application to the Planning and Community Development Department at least three business days before the pre-application conference.

Step 2: Community Meeting

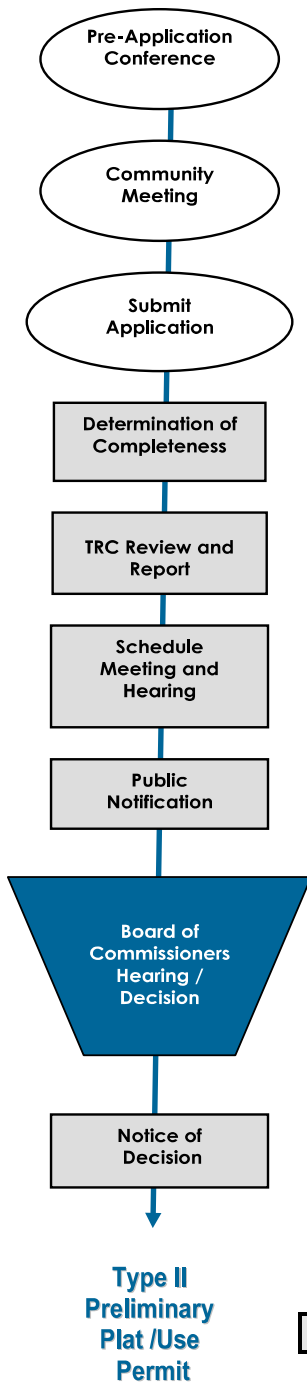
Type II Preliminary Plat

The purpose of the community meeting is to inform owners and occupants of nearby lands about the application for a major subdivision that is going to be reviewed under the UDO, and to provide the applicant an opportunity to hear comments and concerns about the application as a means of resolving conflicts and outstanding issues, where possible.

Community meetings are opportunities for informal communication between applicants and the owners and occupants of nearby lands, and other residents who may be affected by the application.



Type I Preliminary Plat



The community meeting shall comply with the following procedures:

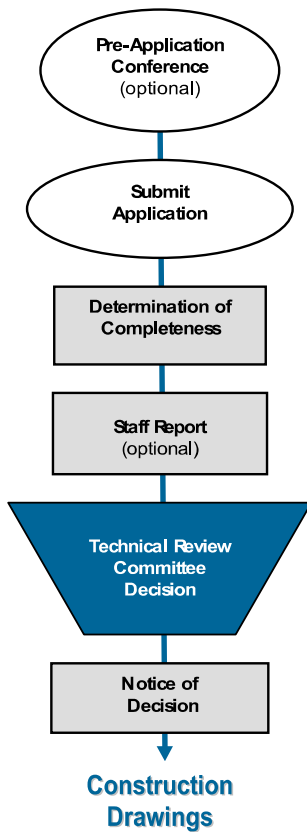
- **Time and Place**
The meeting shall be held at a place that is convenient and accessible to neighbors residing in close proximity to the land subject to the proposed major subdivision.
- **Notification**
 - Mailed Notice
 - The applicant shall mail notice of the meeting a minimum of ten days in advance of the meeting to the Planning Director and to:
 - i. All owners of the land subject to the application;
 - ii. All owners of land within 500 feet of the property lines of land subject to the application (including owners of land located outside the county) whose address is known by reference to the latest ad valorem tax records; and
 - iii. Commanders of military bases located within five miles of the subject application when the development proposal affects the type of uses allowed.
 - Posted Notice
 - The applicant shall post notice of the community meeting on the land subject to the application for at least ten days before the date fixed for the meeting, in a form established by the Planning Director. Signs used for posted notice shall have a minimum size of six square feet per side.
 - Notice Content
 - The notice shall state the time and place of the meeting and general nature of the major subdivision.
- **Conduct of Meeting**
At the meeting, the applicant shall explain the development proposal and application, inform attendees about the application review process, respond to question and concerns neighbors raise about the application, and propose ways to resolve conflicts and concerns.
- **Staff Attendance**
County staff shall attend the meeting for purpose of advising attendees about the applicable provisions of the UDO and the land use plan, but shall not serve as facilitators or become involved in discussions about the proposed major subdivision.
- **Written Summary of Community Meeting**
The applicant shall prepare a written summary of the meeting that includes a list of meeting attendees, a summary of attendee comments, discuss issues related to the major subdivision application, and any other information the applicants deems appropriate. The meeting summary shall be included with the application materials and be made available to the public for inspection.
- **Response to Summary**
Any person attending the community meeting may submit a written response to the applicant's meeting summary to the Planning Director within 30 days after the application is determined complete. The response may state their understanding of attendee comments, discuss issues related to the development proposal, and include any other information they deem appropriate. All written responses to the applicant's summary of the community meeting shall be transmitted to the applicant, included with the application materials, and made available to for public inspection.

Step 3: Application Submittal and Acceptance

PUD Amended Sketch Plan/Use Permit, *Type I and Type II Preliminary Plat, Construction Drawings, Final Plat*

The applicant must submit a complete application packet on or before the application submittal date. A complete application packet consists of the following:

- Completed Currituck County Major Subdivision Application.
- Completed Use Permit Review Standards, if one or more public facilities are within 85% of the maximum capacity for a Type I subdivision and for all Type II subdivisions.
- Amended plan/plat fee (\$250)
- Preliminary Plat application fee (\$100 per lot)
- A plat and development plan drawn to scale.
- For a complete list of submittal requirements, see the design standards checklist.



- Number of Copies Submitted:
 - 3 Copies of the plat and development plans
 - 2 Hard copies of ALL documents
 - 1 PDF digital copy (ex. Compact Disk – e-mail not acceptable) of all plans AND documents

On receiving an application, staff shall, within ten business days, determine whether the application is complete or incomplete. A complete application contains all the information and materials listed above, and is in sufficient detail to evaluate and determine whether it complies with appropriate review standards. If an application is determined to be incomplete, the applicant may correct the deficiencies and resubmit the application for completeness determination. Failure to resubmit a complete application within 45 calendar days after being determined incomplete will result in the application being considered withdrawn.

Step 4: Staff Review and Action

PUD Amended Sketch Plan/Use Permit, Type I and Type II Preliminary Plat, Construction Drawings, Final Plat

Once an application is determined complete, it will be distributed to the Technical Review Committee (TRC). TRC shall review the application, prepare a staff report, and provide a recommendation on the application for a preliminary plat/use permit and a decision for construction drawings and final plats. The staff report may identify and recommend conditions of approval addressing how compliance deficiencies might be corrected and adverse effects of the application might be mitigated.

Step 5: Public Hearing Scheduling and Public Notification

PUD Amended Sketch Plan/Use Permit, Type II Preliminary Plat

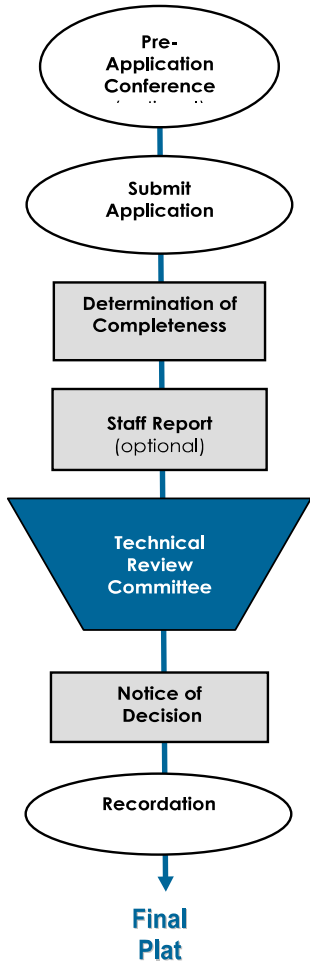
The TRC will provide a recommendation on the application and staff shall ensure that the public hearing is scheduled for a regularly scheduled Board of Commissioners meeting or a meeting specially called for by the Board of Commissioners. The required public hearing with the Board of Commissioners shall be scheduled so there is sufficient time for a staff report to be prepared and for the public notification requirements to be satisfied under state law.

The application shall meet the following public notification requirements:

- **Published Notice**
Staff shall publish a notice of the hearing once a week for two successive calendar weeks in a newspaper having general circulation in the county. The first time notice is published, it shall not be less than 10 days nor more than 25 days before the date fixed for the hearing.
- **Mailed Notice**
Staff shall be responsible for preparing and mailing a written notice between 10 and 25 days before the public hearing. Notice shall be mailed to:
 - All owners of the land subject to the application;
 - The applicant, if different from the land owner;
 - All owners of land within 500 feet of the property lines of land subject to the application (including owners of land located outside the county) whose address is known by reference to the latest ad valorem tax records; and
 - Commanders of military bases located within five miles of the subject application when the development proposal affects the type of uses allowed.
- **Posted Notice**
At least 10 days before the public hearing, posted notice shall be made by staff. A sign shall be placed in a conspicuous location as to be clearly visible to the traveled portion of the respective street. Where the land subject to the notice does not have frontage on a public street, the sign shall be erected on the nearest street right-of-way with an attached notation generally indicating the direction and distance to the land subject to the application.

Step 6: Public Hearing Procedures and Decision-Making Body Review and Decision

PUD Amended Sketch Plan/Use Permit, Type II Preliminary Plat



The applicant must be in attendance at the public hearing. During the public hearing, the Planning Director will present the staff report and any review body findings and recommendation to the Board. The applicant will then have the opportunity to present any information they deem appropriate. The burden of demonstrating that an application complies with applicable review and approval standards of the UDO is on the applicant. The public may be permitted to speak in accordance with the Board of Commissioners rules of procedure, or at their discretion, as appropriate, in support of or in opposition to the application. The applicant and Planning Director may respond to any comments, documents, or materials presented.

The Board of Commissioners shall make one of the following decisions on the application:

- Adoption of the use permit;
- Adoption of the use permit subject to conditions of approval; or
- Denial of the use permit.

A use permit shall be approved on a finding the applicant demonstrates the proposed use will:

- Not endanger the public health or safety;
- Not injure the value of adjoining or abutting lands and will be in harmony with the area in which it is located;
- Be in conformity with the Land Use plan or other officially adopted plan;
- Not exceed the county's ability to provide adequate public facilities, including but not limited to schools, fire and rescue, law enforcement, and other county facilities. Applicable state standards and guidelines shall be followed for determining when public facilities are adequate.



Major Subdivision Application

OFFICIAL USE ONLY:

Case Number: _____
Date Filed: _____
Gate Keeper: _____
Amount Paid: _____

Contact Information**APPLICANT:**

Name: CB LAND DEVELOPMENT LLC
Address: P.O. BOX 90
KILL DEVIL HILLS, NC 27948
Telephone: (252) 441-9003
E-Mail Address: SGUPTA@ICRSAGA.COM

PROPERTY OWNER:

Name: CB LAND DEVELOPMENT LLC
Address: P.O. BOX 90
KILL DEVIL HILLS, NC 27948
Telephone: (252) 441-9003
E-Mail Address: SGUPTA@ICRSAGA.COM

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: SAME

Request

Physical Street Address: 0 OCEAN TRL (NORTHEAST OF INTERSECTN W/ HERRING ST.) & 0 Cruz Bay Ct, Corolla

Parcel Identification Number(s): 115E000OPEN0004, 011500003XE0000, 011500000040000, 115E0000RFD0000

Subdivision Name: COROLLA BAY, COROLLA BAY MINOR SUBD & COROLLA BAY SEC III

Number of Lots or Units: 134 (132+2 DUs)

Phase: 3

TYPE OF SUBMITTAL

- Conservation and Development Plan
- Amended Sketch Plan/Use Permit
- Preliminary Plat (or amended)
 Type I OR Type II
- Construction Drawings (or amended)
- Final Plat (or amended)

TYPE OF SUBDIVISION

- Traditional Development
- Conservation Subdivision
- Planned Unit Development
- Planned Development

I hereby authorize county officials to enter my property for purposes of determining compliance with all applicable standards. All information submitted and required as part of this process shall become public record.

