



**Currituck County**  
**Technical Review Committee Meeting**  
**Historic Courthouse**  
*July 12, 2023*  
*2:00 PM*

**PLAN REVIEW**

**Item 1      Ashbrook Estates**

TYPE:                      Preliminary Plat/Special Use Permit  
USE:                        Conservation Subdivision  
LOCATION:                 Maple Road, Barco  
APPLICANT:             Ashbrook Estates, LLC  
OWNER:                    Ashbrook Estates, LLC  
ENGINEER:               Timmons Group

**Item 2      Estates at Carova Beach**

TYPE:                      Construction Drawings (Amended)  
USE:                        Conservation Subdivision  
LOCATION:                 Sandfiddler Road, Carova  
APPLICANT:             Ocean Sands Corp.  
OWNER:                    Ocean Sands Corp. & Carova Corp.  
ENGINEER:               Bissell Professional Group

**Item 3      Penny's Hill Beach Club**

TYPE:                      Preliminary Plat  
USE:                        Major Subdivision  
LOCATION:                 McKay Court & Ocean Pearl Road, Corolla  
APPLICANT:             South Ocean, LLC  
OWNER:                    South Ocean, LLC & West Beach, LLC  
ENGINEER:               Quible & Associates, P.C.

**Item 4      Pinnacle Storage Grandy**

TYPE:                      Major Site Plan  
USE:                        Self-Storage  
LOCATION:                 6828 Caratoke Highway, Grandy  
APPLICANT:             Robert High Development, LLC  
OWNER:                    Robert R & Deloris U. Harrell  
                                  Fred D. & Terry D. Suter  
ENGINEER:               Bissell Professional Group

**RESUBMITTAL**

**Monterey Shores PUD – Corolla Bay, Phase 3**

TYPE:                      Amended Sketch Plan/Special Use Permit  
USE:                        Planned Unit Development  
LOCATION:                 Ocean Trail, Corolla  
APPLICANT:             CB Land Development, LLC  
OWNER:                    CB Land Development, LLC  
ENGINEER:               Quible & Associates, P.C.

## **TEXT AMENDMENT DISCUSSION**

**Currituck County:** The Board of Commissioners amended a text amendment application to remove 404 wetlands from density calculations, remove traditional subdivision option (conservation only), increase the minimum ROW width to 50', and increase minimum front setback to 50' in AG and SFM zoning districts.

**Currituck County:** The Board of Commissioners submitted a text amendment to the UDO, Chapters 4 and 10, to provide dimensional standards for placement of a storage/maintenance shed on a lot prior to establishing a principal use.

**Currituck County:** The Board of Commissioners submitted a text amendment to the UDO, Chapters 2, 6, and 10, to define the Adequate Public Facilities Ordinance (APFO) as it relates to adequate school capacities and remove APFO reference to other public facilities.

**Danat Mayzanov:** The applicant, Danat Mayzanov, submitted a text amendment to the UDO, Chapter 4, to allow temporary stays (under 180 days) in a recreational vehicle outside of approved campgrounds.