



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

**PLAN REVIEW**

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

**RESUBMITTALS**

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

**Wilson Ridge**

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

**Dollar Tree - Grandy**

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

**Waterleigh, Phase 6**

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

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

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

**TEXT AMENDMENTS**

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

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

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

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

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