Property Owner(s)/Applicant*

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.**

Community Meeting, if applicable

Date Meeting Held: April 28, 2023

Meeting Location: Corolla Library

Use Permit Review Standards, if applicable

PUD Amended Sketch Plan/Use Permit, Type II Preliminary Plat

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

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 use permit.

A. The use will not endanger the public health or safety.

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.

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

D. The use will not exceed the county's ability to provide adequate public facilities, including, but not limited to, schools, fire and rescue, law enforcement, and other county facilities. Applicable state standards and guidelines shall be followed for determining when public facilities are adequate.

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.

Property Owner(s)/Applicant*

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.**

Major Subdivision Design Standards Checklist

The table below depicts the design standards for a major subdivision. Please make sure to include all applicable listed items to ensure all appropriate standards are reviewed.

	Preliminary Plat	Construction Drawings	Final Plat
GENERAL AND ZONING			
Name of Subdivision, Township, County, State	X	X	X
Name, signature, license number, seal, and address of engineer, land surveyor, architect, planner, and/or landscape architect involved in preparation of the plat	X	X	X
Property owner(s) name and address	X	X	X
Site address and parcel identification number	X	X	X
North arrow and scale (1" = 100' or larger)	X	X	X
Vicinity map showing property's general location in relation to streets, railroads, and waterways	X	X	X
Zoning classification of the property and surrounding properties	X		
All applicable certificates and statements as listed in Section 3.1.1 of the Administrative Manual			X
A scaled drawing showing the following existing features within the property and within 50' of the existing property lines: boundary lines, total acreage, adjacent use types, sidewalks and pedestrian circulation courses, streets, rights-of-way, easements, structures, septic systems, wells, utilities lines (water, sewer, telephone, electric, lighting, and cable TV), fire hydrant, culverts, stormwater infrastructure (drainage pipes, ditches, etc.), water bodies, wooded areas, and cemeteries	X	X	X
Lot layout including lot line locations and dimension, total number of lots, total lot area, and lot numbers for entire tract (No future development area left undefined)	X	X	X
Location or areas to be used for non-residential and multi-family purposes, if applicable	X	X	X
Location of recreation and park area dedication (or payment in-lieu)	X	X	X
Proposed landscape plan including common areas, open space set-aside configuration and schedule, required buffers, fences and walls, and tree protection plan. Open space calculations must be shown on plat	X	X	
As-built for landscaping including street trees, heritage trees, and required buffers, fences, and walls. Open space calculations must be shown on plat			X
Water access and recreational equipment storage locations, if applicable	X	X	X
Cultural resources protection plan, if applicable	X	X	X
Zoning conditions and/or overlay standards listed on plat	X	X	X
Contour intervals of two feet, if required by the administrator	X	X	
Phasing schedule, if applicable	X	X	

	Preliminary Plat	Construction Drawings	Final Plat
ENVIRONMENTAL PROTECTION			
Location of all designated Areas of Environmental Concern or other such areas which are environmentally sensitive on the property, such as Maritime Forest, CAMA, 404, or 401 wetlands as defined by the appropriate agency	X	X	X
Flood Zone line and Base Flood Elevation as delineated on the "Flood Insurance Rate Maps/Study Currituck County"	X	X	X
Delineate all soil series based on Currituck County Soils Map or NC Licensed Soil Scientist.	X		
STREETS, STORMWATER, AND INFRASTRUCTURE			
Approximate location of streets, sidewalks, pedestrian circulation paths, and utilities	X		
Street name(s) as approved by GIS	X	X	X
Sight triangles	X	X	X
Street connectivity index	X		
Location and type of site identification signs, traffic control signs, street name signs, and directional signs.		X	
Proposed street, stormwater management infrastructure, and utility construction drawings including water, sanitary sewer, telephone, electric, fire hydrant, lighting, and cable TV. Drawings must include design data, details, and profiles.		X	
Proposed lighting plan, if street lights are proposed	X	X	
Stormwater management narrative, approximate BMP locations, and preliminary grading plan	X		
Final stormwater management narrative, BMP locations, and grading plan		X	
Building pad and first floor elevation, including datum		X	X
Engineering certificate of all required improvements installed (streets, water/sewer lines, stormwater management, and lighting)			X
As-builts for streets, stormwater management infrastructure, lighting (if applicable), sidewalks, pedestrian circulation paths, and utility construction drawings including water, sanitary sewer, telephone, electric, fire hydrant, lighting, and cable TV			X
Moumentation set and control corner(s) established			X
PERMITS AND OTHER DOCUMENTATION			
ARHS septic evaluations for each individual lot or letter of commitment from centralized sewer service provider	X		
NCDEQ wastewater line extension permit, if applicable		X	
NCDEQ wastewater plant construction permit, if applicable		X	
NCDEQ wastewater system completion/connection certifications for central systems and permit to authorize wastewater flows if a dry-line construction permit was previously issued			X
NCDEQ waterline extension permit, if applicable		X	
NCDEQ waterline acceptance certification			X

	Preliminary Plat	Construction Drawings	Final Plat
Water/sewer district documents and approvals, if applicable			X
NCDEQ approved stormwater permit (including application, plan, narrative, and calculations)		X	
NCDEQ approved Soil Erosion and Sedimentation Control plan and permit		X	
NCDEQ Coastal Area Management Act permits for improvements, if applicable		X	
NCDOT driveway permit		X	
NCDOT right-of-way encroachment agreement		X	
NCDOT pavement certification with asphalt test data			X
Street, open space, and stormwater infrastructure performance guarantees, if applicable			X
Fire chief certification for dry hydrant installation, if applicable			X
Geological analysis for development or use of land containing a significant dune, if applicable	X		
Economic and public facilities impact narrative, if required by administrator	X		
Copy of Homeowner's Association documents, restrictive covenants which are to be recorded, and establishment of reserve fund account.			X
ADDITIONAL INFORMATION FOR CONSERVATION SUBDIVISION			
Approved conservation and development plan	X		
Proposed density per acre (not including CAMA wetlands)	X		
Minimum lot area, lot width, setbacks, and lot coverage	X	X	X
Screening from major arterials	X		

Amended Sketch Plan/Special Use Permit Submittal Checklist

Staff will use the following checklist to determine the completeness of your application within ten business days of submittal. Please make sure all the listed items are included. Staff shall not process an application for further review until it is determined to be complete.

Amended Sketch Plan/Special Use Permit Submittal Checklist

Date Received: _____

TRC Date: _____

Project Name: COROLLA BAY COMMERCIAL LOT 4R

Applicant/Property Owner: CB LAND DEVELOPMENT LLC

Amended Sketch Plan/Use Permit Submittal Checklist

1	Complete Major Subdivision application and Use Permit Review Standards	
2	Application fee (\$250)	
3	Community meeting written summary	
4	Amended Sketch Plan	
5	Architectural elevations, if applicable	N/A
6	2 copies of plans	
7	2 hard copies of ALL documents	
8	1 PDF digital copy of all plans AND documents (ex. Compact Disk – e-mail not acceptable)	

For Staff Only

Pre-application Conference

Pre-application Conference was held on _____ and the following people were present:

Comments



CURRITUCK COUNTY PLANNING & ZONING – APPLICATION SUBMITTAL SCHEDULE

RECOMMENDED PRE-APPLICATION MEETING WEEK	APPLICATION SUBMITTAL DATE	TRC MEETING	TRC COMMENTS TO APPLICANT	TRC REVISIONS DEADLINE	PLANNING BOARD MEETING	BOC MEETING 6:00 PM Preliminary Plat/Use Permit	BOC MEETING 6:00 PM Rezoning/Ext Amendment
January 16, 2023	January 26, 2023	February 8, 2023	February 9, 2023	February 23, 2023	April 11, 2023	April 17, 2023	May 1, 2023
February 13, 2023	February 23, 2023	March 8, 2023	March 9, 2023	March 23, 2023	May 9, 2023	May 15, 2023	June 5, 2023
March 13, 2023	March 23, 2023	April 12, 2023	April 13, 2023	April 27, 2023	June 13, 2023	June 19, 2023	July 3, 2023
April 17, 2023	April 27, 2023	May 10, 2023	May 11, 2023	May 25, 2023	July 11, 2023	July 17, 2023	August 7, 2023
May 15, 2023	May 25, 2023	June 14, 2023	June 15, 2023	June 22, 2023	August 8, 2023	August 21, 2023	September 5, 2023
June 12, 2023	June 22, 2023	July 12, 2023	July 13, 2023	July 27, 2023	September 12, 2023	September 18, 2023	October 2, 2023
July 17, 2023	July 27, 2023	August 9, 2023	August 10, 2023	August 24, 2023	October 10, 2023	October 16, 2023	November 6, 2023
August 14, 2023	August 24, 2023	September 13, 2023	September 14, 2023	September 28, 2023	November 14, 2023	November 20, 2023	December 4, 2023
September 18, 2023	September 28, 2023	October 11, 2023	October 12, 2023	October 26, 2023	December 12, 2023	December 18, 2023	January 2, 2024
October 16, 2023	October 26, 2023	November 8, 2023	November 9, 2023	November 16, 2023	January 9, 2024	January 16, 2024	February 5, 2024
November 13, 2023	November 16, 2023	December 13, 2023	December 14, 2023	December 14, 2023	February 13, 2024	February 19, 2024	March 4, 2024
December 4, 2023	December 14, 2023	January 10, 2024	January 11, 2023	January 25, 2024	March 12, 2024	March 18, 2024	April 1, 2024
January 15, 2024	January 25, 2024	February 14, 2024	February 15, 2023	February 22, 2024	April 9, 2024	April 15, 2024	May 6, 2024

Applications to be reviewed by the Technical Review Committee (TRC), Planning Board (PB), or Board of Commissioners (BOC), must follow the specified submittal schedule. Submittal deadlines are firm and shall not be waived. To avoid late or incomplete submissions, it is recommended that an applicant submit all required materials in advance of the submittal date deadline. An appointment with the Development Services Department - Planning & Zoning Division, 252-232-3055, is necessary for all application submittals with an appointment deadline of 12:00 PM.

EXHIBIT 3 : Attendance Sign-In Sheet



Community Meeting for Amendment to Existing Monterey Shores PUD Sketch Plan & Use Permit for the Desired Use & Density

Corolla, Currituck County, North Carolina
 Quible & Associates Project No. 22206

The Following Persons Were in Attendance of the Community Meeting on April 28, 2023

#	Name	Company / Organization / Address	Telephone No.	Fax No.	Email
1.	Michael Strader	Quible & Associates, P.C.	(252) 491-8147	(252) 491-8146	mstrader@quible.com
2.	Tripp Ambler		(904) 495-7109		Tripsn@aol.com
3.	Jordan Smith		804-539-2624		dashmiria@gmail.com
4.	Mark Rasetti		203-482-2656		mrasetti@charter.net
5.	Chris Beck		518-366-2470		christophybeck35@gmail.com
6.	David Dolberg		703-405-5911		dbddc@icloud.com
7.	Jean Dolberg		703-447-4007		jdolberg@gmail.com
8.	ART MERWICK/Lee Henrick		412-913-6620		ARTMERWICK@VERIZON.NE
9.	Fred D. Cocco	1002 Cruz Bay Ln	610-283-1080		fredcocco125@gmail.com
10.	Kurt Yantz & Deborah Yantz	1023 Cruz Bay Ln	703-989-7857		ddccar107@gmail.com valrefacility@aol.com
11.	Dennis & Mary K. Ambrose	1002 Corolla Dr.	252-200-9876 252-202-9875		dumbh.27927@gmail.com
12.	John Ambrose	1002 Corolla Dr.	252-202-9876		johnambrose@gmail.com
13.	TONY CERVI		757-876-4643		tcervi@cox.net
14.	BARBARA MARZETTI	CEA			info@corollacivicassociation.com
15.	Donna + Jan Hartley	1011 Cruz Bay Lane	(609) 941-4426		dhartley27@gmail.com
16.	Prem Gupta	4001 Ivy Lane			vgupta@icloud.com
17.	Lynn Cook	995 Lane Garden Bay Circle	804-304-0197		LCCC3@Aol.com
18.	Scott + Sue Avery	777 Galileo Rd			sueavery@icloud.com



Community Meeting for Amendment to Existing Monterey Shores PUD Sketch Plan & Use Permit for the Desired Use & Density

Corolla, Currituck County, North Carolina
 Quible & Associates Project No. 22206

The Following Persons Were in Attendance of the Community Meeting on April 28, 2023

#	Name	Company / Organization / Address	Telephone No.	Fax No.	Email
19.	TIM BOSTAPH	WHALEHEAD PROPERTY OWNERS ASSN	202.297.9378		tbostaph1948@Gmail
20.	Wayne Evans	Corolla Civic Assn.	412.817.2274		sheer.waters@comcast.net
21.	Liz & Richard Thorpe	Soundfront Cruz Bay	571-264-2207		eg544@hotmail.com
22.	JANIS Timberlake	Ocean Sands sec F	703 475-7654		janis_timberlake@yahoo.com
23.	RAY/DUANE CLARK	Cruz Bay Lane	703 919 6372		clarks15tr@aol.com
24.	Bob / Ray Spillman	Corolla Light	854-615-0586		duspillman59@gmail.com
25.	Amy & Mark Adams	Corolla Light	703.795.8934		amyadams78@gmail.com
26.	Ben Strike/leather	CLCA	858-453-2455		ben@comllc-light.com
27.	Janet McComas	GM Inn at Corolla	252-453-3346		management@innatcorolla.com
28.	BRENNAN O'CONNOR	CONROCK DR.			MEDIC NYC @GMAIL.COM
29.	Ben Watson	Corolla Civic Assn			Ben.Watson@quible.com
30.	Debra Manning	Corolla Civic Assn			h3h3h3@comcast.net
31.	Elizabeth Hinman	President			
32.	Joseph Elwell	1020 Corolla DR.			FOREST48@AOL.COM
33.	David Lubelski	Cumtuck County Planning	232-6033		DVID.LUBELSKI@CUMTUCKCOUNTYNC.GOV
34.	Nadeen Dashti	Quible & Associates, P.C.			nadehti@quible.com
35.	Sumit Gupta	SAGA	252-441-9003		sgupta@icisaga.com
36.	Bob Howsafe	SAGA	252-305-2696		bhowsafe@icisaga.com

MD



Community Meeting for Amendment to Existing Monterey Shores PUD Sketch Plan & Use Permit for the Desired Use & Density

Corolla, Currituck County, North Carolina
Quible & Associates Project No. 22206

The Following Persons Were in Attendance of the Community Meeting on April 28, 2023

#	Name	Company / Organization / Address	Telephone No.	Fax No.	Email
37.	Erin Dunigan	SAGA	252-441-9003		Edunigan@ist.sage.com
38.					
39.					
40.					
41.					
42.					
43.					
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EXHIBIT 4 : Community Member Comment Sheet

April 28, 2023 Meeting -- SFD 0 Cruz Bay Ct, Corolla -- Map Reference 1,

Hi Mike,

Let me first say, that I currently do not have any objection to the 2 SFD lots being proposed for development on Cruz Bay, but I do have concerns/questions regarding proposed path/distribution of any storm water for those lots.

This is the recent history of the situation as we have witnessed or been told by county officials or construction contractors doing work in the vicinity. Originally, all of the Cruz Bay lots were suppose to be drained by typical almost ditch like swales. Reportedly, around two years ago, a change to the original plan was made to lower the level of lot 981 and replace the approved above ground swale, on it's southern end, with an underground swale. This underground swale would lay from the front of 981 to the larger storm drain pipe located between Cruz Bay and Route 12. Also, when we purchased 981, SAGA stated that we had to approve the removal of a large live oak tree in the southern front point of the lot to allow the underground swale pipe to be installed. Otherwise out backyard would flood.

The way I understand the current storm water removal, from Cruz Bay, is that storm water from the southern end of Cruz Bay collects in the above ground sweale/ditches of each home. Then travels sound side, south to north, to the Cruz Bay neighborhood exit. At that point the storm water then crosses under Cruz Bay road to the north south side of Cruz Bay and travels north to south, along the above ground swale/ditches of each semi-sound front home, down to the underground swale that starts at the curb, in front of lot 981. This underground swales direction lays on the southern side of our fence and connects to the storm drain, that runs north to south at the back of our lot, along Rt 12 , which in turn travels southward to the retention/storage pond in the woods.

Presently the underground swale does not appear to work, since storm water just pools in the above ground swale's along the front of lots 981 and 983 etc., until it either evaporates or is absorbed into the ground. Therefore, we have not observed positive drainage flow out of the neighborhood through this pipe to the pipe that runs along Rt 12. The storm water was to collect in the above ground swale/ditch, run through the below ground swell to the storm drain, at the back of our lot and travel on to the retention/storage pond. However, I do have a video, of the storm water traveling *out of* the underground swale and out into the street of Cruz Bay.

This drainage solution brought about other negative impacts to our lot at 981. There are now two swales on the south side of our lot. The County says there should have been one. There is the underground swale for all homes on the south end of Cruz Bay and when 981 was graded an above ground swale for any storm water from the south side of our house flows into it. Another undesirable result of the lot grading, for the underground swale, is that the grade from our ground floor back door to our pool was cut in such a way that the area now acts like a trough and storm water collects in this trough and has flooded our pool more than once. Would that now make our pool the 3rd retention pond for Cruz Bay? The underground swale, the ditch in front of our lot and our pool. If pools are viable retention pond solutions, then make them solutions for all the homes on the sound side and remove the underground swale and regrade Cruz Bay Road so the pitch does not send all the storm

runoff into the ditch with the underground swale and instead all the homes along the southern end of it share in the storm runoff.

As a side note, we voiced our concerns about the lot grading that causes our pool to flood to SAGA last year and we were told by the personnel care representative, that SAGA had no control over storm runoff. We then called Alpha Landscaping who did all the lot work for SAGA on Cruz Bay, to see what kinds of solutions were available to mitigate our pool and pool area from flooding. Alpha Landscaping proposed sock drains on either side of the pool concrete deck. When I called and tried to schedule the work they basically told me they were too busy. Also, when I submitted a quote to the Soundfront at Cruz Bay HOA for gutters I was told that a consideration for approval of any solution would be that I did not flood out my neighbor's lots. Given what goes on with storm water mitigation at lot 981, I thought that response was quite hilarious.

So you have to wonder if the pipe was laid incorrectly or if the storm water plan was only to look good enough on paper, and therefore appeared as a viable solution, to then request approval to develop the wet land lots across the street at 982, 980, 978 and maybe others on the sound side of Cruz Bay and probably the 2 new proposed SFD lots in the Monetary Shores PUD.

If you watch, the path of any storm water that falls, I believe you would come to the same conclusion that whatever plan was approved by the county for the storm water is not working.

Also, I was told by the county, that once all of Cruz Bay is developed, that the HOA will be addressing the egress path of storm water and addressing any problems. Is it true? Will it be on hold until the 2 new proposed SFD lots are completed?

If this is true, cost is another concern of mine. If the cost of the proposed plan prior to development is to be the financial burden of the developer/county, then would any revised plan the HOA puts forth correcting the original plan that failed, be the financial burden of the developer/county or does the plan to correct the developer/county failed plan become the burden of the homeowners thru the HOA fee increases? Would that be a reasonable financial burden for the homeowners to bear?

So basically, right now, the above ground swale, at the curb, in front of our lot, is a drainage/retention pond for at least the southern end of Cruz Bay. So no, I don't want one more, two more or ten more houses planned for the southern end of the Cruz Bay cul-de-sac if my lot and pool will be used for the drainage/retention pond.

We picked our lot because it was the highest lot on the south end of Cruz Bay, now, I assume because of the desire to develop the wetland lots on the sound side, is why now, it is the lowest. Any additional drainage volume from this proposed wetlands development to an already broken system will only exacerbate this issue. So if approval of the 2 additional lots further compounds the problems we are having with draining storm water, then no, no approvals for more lots on the south side of Cruz Bay until the current storm water problems are corrected because they currently appear very broken.

Liz and Richard Thorpe
981 Cruz Bay

Michael Strader

From: Suzanne Turnipseed <sturnips@me.com>
Sent: Tuesday, April 25, 2023 7:21 PM
To: Michael Strader
Subject: Community Meeting Friday April 28 - concerns

Hi Michael,

It was very nice to speak with you last week about the plans to amend the Monterey Shores PUD. Since then I've had a chance to review preliminary plans and have a few questions/concerns.

- 1) What are the developers plans to upgrade the current infrastructure to accommodate 132 housing units + hotel and commercial businesses? Can the current utilities meet the increased demand?
- 2) Will the developer pay to widened the streets, add traffic lights and cross walks for pedestrian & vehicular safety at the intersection of Rt 12, Herring, & Devils Bay?
- 3) What are the County/Developer's plans to upgrade the Herring St beach access to accommodate several hundred more people on our beach during peak season?
- 4) What is the County's plan to service the area for emergency response including sheriff's , firemen, EMT's? It's been a challenge recently and will worsen with the addition hundreds of visitors being added to the area.
- 5) There is no medical care, pharmacies, or urgent care in Corolla. What are the County's plans to attract a pharmacy, hospital, or urgent care? We are sitting on a ticking time bomb between this new high density community and the bridge coming in the not so distant future.

I won't be able to attend the meeting in person and would appreciate a Zoom meeting link be provided. If not please make sure my concerns are aired.

Thanks you,

Suzanne Turnipseed
1008 Cruz Bay Ln

Sent from my iPhone

Nadeen Dashti

From: Nadeen Dashti
Sent: Thursday, May 4, 2023 11:29 AM
To: Ben@corolla-light.com
Subject: Monterey Shores P.U.D. Sketch Plan
Attachments: P22206 - PUD AMENDED SKETCH 2023-04-24.pdf

Good Morning Ben,

I received your voice mail about wanting a copy of the sketch plan that was presented during the community meeting for Monterey Shores P.U.D. Please see the attached and let me know if you have any questions.

Thank you,

Nadeen Dashti, EI.
Engineer Intern
Quible & Associates, P.C.
8466 Caratoke Highway, Bldg 400
Powells Point, NC 27966
P.O. Drawer 870
Kitty Hawk, NC 27949
t 252.491.8147
f 252.491.8146
m 252.455.4366
www.quible.com



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Nadeen Dashti

From: Dan Elling <danelling@hotmail.com>
Sent: Friday, April 21, 2023 5:30 PM
To: Michael Strader
Cc: Bob Howsare; Jeff Shields (jeff@seaside-management.com)
Subject: Re: More info

Ha! I guess you would know what I was talking about then!

I don't know that I'll be able to make it down, it's my daughter's 17th bday on the 28th.

From: Michael Strader <MStrader@quible.com>
Date: Friday, April 21, 2023 at 4:47 PM
To: Dan Elling <danelling@hotmail.com>
Cc: Bob Howsare <bhowsare@icrsaga.com>, "Jeff Shields (jeff@seaside-management.com)" <jeff@seaside-management.com>
Subject: RE: More info

Dan,

Good afternoon. I like your style. I've spoken with your Villas Association President as well as the Villas property manager, in addition to a handful of other interested property owners. There are no concrete plans as this is just a meeting to discuss amending the existing Planned Unit Development (PUD) by an additional 7 residential dwelling units and slightly reducing the open space accordingly. There will be a copy of the amended sketch plan displayed at the community meeting, but we're not at liberty to share uncontrollably prior.

We'll explain the process at the meeting, but so you're aware, we held a pre-application conference with the County, scheduled the community meeting, will hold the community meeting Friday, a community meeting report is prepared and included within an application package that gets submitted to the County, the County Technical Review Committee (TRC) reviews the application and makes recommendation to the County Planning Board, The Planning Board reviews the application, a public hearing takes place at the County Board of Commissioners meeting prior to the Board making a decision. Upon an approval by the Board, the PUD Sketch Plan is then approved. At that point, site plan design and permitting and building design can occur. It is a long, deliberate process.

My son is in hospital administration, so the acronyms provided some casual humor. I appreciate and respect whatever you do for the health care profession.

If we don't get to meet Friday, I hope that you will converse with your Association President and/or Property Manager.

Respectfully,

Michael W. Strader, Jr., P.E.
Director of Engineering
Quible & Associates, P.C.
8466 Caratoke Highway, Bldg 400
Powells Point, NC 27966
P.O. Drawer 870

Kitty Hawk, NC 27949
t 252.491.8147
m 252.207.6751
www.quible.com



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From: Dan Elling <danelling@hotmail.com>
Sent: Friday, April 21, 2023 2:34 PM
To: Michael Strader <MStrader@quible.com>
Cc: Bob Howsare <bhowsare@icrsaga.com>; Jeff Shields (jeff@seaside-management.com) <jeff@seaside-management.com>
Subject: Re: More info

I have no idea what a PUD Sketch Plan is or what the existing plan was. I started talking about DRGs, CMGs, ASP, WAC, and SNFs to you, you wouldn't have any idea what I was talking about.

I live 300 miles away, so being provided a one week heads up about a consequential meeting isn't all that helpful. Further, it's 2023, the country has been doing video conferences for over three years on multiple free platforms (MS Teams, Zoom, etc). Is there a video conference function for those who don't reside in Corolla full time? Can you share the existing drawings and the drawings that contain the proposed changes?

What is the process? Will there be a vote by the community? By the county commissioners? Or is this simple a check the box exercise where you listen to homeowners complain for 60 minutes and move forward with your project anyway?

Dan

From: Michael Strader <MStrader@quible.com>
Date: Friday, April 21, 2023 at 10:56 AM
To: Dan Elling <danelling@hotmail.com>
Cc: Bob Howsare <bhowsare@icrsaga.com>, "Jeff Shields (jeff@seaside-management.com)" <jeff@seaside-management.com>
Subject: RE: More info

Dan,

Good morning. Sure, we have no issue sharing information about the project as the Applicant intends to be transparent. As mentioned in the notification letter, a community meeting will be hosted at the Corolla Library on Friday, April 28th at 4pm.

There are two components of the application to amend the existing Monterey Shores PUD Sketch Plan. The first is to continue the earlier plans to plat two additional single-family lots at the south end of Cruz Bay Ct

within the existing parcel described as “Reserved Future Development” which is identified as Parcel ID Number 115E0000RFD0000. An increase of 2 residential units of density is being requested.

The second component of the request is to continue development of the three existing vacant parcels identified as Parcel ID Numbers 011500000040000, 011500003XE0000, and 115E0000OPEN0004, totaling 13 acres. Please acknowledge that the approved sketch plan on record already allows for the mixed use development on the subject parcels consisting of 8.36 acres and 127 units of residential density. The Applicant is proposing to amend the previously approved amended sketch plan to add 5 additional units of residential density while leaving the previously approved 8.36 acres of commercial area as-is.

All in all, the only changes being requested by the Applicant to the previously approved PUD sketch plan are to increase the units of residential density by 7 and to reduce the open space by 1.455 acres. The PUD will remain compliant with the density, commercial area, and open space requirements set forth by the County UDO.

Please confirm receipt and feel free to attend the community meeting.

Respectfully,

Michael W. Strader, Jr., P.E.
Director of Engineering
Quible & Associates, P.C.
8466 Caratoke Highway, Bldg 400
Powells Point, NC 27966
P.O. Drawer 870
Kitty Hawk, NC 27949
t 252.491.8147
m 252.207.6751
www.quible.com



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From: Dan Elling <danelling@hotmail.com>
Sent: Friday, April 21, 2023 7:11 AM
To: Michael Strader <MStrader@quible.com>
Subject: More info

Michael,

I would like more information about the project discussed in this extremely (purposefully?) vague letter.

Dan

Quible

Quible & Associates, P.C.

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SINCE 1957

P.O. Box 670
27010 WARE, NC 27689
Phone: 252-491-8147
Fax: 252-491-8148
www.quible.com

April 17, 2023

ELLING, DANIEL W
ELLING, SONYA D
3904 TERRY PL
ALEXANDRIA, VA 22304

Re: Notice of Community Meeting
Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

Dear Property Owner(s),

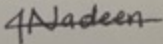
Please be advised that on behalf of CB Land Development, LLC (Applicant), Quible & Associates, P.C. will conduct a community meeting on April 28, 2023 at 4:00 p.m. at the Corolla Library located at 1123 Ocean Trail in Corolla.

The purpose of the meeting is to inform the community of CB Land Development's intention to amend the existing Monterey Shores PUD Sketch Plan and use permit for the desired use and density. The subject parcels are identified as Parcel Numbers 115E0000OPEN0004, 011500003XE0000, 011500000040000, 115E0000RFD0000 and are located on 0 Ocean Trl and 0 Cruz Bay Ct (identified as Future Development Parcel) in Corolla, Currituck County.

The Applicant proposes to develop the three existing parcels into a mixed-use commercial/multifamily development. The Applicant also proposes to make another area, identified as Future Development Parcel, within the Amended Sketch Plan into two developable SFD lots of record.

All persons having an interest in this matter are invited to attend the informational meeting. Further information regarding the proposed amendment to the PUD sketch plan and Use Permit may be obtained by contacting Michael Strader of Quible & Associates, P.C. by phone at 252-491-8147 or by email at mstrader@quible.com.

Sincerely,
Quible & Associates, P.C.



Nadeen Dashti, E.I.

Cc file
CB Land Development, LLC
Currituck County Planning, Attn: Donna Voliva

Sent from my iPhone

Nadeen Dashti

From: Michael Strader
Sent: Friday, April 21, 2023 6:14 PM
To: Victor LoPreto
Cc: Bob Howsare
Subject: RE: Letter

Victor,

Good afternoon. Sure, we have no issue sharing information about the project as the Applicant intends to be transparent. As mentioned in the notification letter, a community meeting will be hosted at the Corolla Library on Friday, April 28th at 4pm.

There are two components of the application to amend the existing Monterey Shores Planned Unit Development (PUD) Sketch Plan. The first is to continue the earlier plans to plat two additional single-family lots at the south end of Cruz Bay Ct within the existing parcel described as "Reserved Future Development" which is identified as Parcel ID Number 115E0000RFD0000. An increase of 2 residential units of density is being requested.

The second component of the request is to continue development of the three existing vacant parcels identified as Parcel ID Numbers 011500000040000, 011500003XE0000, and 115E0000OPEN0004, totaling 13 acres. Please acknowledge that the approved sketch plan on record already allows for the mixed use development on the subject parcels consisting of 8.36 acres and 127 units of residential density. The Applicant is proposing to amend the previously approved amended sketch plan to add 5 additional units of residential density while leaving the previously approved 8.36 acres of commercial area as-is.

All in all, the only changes being requested by the Applicant to the previously approved PUD sketch plan are to increase the units of residential density by 7 and to reduce the open space by 1.455 acres. The PUD will remain compliant with the density, commercial area, and open space requirements set forth by the County UDO.

The Applicant is intent on providing a quality, high-end product and would likely phase the development so not extending out further than sensible. Please confirm receipt and feel free to attend the community meeting.

Respectfully,

Michael W. Strader, Jr., P.E.
Director of Engineering
Quible & Associates, P.C.
8466 Caratoke Highway, Bldg 400
Powells Point, NC 27966
P.O. Drawer 870
Kitty Hawk, NC 27949
t 252.491.8147
m 252.207.6751
www.quible.com



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From: Victor LoPreto <lopreto2537@gmail.com>

Sent: Friday, April 21, 2023 5:27 PM

To: Michael Strader <MStrader@quible.com>

Subject: Letter

Sir,

Hello. I received the attached letter from you.

I had assumed something was being done, as the property to the rear of my home, at 1018 Corolla Drive has been marked and surveyed again (I think this the 4th time).

Do you have any further information on what is planned to go behind the homes on my section of Corolla Drive which you can provide me with at this time?

I am not apposed to this area being developed, as we have always anticipated this over the past 23 years.

I am just hoping it is going to be developed with something that fits the area, such as an additional road behind our homes with single family homes as opposed multi-unit development which must be entered off of Route 12 causing traffic issues.

Moreover with the direction the present economy is taking, my biggest fear is a development company coming in and bulldozing the land in this area flat and than leaving the area as a vacant, sparse, sand lot waiting for the economy to turn around, at which time they sell the property to the next developer some 10 years from now. Which as you know happens way to often in our area.

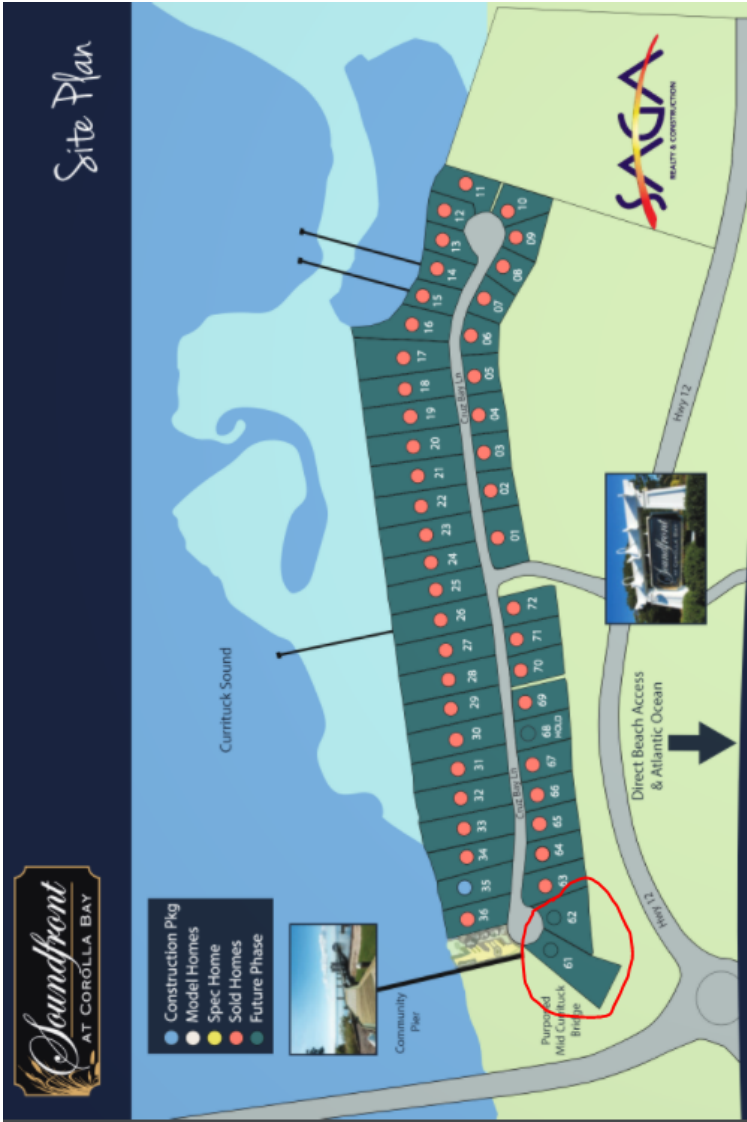
Thank you in advance,
Victor LoPreto
1018 Corolla Drive
Corolla N.C. 27927

Nadeen Dashti

From: Jason Stultz <jasonstultz@gmail.com>
Sent: Tuesday, April 25, 2023 11:51 AM
To: Michael Strader
Subject: Re: Notice of Community Meeting

Thank you! I remember seeing these in the original site plans

Have a good day



On Tue, Apr 25, 2023 at 11:49 AM Michael Strader <MStrader@quible.com> wrote:

Jason,

Attached for reference is an exhibit from County GIS highlighting the subject parcel of land that would be divided into two SFD lots.

Hope this helps.

Respectfully,

Michael W. Strader, Jr., P.E.

Director of Engineering

Quible & Associates, P.C.

8466 Caratoke Highway, Bldg 400

Powells Point, NC 27966

P.O. Drawer 870

Kitty Hawk, NC 27949

t 252.491.8147

m 252.207.6751

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From: Jason Stultz <jasonstultz@gmail.com>

Sent: Tuesday, April 25, 2023 11:44 AM

To: Michael Strader <MStrader@quible.com>

Subject: Re: Notice of Community Meeting

Thank you Michael,

So just to clarify, SAGA wants to add two lots on the south side of Cruz Bay? Obviously that will be South of the community pier correct?

I remember seeing that in their initial plans...but thought that those lots were taken by eminent domain?

Do you know if the proposed lots are back towards rt 12? Or will they be directly on the bay?

Just curious about the proposal....and what the options are if the "bridge" ever comes in South of there



Thanks for clarifying

Jason

On Tue, Apr 25, 2023 at 11:27 AM Michael Strader <MStrader@quible.com> wrote:

Jason,

Good morning. Sure, we have no issue sharing information about the project as the Applicant intends to be transparent. As mentioned in the notification letter, a community meeting will be hosted at the Corolla Library on Friday, April 28th at 4pm.

There are two components of the application to amend the existing Monterey Shores Planned Unit Development (PUD) Sketch Plan. The first is to continue the earlier plans to plat two additional single-family lots at the south end of Cruz Bay Ct within the existing parcel described as "Reserved Future Development" which is identified as Parcel ID Number 115E0000RFD0000. An increase of 2 residential units of density is being requested.

The second component of the request is to continue development of the three existing vacant parcels identified as Parcel ID Numbers 011500000040000, 011500003XE0000, and 115E0000OPEN0004, totaling 13 acres (north of Herring Street, on east side of NC 12). Please acknowledge that the approved sketch plan on record already allows for the mixed use development on the subject parcels consisting of 8.36 acres and 127 units of residential density. The Applicant is proposing to amend the previously approved amended sketch plan to add 5 additional units of residential density while leaving the previously approved 8.36 acres of commercial area as-is.

All in all, the only changes being requested by the Applicant to the previously approved PUD sketch plan are to increase the units of residential density by 7 and to reduce the open space by 1.455 acres. The PUD will remain compliant with the density, commercial area, and open space requirements set forth by the County UDO.

Please confirm receipt and feel free to attend the community meeting if possible. There are no plans or permit applications ready to share ahead of the community meeting as it is all very conceptual at this time and subject to change, but the Applicant does want to pin down the number of units. A copy of the community meeting report will be prepared after the meeting and included within the application package submitted to the County which will all be public information at that point.

Respectfully,

Michael W. Strader, Jr., P.E.

Director of Engineering

Quible & Associates, P.C.

8466 Caratoke Highway, Bldg 400

Powells Point, NC 27966

P.O. Drawer 870

Kitty Hawk, NC 27949

t 252.491.8147

m 252.207.6751

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From: Jason Stultz <jasonstultz@gmail.com>
Sent: Tuesday, April 25, 2023 10:54 AM
To: Michael Strader <MStrader@quible.com>
Subject: Notice of Community Meeting

Hello,

I received a letter (see attached) regarding a meeting for Monterey Shores PUD Sketch Plan Amendment & Use permit. I am unable to attend the meeting the 28th

Are you able to send the proposed amendment to the PUD sketch plan and Use permit?

Please let me know if you have any questions

Look forward to hearing from you

Kind Regards

Jason Stultz
410-456-1125

EXHIBIT 5 : Letters to Property Owners

Quible

Quible & Associates, P.C.

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SINCE 1959

P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
Web: quible.com

April 17, 2023

1002 WHALEHEAD DR LLC
124 MEADOW RD
ORCHARD PARK, NY 14127

Re: Notice of Community Meeting
Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

Dear Property Owner(s),

Please be advised that on behalf of CB Land Development, LLC (Applicant), Quible & Associates, P.C. will conduct a community meeting on April 28, 2023 at 4:00 p.m. at the Corolla Library located at 1123 Ocean Trail in Corolla.

The purpose of the meeting is to inform the community of CB Land Development's intention to amend the existing Monterey Shores PUD Sketch Plan and use permit for the desired use and density. The subject parcels are identified as Parcel Numbers 115E000OPEN0004, 011500003XE0000, 01150000040000, 115E0000RFD0000 and are located on 0 Ocean Trl and 0 Cruz Bay Ct (identified as Future Development Parcel) in Corolla, Currituck County.

The Applicant proposes to develop the three existing parcels into a mixed-use commercial/multifamily development. The Applicant also proposes to make another area, identified as Future Development Parcel, within the Amended Sketch Plan into two developable SFD lots of record.

All persons having an interest in this matter are invited to attend the informational meeting. Further information regarding the proposed amendment to the PUD sketch plan and Use Permit may be obtained by contacting Michael Strader of Quible & Associates, P.C. by phone at 252-491-8147 or by email at mstrader@quible.com.

Sincerely,
Quible & Associates, P.C.



Nadeen Dashti, E.I.

Cc file
CB Land Development, LLC
Currituck County Planning, Attn: Donna Voliva

Quible

Quible & Associates, P.C.

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SINCE 1959

P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
Web: quible.com

April 17, 2023

1004 CRUZ BAY LANE LLC
101 W MAIN ST, SUITE 101
NORFOLK, VA 23510

Re: Notice of Community Meeting
Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

Dear Property Owner(s),

Please be advised that on behalf of CB Land Development, LLC (Applicant), Quible & Associates, P.C. will conduct a community meeting on April 28, 2023 at 4:00 p.m. at the Corolla Library located at 1123 Ocean Trail in Corolla.

The purpose of the meeting is to inform the community of CB Land Development's intention to amend the existing Monterey Shores PUD Sketch Plan and use permit for the desired use and density. The subject parcels are identified as Parcel Numbers 115E000OPEN0004, 011500003XE0000, 01150000040000, 115E0000RFD0000 and are located on 0 Ocean Trl and 0 Cruz Bay Ct (identified as Future Development Parcel) in Corolla, Currituck County.

The Applicant proposes to develop the three existing parcels into a mixed-use commercial/multifamily development. The Applicant also proposes to make another area, identified as Future Development Parcel, within the Amended Sketch Plan into two developable SFD lots of record.

All persons having an interest in this matter are invited to attend the informational meeting. Further information regarding the proposed amendment to the PUD sketch plan and Use Permit may be obtained by contacting Michael Strader of Quible & Associates, P.C. by phone at 252-491-8147 or by email at mstrader@quible.com.

Sincerely,
Quible & Associates, P.C.



Nadeen Dashti, E.I.

Cc file
CB Land Development, LLC
Currituck County Planning, Attn: Donna Voliva

Quible

Quible & Associates, P.C.

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SINCE 1959

P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
Web: quible.com

April 17, 2023

1020 WHALEHEAD LLC
12400 AMERSHIRE PL
GLEN ALLEN, VA 23059

Re: Notice of Community Meeting
Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

Dear Property Owner(s),

Please be advised that on behalf of CB Land Development, LLC (Applicant), Quible & Associates, P.C. will conduct a community meeting on April 28, 2023 at 4:00 p.m. at the Corolla Library located at 1123 Ocean Trail in Corolla.

The purpose of the meeting is to inform the community of CB Land Development's intention to amend the existing Monterey Shores PUD Sketch Plan and use permit for the desired use and density. The subject parcels are identified as Parcel Numbers 115E000OPEN0004, 011500003XE0000, 01150000040000, 115E0000RFD0000 and are located on 0 Ocean Trl and 0 Cruz Bay Ct (identified as Future Development Parcel) in Corolla, Currituck County.

The Applicant proposes to develop the three existing parcels into a mixed-use commercial/multifamily development. The Applicant also proposes to make another area, identified as Future Development Parcel, within the Amended Sketch Plan into two developable SFD lots of record.

All persons having an interest in this matter are invited to attend the informational meeting. Further information regarding the proposed amendment to the PUD sketch plan and Use Permit may be obtained by contacting Michael Strader of Quible & Associates, P.C. by phone at 252-491-8147 or by email at mstrader@quible.com.

Sincerely,
Quible & Associates, P.C.



Nadeen Dashti, E.I.

Cc file
CB Land Development, LLC
Currituck County Planning, Attn: Donna Voliva

Quible

Quible & Associates, P.C.

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SINCE 1959

P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
Web: quible.com

April 17, 2023

5073 VIRGINIA BEACH BLVD LLC
5073 VIRGINIA BEACH BLVD
VIRGINIA BEACH, VA 23462

Re: Notice of Community Meeting
Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

Dear Property Owner(s),

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Sincerely,
Quible & Associates, P.C.



Nadeen Dashti, E.I.

Cc file
CB Land Development, LLC
Currituck County Planning, Attn: Donna Voliva

Quible

Quible & Associates, P.C.

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SINCE 1959

P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
Web: quible.com

April 17, 2023

ADAMS, ROBERT
ADAMS, NANCY
37978 SAYRE CT
PURCELLVILLE, VA 20131

Re: Notice of Community Meeting
Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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April 17, 2023

BANK WOODS LLC
1181 DUCK RD
DUCK, NC 27949

Re: Notice of Community Meeting
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Corolla, Currituck County, NC

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
Web: quible.com

April 17, 2023

BATTLE, STEPHEN
BATTLE, PAMELA
5 ROLLING HILLS DR
NORTH BRANFORD, CT 6471

Re: Notice of Community Meeting
Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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Fax: 252-491-8146
Web: quible.com

April 17, 2023

BEACON QUARTERS AT COROLLA LIGHT
CONDOMINIUM OWNERS ASSOCIATION INC
PO BOX 376
KILL DEVIL HILLS, NC 27948

Re: Notice of Community Meeting
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Corolla, Currituck County, NC

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Currituck County Planning, Attn: Donna Voliva

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Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
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April 17, 2023

BEANE, ERIC
BEANE, ARIEL
2329 GOLDEN CHAPEL RD
ODENTON, MD 21113

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Corolla, Currituck County, NC

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April 17, 2023

BRADLEY, TYSON
BRADLEY, ELIZABETH
1000 OUTLANDS WAY
VIRGINIA BEACH, VA 23456

Re: Notice of Community Meeting
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Corolla, Currituck County, NC

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Web: quible.com

April 17, 2023

BUONGIOVANNI, ANGELO JR
BUONGIOVANNI, CHARI R
817 CLEMENS RD
TELFORD, PA 18969

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Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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P.O. Drawer 870
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Phone: 252-491-8147
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Web: quible.com

April 17, 2023

CALLENDER, MICHAEL A
CALLENDER, MARGARET E
8751 COMFORT CT
BRISTOW, VA 20136

Re: Notice of Community Meeting
Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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CB Land Development, LLC
Currituck County Planning, Attn: Donna Voliva

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
Web: quible.com

April 17, 2023

CANOLES, NANCY A
PO BOX 2658
MIDLOTHIAN, VA 23113

Re: Notice of Community Meeting
Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
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Web: quible.com

April 17, 2023

CAPTAIN, KEITH A
CAPTAIN, KELYN B
1413 MONTCROFT WAY
MIDLOTHIAN, VA 23112

Re: Notice of Community Meeting
Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
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April 17, 2023

CARBERRY, DANA ALAN
CARBERRY, MARY
9017 DOCTOR PERRY RD
DICKERSON, MD 20842

Re: Notice of Community Meeting
Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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CB Land Development, LLC
Currituck County Planning, Attn: Donna Voliva

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
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April 17, 2023

CARLBERG, RONALD L
DOUGLAS, R WILLIAM TRUSTEE
309 LUCKY RIBBON LANE
HOLLY SPRINGS, NC 27540

Re: Notice of Community Meeting
Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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Currituck County Planning, Attn: Donna Voliva

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
Web: quible.com

April 17, 2023

CARPE SINUS LLC
6649 OLD CHESTERBROOK RD
MC LEAN, VA 22101

Re: Notice of Community Meeting
Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
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April 17, 2023

CASE, CHRISTOPHER C
CASE, LYNN M
PO BOX 286
COROLLA, NC 27927

Re: Notice of Community Meeting
Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

Dear Property Owner(s),

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Kitty Hawk, NC 27949
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April 17, 2023

CAUFIELD, CHRISTOPHER G
CAUFIELD, DEBORAH S
7 COBBLESTONE LN
LONG VALLEY, NJ 7853

Re: Notice of Community Meeting
Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

Dear Property Owner(s),

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Sincerely,
Quible & Associates, P.C.



Nadeen Dashti, E.I.

Cc file
CB Land Development, LLC
Currituck County Planning, Attn: Donna Voliva

Quible

Quible & Associates, P.C.

ENGINEERING • ENVIRONMENTAL SCIENCES • PLANNING • SURVEYING
SINCE 1959

P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
Web: quible.com

April 17, 2023

CB 980 LLC
C/O PREM GUPTA
PO BOX 90
KILL DEVIL HILLS, NC 27948

Re: Notice of Community Meeting
Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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April 17, 2023

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PO BOX 90
KILL DEVIL HILLS, NC 27948

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Web: quible.com

April 17, 2023

CHIN, BOBBY
CHIN, ANDRA
979 CANE GARDEN BAY CIR, #311
COROLLA, NC 27927

Re: Notice of Community Meeting
Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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Fax: 252-491-8146
Web: quible.com

April 17, 2023

CIESLAK, MONICA SUZANNE
5 CAROLYN DR
VERNON, CT 6066

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Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
Web: quible.com

April 17, 2023

CLEMENTE INVESTMENT VACATION PROPERTIES
2252 CHAMBERINO DR
VIRGINIA BEACH, VA 23456

Re: Notice of Community Meeting
Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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April 17, 2023

CLEMENTS, DANIEL J III TRUSTEE
ROGERS, STEPHEN W TRUSTEE
1249 HARRISON AVE
COLUMBUS, OH 43201

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Corolla, Currituck County, NC

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
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April 17, 2023

CNR ASSOCIATES LLC
20 PITTSFIELD RD
HOWELL, NJ 7731

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Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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April 17, 2023

COOK, LYNN E TRUSTEE
LYNN E COOK TRUST
4609 KENSINGTON AVE
RICHMOND, VA 23226

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Corolla, Currituck County, NC

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Currituck County Planning, Attn: Donna Voliva

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
Web: quible.com

April 17, 2023

COROLLA HAMPTON LLC
12674 PARTICK HENRY DR
NEWPORT NEWS, VA 23602

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Corolla, Currituck County, NC

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April 17, 2023

COROLLA LIGHT COMMUNITY ASSN
PO BOX 490
COROLLA, NC 27927

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
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April 17, 2023

COROLLA SOUND LLC
2620 WILLOWLAWN WAY
VIRGINIA BEACH, VA 23456

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
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April 17, 2023

CREEGAN, JOHN J III
CREEGAN, KATHLEEN M
124 GROVE ST
RAMSEY, NJ 7446

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Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
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April 17, 2023

CS VENTURE GROUP LLC
PO BOX 90
KILL DEVIL HILLS, NC 27948

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Corolla, Currituck County, NC

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Kitty Hawk, NC 27949
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Fax: 252-491-8146
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April 17, 2023

DAO, HANK T
NGUYEN, NGA N
12014 HODGES GROVE LN
TOMBALL, TX 77377

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Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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Kitty Hawk, NC 27949
Phone: 252-491-8147
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April 17, 2023

DECKER, PETER G III
DECKER, DANA JO
PO BOX 3271
NORFOLK, VA 23514

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Corolla, Currituck County, NC

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Sincerely,
Quible & Associates, P.C.



Nadeen Dashti, E.I.

Cc file
CB Land Development, LLC
Currituck County Planning, Attn: Donna Voliva

Quible

Quible & Associates, P.C.

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SINCE 1959

P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
Web: quible.com

April 17, 2023

DELASHMUTT, KIRSTEN
20451 TROUT TERR
ASHBURN, VA 20147

Re: Notice of Community Meeting
Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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April 17, 2023

DEYOE, STEVEN W
DEYOE, ELIZABETH H
8117 YORKTOWN DR
ALEXANDRIA, VA 22308

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Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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April 17, 2023

DOMBO, ANNA MICHELE MAPLES
13514 HEATHBROOK RD
MIDLOTHIAN, VA 23112

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Corolla, Currituck County, NC

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April 17, 2023

DONLEY, MARK J
DONLEY, CARI F
14 SHEELEY LN
BOILING SPRINGS, PA 17007

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Corolla, Currituck County, NC

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April 17, 2023

DONNARUMMA, EDWARD J
DONNARUMMA, JENNIFER A
801 N KALAHEO AVE
KAILUA, HI 96734

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Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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April 17, 2023

DONNELLY, BRIAN
11 WOODSIDE WAY
ATKINSON, NH 3811

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Corolla, Currituck County, NC

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April 17, 2023

DOWDEN, JOSH
DOWDEN, RICHARD
105 GRISTMILL DR
FINCASTLE, VA 24090

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Corolla, Currituck County, NC

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April 17, 2023

DUGSTAD, PETER K
7216 WOODBINE RD
WOODBINE, MD 21797

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
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Web: quible.com

April 17, 2023

DUNN, JENNIFER LEE
DUNN, JAMES O JR
226 LAKEWOOD PARK DR
NEWPORT NEWS, VA 23602

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Corolla, Currituck County, NC

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Kitty Hawk, NC 27949
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April 17, 2023

ELKINS, BARRY B
ELKINS, MICHELE
125 W 76TH ST, APT. 6A
NEW YORK, NY 10023

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Corolla, Currituck County, NC

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Kitty Hawk, NC 27949
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April 17, 2023

ELLING, DANIEL W
ELLING, SONYA D
3904 TERRY PL
ALEXANDRIA, VA 22304

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Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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Kitty Hawk, NC 27949
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April 17, 2023

ELWELL, JOSEPH G II
ELWELL, JANE C
1069 CREAMERY LANE
WEST CHESTER, PA 19382

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Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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April 17, 2023

FANNEY, A HUNTER
FANNEY, ROSA F
24345 HILTON PLACE
GAITHERSBURG, MD 20882

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Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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April 17, 2023

FLAHAUT, KEVIN B
BRINK, CATHERINE E
121 SAINT BRIDES RD WEST
CHESAPEAKE, VA 23322

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Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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April 17, 2023

FLEISCHMANN, CRAIG ALLEN
FLEISCHMANN, RHONDA KAY
409 CALLA CT
BEL AIR, MD 21015

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Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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Sincerely,
Quible & Associates, P.C.



Nadeen Dashti, E.I.

Cc file
CB Land Development, LLC
Currituck County Planning, Attn: Donna Voliva

Quible

Quible & Associates, P.C.

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SINCE 1959

P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
Web: quible.com

April 17, 2023

FLYNN, SEAN M
4139 BRINSWORTH DR
DUBLIN, OH 43016

Re: Notice of Community Meeting
Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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April 17, 2023

FOOD LION LLC
PO BOX 6500
CARLISLE, PA 17013

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Corolla, Currituck County, NC

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April 17, 2023

FOUGHT, AMY B
FOUGHT, MARK W
8124 TWELFTH CORPS DR
FREDERICKSBURG, VA 22407

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Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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April 17, 2023

FRIEDMAN, MEI
406 JOHN CARLYLE ST
ALEXANDRIA, VA 22314

Re: Notice of Community Meeting
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Corolla, Currituck County, NC

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April 17, 2023

GOBER, JOHN
GOBER, JUDITH O
1202 SAND TRAP CT
CHESAPEAKE, VA 23320

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Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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April 17, 2023

GOURLEY, MELISSA BETH
DOOLIN, BRUCE ALAN
771 BIGHAM BRIDGE BLVD
WESTERVILLE, OH 43081

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Corolla, Currituck County, NC

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April 17, 2023

GREGORY, ROY
GREGORY, KIMBERLY SUSAN
14331 NEWGATE RD
MIDLOTHIAN, VA 23113

Re: Notice of Community Meeting
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Corolla, Currituck County, NC

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April 17, 2023

HABEEB, GREGORY
HABEEB, CHRISTY
4940 RIVERPLACE CT
GLEN ALLEN, VA 23059

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Currituck County Planning, Attn: Donna Voliva

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P.O. Drawer 870
Kitty Hawk, NC 27949
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April 17, 2023

HAGY, JAMES G
HAGY, CONSTANCE H
65 RODGER COURT
WYCKOFF, NJ 7481

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Corolla, Currituck County, NC

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April 17, 2023

HARBOR VIEW HOMES LLC
2554 LITITZ PIKE
LANCASTER, PA 17601

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Corolla, Currituck County, NC

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April 17, 2023

HARTMAN, BRIAN A
HARTMAN, DEBORAH D
2550 VALE RIDGE CT
OAKTON, VA 22124

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Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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April 17, 2023

HIBBARD, JAY
HIBBARD, KAREN
809 FALLS CREEK DR
CHESAPEAKE, VA 23322

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Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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P.O. Drawer 870
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April 17, 2023

HIGGERSON, IVAN LARRY SR TRUSTEE
HIGGERSON, ELISE ANN TRUSTEE
1004 HILLSTON ARCH
CHESAPEAKE, VA 23322

Re: Notice of Community Meeting
Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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April 17, 2023

HIMEBACK, LINDA S
22 CEDAR CREST LN
OLEY, PA 19547

Re: Notice of Community Meeting
Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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April 17, 2023

HOLE, SEAN P
HOLE, ZSOFIA V
1589 THREE SPRINGS RD
MC GAHEYSVILLE, VA 22840

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Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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Sincerely,
Quible & Associates, P.C.



Nadeen Dashti, E.I.

Cc file
CB Land Development, LLC
Currituck County Planning, Attn: Donna Voliva

Quible

Quible & Associates, P.C.

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SINCE 1959

P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
Web: quible.com

April 17, 2023

HUDSON, ROBERT S
HUDSON, DEANNA B
13527 REYNARD LN
HENRICO, VA 23233

Re: Notice of Community Meeting
Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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April 17, 2023

IMPERIAL, DEREK A
IMPERIAL, CHRISTINE M
231 WOBURN
WILLIAMSBURG, VA 23188

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Corolla, Currituck County, NC

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April 17, 2023

JACKSON, JAMES E II
JACKSON, JENNIFER L
1573 STONEY CREEK DR
CHARLOTTESVILLE, VA 22902

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Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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April 17, 2023

JGMC LLC
16066 GOLD CUP LN
PAEONIAN SPRINGS, VA 20129

Re: Notice of Community Meeting
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Corolla, Currituck County, NC

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April 17, 2023

JOHNSON, ROBERT A
JOHNSON, ELIZABETH L
3407 NORTH RADFORD DR
HOPEWELL, VA 23860

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Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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April 17, 2023

JOHNSON, TRACY LYNN
JOHNSON, ERIC ALLEN
6108 WEST 157TH ST
OVERLAND PARK, KS 66223

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Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
Web: quible.com

April 17, 2023

JONES, DAVID WILLIAM
711 4TH AVE SW
CONOVER, NC 28613

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Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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April 17, 2023

JUCKETT, KEITH
JUCKETT, NICOLE
8 THERESA DR
FLANDERS, NJ 7836

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Corolla, Currituck County, NC

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
Web: quible.com

April 17, 2023

KHOURI, MATTHEW H
PO BOX 341
COROLLA, NC 27927

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Corolla, Currituck County, NC

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April 17, 2023

KING, JAY
KING, BRIDGETT
1920 WOODSIDE LN
VIRGINIA BEACH, VA 23454

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Corolla, Currituck County, NC

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
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April 17, 2023

KISH, DOUGLAS E
KISH, BRIDGET C
141 TRINLEY ST
POTTSTOWN, PA 19465

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Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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Kitty Hawk, NC 27949
Phone: 252-491-8147
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April 17, 2023

KODU LLC
3686 HILL BREEZE RD
VIRGINIA BEACH, VA 23452

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Corolla, Currituck County, NC

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
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April 17, 2023

LANGLEY, MARK E
PARISI, MARYBETH
294 HOWELLS TURNPIKE
MIDDLETOWN, NY 10940

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Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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April 17, 2023

LANNON, MICHAEL F
LANNON, DEBRA G
6 ESSEX CIRCLE DR
SHREWSBURY, PA 17361

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Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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April 17, 2023

LARRY E KITTELBERGER TRUST
COLGATE J KITTELBERGER TRUST
1812 CYPRESS ISLE
WILLIAMSBURG, VA 23185

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Corolla, Currituck County, NC

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Sincerely,
Quible & Associates, P.C.



Nadeen Dashti, E.I.

Cc file
CB Land Development, LLC
Currituck County Planning, Attn: Donna Voliva

Quible

Quible & Associates, P.C.

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SINCE 1959

P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
Web: quible.com

April 17, 2023

LOPEZ, FLORENTINO WILLIAM
LOPEZ, CATHERINE DARNELL
3600 JEWEL PARK LN
RICHMOND, VA 23233

Re: Notice of Community Meeting
Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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Web: quible.com

April 17, 2023

LOPRETO, VICTOR
LOPRETO, CYNTHIA A
1205 BARKSDALE DR
LEESBURG, VA 20175

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Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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P.O. Drawer 870
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Phone: 252-491-8147
Fax: 252-491-8146
Web: quible.com

April 17, 2023

LOT 5 NC LLC
111 MULBERRY LN
MEDIA, PA 19063

Re: Notice of Community Meeting
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Corolla, Currituck County, NC

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April 17, 2023

LOVING, JAMES B
LOVING, TAMARA S
1308 COASTAL AVE
STAFFORD, VA 22554

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Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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Fax: 252-491-8146
Web: quible.com

April 17, 2023

LUCKE ISLAND ASSOCIATES
C/O LANE G COOKE
1038 FEARRINGTON POST
PITTSBORO, NC 27312

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Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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April 17, 2023

LUCY, JOHN CLEVELAND III
LUCY, CYNTHIA CLARY
204 MITCHELL ST
GASTON, NC 27832

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Corolla, Currituck County, NC

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April 17, 2023

LYND, JEFFEREY M
LYND, NICOLE M
20426 ASHEVILLE DR
MILLSBORO, DE 19966

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Corolla, Currituck County, NC

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April 17, 2023

MACDONALD, MARC ALAN
LEVITON, LESLIE ANNE
2057 CHADDS FORD DR
RESTON, VA 20191

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
Web: quible.com

April 17, 2023

MALONEY, PATRICK M
MALONEY, LYNN F
3 MILBY CIR
SANDSTON, VA 23150

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Corolla, Currituck County, NC

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April 17, 2023

MAROLI, KAREN E
8848 MOTTLE RESERVE DR
NORTHFIELD, OH 44067

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Corolla, Currituck County, NC

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
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April 17, 2023

MAUCHER, KENNETH W. ET UX STACIE D.
126 N VILLAGE LANE
CHADDS FORD, PA 19317

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Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
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April 17, 2023

MCDEVITT, WILLIAM M
MCDEVITT, JOANN M
47 JEFFERSON DR
LAUREL SPRINGS, NJ 8021

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Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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P.O. Drawer 870
Kitty Hawk, NC 27949
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Fax: 252-491-8146
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April 17, 2023

MCLAUGHLIN, GEOFFREY A
MCLAUGHLIN, LAURIE A
3934 THORNGATE DR
WILLIAMSBURG, VA 23188

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Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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Kitty Hawk, NC 27949
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Fax: 252-491-8146
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April 17, 2023

MCLELLAN, RICHARD SEAN
MCLELLAN, MORGAN HURSH-GREENE
101 PEACH TREE CT
HAMILTON, VA 20158

Re: Notice of Community Meeting
Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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April 17, 2023

MELSON, RALPH
MELSON, VICKI CLOSE
9108 ABIGAIL DR, APT 3C
ROSEDALE, MD 21237

Re: Notice of Community Meeting
Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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Sincerely,
Quible & Associates, P.C.



Nadeen Dashti, E.I.

Cc file
CB Land Development, LLC
Currituck County Planning, Attn: Donna Voliva

Quible

Quible & Associates, P.C.

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SINCE 1959

P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
Web: quible.com

April 17, 2023

MERWICK HOLDINGS LLC
2660 ROSSMOOR DR
PITTSBURGH, PA 15241

Re: Notice of Community Meeting
Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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April 17, 2023

MILLER, MICHAEL G
MILLER, CYNTHIA J
2828 KEMP LN
HAYES, VA 23072

Re: Notice of Community Meeting
Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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April 17, 2023

MILLS, JOHN
MILLS, MELISSA
47319 WESTWOOD PL
STERLING, VA 20165

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Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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April 17, 2023

MOLLENHAUER, HENRY L TRUSTEE
MOLLENHAUER, SHERRY A TRUSTEE
PO BOX 632
COROLLA, NC 27927

Re: Notice of Community Meeting
Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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April 17, 2023

MONTESANO, CRAIG F
MONTESANO, JENNIFER A
3819 36TH ROAD N
ARLINGTON, VA 22207

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Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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April 17, 2023

MOORE, LEE-SMITH F
MOORE, MARCY H
1022 WHALEHEAD DR
COROLLA, NC 27927

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Corolla, Currituck County, NC

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P.O. Drawer 870
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April 17, 2023

MURRAY, NICHOLAS MONSOUR
DESCHLER, KATHLEEN A
43 ANCELL ST
ALEXANDRIA, VA 22305

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Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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P.O. Drawer 870
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April 17, 2023

NAUTI 1010 WHALEHEAD LLC
377 HARVEST DR
LITITZ, PA 17543

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
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April 17, 2023

NC DEPARTMENT OF TRANSPORTATION
1514 MAIL SERVICE CENTER
RALEIGH, NC 27699

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Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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April 17, 2023

NEIDIG, JOSEPH M
NEIDIG, BRENDA K
213 SHERMAN ST
MUNCY, PA 17756

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Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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P.O. Drawer 870
Kitty Hawk, NC 27949
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Fax: 252-491-8146
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April 17, 2023

NGUYEN, HOANG DUC
NGUYEN, MONIQUE HUONG
4810 COLUMBIA RD
ANNANDALE, VA 22003

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Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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Kitty Hawk, NC 27949
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April 17, 2023

NORMANDY-DOLBERG, DAVID B
NORMANDY-DOLBERG, JOAN M
10721 SANDY RUN TRL
FAIRFAX, VA 22039

Re: Notice of Community Meeting
Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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P.O. Drawer 870
Kitty Hawk, NC 27949
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Fax: 252-491-8146
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April 17, 2023

OBRIEN, JAMES E
OBRIEN, MICHELLE M
5521 CAROLINA PLACE NW
WASHINGTON, DC 20016

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Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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April 17, 2023

OLIVER, ELIZABETH L
1032 COROLLA DR
COROLLA, NC 27927

Re: Notice of Community Meeting
Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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April 17, 2023

OVADIA, ISAAC MICHAN
2363 AVENIDA DE LA PLAYA, SUITE 200
LA JOLLA, CA 92037

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Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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Sincerely,
Quible & Associates, P.C.



Nadeen Dashti, E.I.

Cc file
CB Land Development, LLC
Currituck County Planning, Attn: Donna Voliva

Quible

Quible & Associates, P.C.

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SINCE 1959

P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
Web: quible.com

April 17, 2023

OVERBAY, MEGAN L
OVERBAY, MARK D
852 SEDGEFIELD ST
DURHAM, NC 27705

Re: Notice of Community Meeting
Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
Web: quible.com

April 17, 2023

PADDOCK, JOHN R. (DECEASED)
PADDOCK, ALPHIA S.
459 WASHINGTON AVENUE
RUTHERFORD, NJ 7070

Re: Notice of Community Meeting
Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
Web: quible.com

April 17, 2023

PALAZZO DEL SOLE LLC
PO BOX 838
ENGLEWOOD, FL 34295

Re: Notice of Community Meeting
Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
Web: quible.com

April 17, 2023

PALESE, MATTHEW J III
PALESE, MARIA
17750 KAREN HOPE CT
HAMILTON, VA 20158

Re: Notice of Community Meeting
Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
Web: quible.com

April 17, 2023

PAPACHIMONAS, DAVID C
PAPACHIMONAS, EDYTA
1 HYDE PARK PL
SPARTA, NJ 7871

Re: Notice of Community Meeting
Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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P.O. Drawer 870
Kitty Hawk, NC 27949
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Fax: 252-491-8146
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April 17, 2023

PARK NATIONAL BANK AS TRUSTEE
PETER SOUTHARD IRREVOC TRUST B
PO BOX 1958
COLUMBUS, OH 43216

Re: Notice of Community Meeting
Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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Currituck County Planning, Attn: Donna Voliva

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
Web: quible.com

April 17, 2023

PATRICIA A PITROLO REVOC TRUST
DAVID A PITROLO REVOC TRUST
353 DORSEY LN
VIRGINIA BEACH, VA 23451

Re: Notice of Community Meeting
Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
Web: quible.com

April 17, 2023

PINNER, JOHNNY R
PO BOX 2972
KITTY HAWK, NC 27949

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Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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Nadeen Dashti, E.I.

Cc file
CB Land Development, LLC
Currituck County Planning, Attn: Donna Voliva

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
Web: quible.com

April 17, 2023

POEHLMANN, GARY L
POEHLMANN, SUSAN A
1619 FALLEN TIMBER TRAIL
POWHATAN, VA 23139

Re: Notice of Community Meeting
Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
Web: quible.com

April 17, 2023

POND REAL ESTATE LLC
PO BOX 1449
KITTY HAWK, NC 27949

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Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
Web: quible.com

April 17, 2023

PORCINO, DONNA M LIFE TENANT
STRACEY, MATTHEW D
PO BOX 29
CRESCO, PA 18326

Re: Notice of Community Meeting
Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
Web: quible.com

April 17, 2023

PORTER, HARRISON M
PORTER, STEPHANIE L
4412 LOCHURST DR
PFAFFTOWN, NC 27040

Re: Notice of Community Meeting
Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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Currituck County Planning, Attn: Donna Voliva

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SINCE 1959

P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
Web: quible.com

April 17, 2023

PRICE, PETER BENJAMIN
BARTASCH-PRICE, NATASHA MARIE
4 FREIGH LN
POTTSTOWN, PA 19465

Re: Notice of Community Meeting
Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
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April 17, 2023

PULVER STONER LLC
399 COLKET LN
WAYNE, PA 19087

Re: Notice of Community Meeting
Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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Kitty Hawk, NC 27949
Phone: 252-491-8147
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April 17, 2023

REINISCH, DAVID R
REINISCH, TRACIE P
2 MORAN DR
COLUMBUS, NJ 8022

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Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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Sincerely,
Quible & Associates, P.C.



Nadeen Dashti, E.I.

Cc file
CB Land Development, LLC
Currituck County Planning, Attn: Donna Voliva

Quible

Quible & Associates, P.C.

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SINCE 1959

P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
Web: quible.com

April 17, 2023

REISS, PAUL J
2210 PAGE RD, SUITE 104
DURHAM, NC 27703

Re: Notice of Community Meeting
Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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April 17, 2023

REMSSEN, LISA R
REMSSEN, RICHARD M
17 DAVIS AVE
ENFIELD, CT 6082

Re: Notice of Community Meeting
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Corolla, Currituck County, NC

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Web: quible.com

April 17, 2023

ROMANEK, STANLEY J.
C/O LESLIE SCHLOSSBERG
8528 ELLICOTT VIEW RD
ELLICOTT CITY, MD 21043

Re: Notice of Community Meeting
Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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April 17, 2023

ROMERO, ADRIANNE GOLDSMITH
ROMERO, CHRISTY GOLDSMITH
4509 20TH ST N
ARLINGTON, VA 22207

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Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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Fax: 252-491-8146
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April 17, 2023

RUITERMAN, GORDON DOUGLAS
RUITERMAN, CATHERINE MARIE
1060 TALL OAKS DR
BRIDGEWATER, NJ 8807

Re: Notice of Community Meeting
Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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April 17, 2023

RUSTGI, VINOD K
RUSTGI, ADRIANA M
10 DEAN CT
PRINCETON JUNCTION, NJ 8550

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Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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Kitty Hawk, NC 27949
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Fax: 252-491-8146
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April 17, 2023

RUTH, MATTHEW J
RUTH, BETH C
17036 N 38TH AVE
GLENDALE, AZ 85308

Re: Notice of Community Meeting
Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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April 17, 2023

RYAN, SHAWN MICHAEL
RYAN, LISA
PO BOX 457
COROLLA, NC 27927

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Corolla, Currituck County, NC

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Currituck County Planning, Attn: Donna Voliva

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
Web: quible.com

April 17, 2023

SADOWITZ, PETER DAVID
2731 W FOXHILL LN
CAMILLUS, NY 13031

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Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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April 17, 2023

SCHAEFER, SEAN P
SCHAEFER, ROBIN S
41 GRISTMILL DR
STAFFORD, VA 22554

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Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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Kitty Hawk, NC 27949
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April 17, 2023

SCHWANG, KATHERINE
SCHWANG, BRIAN
12 BURGANDY CIR
BOILING SPRINGS, PA 17007

Re: Notice of Community Meeting
Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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Kitty Hawk, NC 27949
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April 17, 2023

SCHWARTZ, MATTHEW T TRUSTEE
SCHWARTZ, FELICIA D TRUSTEE
23483 LOFTHILL DR
BRAMBLETON, VA 20148

Re: Notice of Community Meeting
Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
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April 17, 2023

SCOTT PRESTIGE WORLDWIDE LLC
4879 MEADOW LN
MACUNGIE, PA 18062

Re: Notice of Community Meeting
Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
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April 17, 2023

SCOTT, GARY M
SCOTT, JOHANNA M
806 SUMMIT DRIVE
ROYERSFORD, PA 19468

Re: Notice of Community Meeting
Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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April 17, 2023

SELDURA, SANDEE VASQUEZ
SELDURA, EFREN CASQUEJO
21 INFIELD LN
ABERDEEN, NJ 7747

Re: Notice of Community Meeting
Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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Sincerely,
Quible & Associates, P.C.



Nadeen Dashti, E.I.

Cc file
CB Land Development, LLC
Currituck County Planning, Attn: Donna Voliva

Quible

Quible & Associates, P.C.

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SINCE 1959

P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
Web: quible.com

April 17, 2023

SF COROLLA BAY LLC
C/O PREM GUPTA
PO BOX 90
KILL DEVIL HILLS, NC 27948

Re: Notice of Community Meeting
Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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April 17, 2023

SHAKYA, UJJWAL
SHAKYA, NAKARMI
3032 HAZELTON ST
FALLS CHURCH, VA 22044

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Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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April 17, 2023

SHAPIRO, OREN
SHAPIRO, JODI
55 PERSHING AVE
STAMFORD, CT 6905

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Corolla, Currituck County, NC

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April 17, 2023

SHERMAN, KEITH ANDREW
SHERMAN, KATHERINE EDITH
456 RIVERSIDE DR
FREDERICKSBURG, VA 22401

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Corolla, Currituck County, NC

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April 17, 2023

SHORT, CHRISTINE ANNE
38 MARYLAND AVE #412
ROCKVILLE, MD 20850

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Corolla, Currituck County, NC

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April 17, 2023

SNYDER, JEFFREY ALAN
SNYDER, CAROL LEIGH
2216 BRUSHWOOD TERR
VIRGINIA BEACH, VA 23456

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Corolla, Currituck County, NC

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April 17, 2023

SNYDER, MARSHALL KENT TRUSTEE
SNYDER, MELANIE TRUSTEE
2427 BEEKAY CT
VIENNA, VA 22181

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Corolla, Currituck County, NC

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April 17, 2023

SPIGELMYER, TROY BENTON
SPIGELMYER, KRISTINE LEI
388 POLECAT HOLLOW
WILLIAMSBURG, PA 16693

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Currituck County Planning, Attn: Donna Voliva

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P.O. Drawer 870
Kitty Hawk, NC 27949
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Fax: 252-491-8146
Web: quible.com

April 17, 2023

STANLEY, KARL DAVID
STANLEY, HILLARY F
41770 ASHMEADOW CT
ASHBURN, VA 20148

Re: Notice of Community Meeting
Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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April 17, 2023

STULTZ, JASON L
STULTZ, STACY BYNION
1689 GREEN MILL RD
FINKSBURG, MD 21048

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Corolla, Currituck County, NC

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April 17, 2023

SUTINGCO, NICANOR C
SUTINGCO, ERLINDA D
112 EDWARD WYATT DR
WILLIAMSBURG, VA 23188

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Corolla, Currituck County, NC

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April 17, 2023

SUZANNE MILLS LLC
913 LESHEA CT
CHESAPEAKE, VA 23322

Re: Notice of Community Meeting
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Corolla, Currituck County, NC

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April 17, 2023

TAILLON, CAMERONNE MARY TRUSTEE
CAMERONNE MARY TAILLON 2012 TRUST
3512 N POCOMOKE CT
ARLINGTON, VA 22213

Re: Notice of Community Meeting
Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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April 17, 2023

TALON RENTAL HOMES LLC
106 GOLDENEYE CT
MOYOCK, NC 27958

Re: Notice of Community Meeting
Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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April 17, 2023

TAYLOR, LISA M
8702 SUNDALE DR
SILVER SPRING, MD 20910

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Corolla, Currituck County, NC

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Sincerely,
Quible & Associates, P.C.



Nadeen Dashti, E.I.

Cc file
CB Land Development, LLC
Currituck County Planning, Attn: Donna Voliva

Quible

Quible & Associates, P.C.

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SINCE 1959

P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
Web: quible.com

April 17, 2023

TEAGLE, JAMES M
TEAGLE, EMILY K
PO BOX 91
NORTH, VA 23128

Re: Notice of Community Meeting
Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
Web: quible.com

April 17, 2023

THE JULIAN PROJECT LLC
19055 W 53RD PL
GOLDEN, CO 80403

Re: Notice of Community Meeting
Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
Web: quible.com

April 17, 2023

THE VILLAS AT COROLLA BAY HOA INC
C/O SEASIDE MANAGEMENT
PO BOX 1465
KITTY HAWK, NC 27949

Re: Notice of Community Meeting
Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
Web: quible.com

April 17, 2023

THIS SIDE OF HEAVEN LLC
324 PRIDES CRSG
ROLESVILLE, NC 27571

Re: Notice of Community Meeting
Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
Web: quible.com

April 17, 2023

THOMPSON, LAURA JEAN
THOMPSON, MARK EDWARD
2391 RUSHBURY CT
BURLINGTON, ONTARIO L7P 3V8,

Re: Notice of Community Meeting
Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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P.O. Drawer 870
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April 17, 2023

THORPE, RICHARD EVERETT
THORPE, ELIZABETH GAME
8035 WALLER DR
MANASSAS, VA 20111

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Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
Web: quible.com

April 17, 2023

TOLENTINO, ANA C TRUSTEE
7503 ELGAR ST
SPRINGFIELD, VA 22151

Re: Notice of Community Meeting
Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
Web: quible.com

April 17, 2023

TOP SHELF BEACH INVESTMENTS LLC
C/O MICHAEL D EATON
8571 CHRISTINE CT
BRIDGEVILLE, PA 15017

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Corolla, Currituck County, NC

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Nadeen Dashti, E.I.

Cc file
CB Land Development, LLC
Currituck County Planning, Attn: Donna Voliva

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
Web: quible.com

April 17, 2023

TROUTMAN, KIM L TRUSTEE
TOUTMAN, EDWARD T TRUSTEE
PO BOX 279
COROLLA, NC 27927

Re: Notice of Community Meeting
Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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Cc file
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Currituck County Planning, Attn: Donna Voliva

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
Web: quible.com

April 17, 2023

UMBERGER, MARY K
UMBERGER, DENNIS L
PO BOX 352
COROLLA, NC 27927

Re: Notice of Community Meeting
Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
Web: quible.com

April 17, 2023

UNICK, JEFFREY L
UNICK, JACKOLYN J
3277 SCHOOLHOUSE RD
MIDDLETOWN, PA 17057

Re: Notice of Community Meeting
Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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Cc file
CB Land Development, LLC
Currituck County Planning, Attn: Donna Voliva

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
Web: quible.com

April 17, 2023

VALVANO, JOSEPH V
VALVANO, CHERYL L
795 SPRINGBLOOM DR
MILLERSVILLE, MD 21108

Re: Notice of Community Meeting
Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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Currituck County Planning, Attn: Donna Voliva

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
Web: quible.com

April 17, 2023

VAN GINKEL, GREGORY L TRUSTEE
VAN GINKEL, JENNIFER ANN TRUSTEE
4117 TOTTENHAM ST
FREDERICK, MD 21704

Re: Notice of Community Meeting
Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
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April 17, 2023

VARACALLO, CHRISTOPHER P
6 NATHAN CT
DU BOIS, PA 15801

Re: Notice of Community Meeting
Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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SINCE 1959

P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
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April 17, 2023

VAREH ENTERPRISES LLC
6 NATHAN CT
DU BOIS, PA 15801

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Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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Sincerely,
Quible & Associates, P.C.



Nadeen Dashti, E.I.

Cc file
CB Land Development, LLC
Currituck County Planning, Attn: Donna Voliva

Quible

Quible & Associates, P.C.

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SINCE 1959

P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
Web: quible.com

April 17, 2023

VAUGHAN, EARL H JR
VAUGHAN, THERESA
4046 DOE RUN RD
N PRINCE GEORGE, VA 23860

Re: Notice of Community Meeting
Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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April 17, 2023

VIRGINIA ELECTRIC & POWER CO.
PO BOX 26532
RICHMOND, VA 23261

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Corolla, Currituck County, NC

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Fax: 252-491-8146
Web: quible.com

April 17, 2023

WANDA JOHNSON AMIN TRUST
3713 S GEORGE MASON DR, #411 W
FALLS CHURCH, VA 22041

Re: Notice of Community Meeting
Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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Web: quible.com

April 17, 2023

WATKINS, STEPHEN R
WATKINS, AMBRA S
1248 LAMPLIGHTER WAY
RESTON, VA 20194

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Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
Web: quible.com

April 17, 2023

WEBER, JERED K
WEBER, JEANNINE M
275 ROUTE 87
COLUMBIA, CT 6237

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Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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April 17, 2023

WHALEBONE LLC
6304 CANYON HEAD LN
COLUMBIA, MD 21045

Re: Notice of Community Meeting
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Corolla, Currituck County, NC

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
Web: quible.com

April 17, 2023

WILLIAMS, PETER J
WILLIAMS, ELIZABETH L
92 KINDRED WAY
YARMOUTH, ME 4096

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Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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April 17, 2023

WINSLOW, DIANNE B
1056 CENTERBROOKE LN, APT. 310
SUFFOLK, VA 23434

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
Web: quible.com

April 17, 2023

WOODS, BRYAN P
WOODS, KIMBERLY M
18 PARK PL
HYDE PARK, NY 12538

Re: Notice of Community Meeting
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Corolla, Currituck County, NC

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Kitty Hawk, NC 27949
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April 17, 2023

WRIGHT, JEFFREY A
WRIGHT, TRACY J
86 WRIGHT WAY
TROUTVILLE, VA 24175

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Corolla, Currituck County, NC

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
Web: quible.com

April 17, 2023

YANTZ, KURT R
PO BOX 304
COROLLA, NC 27927

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Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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Currituck County Planning, Attn: Donna Voliva

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P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-491-8147
Fax: 252-491-8146
Web: quible.com

April 17, 2023

YOUNG, MISTY
YOUNG, WILLIAM A
1177 DUCK RD, SUITE 41
DUCK, NC 27949

Re: Notice of Community Meeting
Monterey Shores PUD Sketch Plan Amendment & Use Permit
Corolla, Currituck County, NC

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April 17, 2023

YURCHAK, KEVIN
YURCHAK, RAINA
49 RAMAPO RD
POMPTON PLAINS, NJ 7444

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Corolla, Currituck County, NC

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