



Use Permit Application

OFFICIAL USE ONLY:

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

Contact Information

APPLICANT:

Name: John M. DeLucia, PE
Address: PO Box 3989
Kill Devil Hills, NC 279+48
Telephone: 252 441-2113
E-Mail Address: johnd@albemarelassociates.com

PROPERTY OWNER:

Name: Golasa Holding LLC
Address: PO BOX 120
Kitty Hawk, NC 27949
Telephone: 252 480-9998
E-Mail Address: beachmartinc@gmail.com

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: Engineer

Property Information

Physical Street Address: 1159 Austin Street, Corolla, NC
Location: NE corner of Austin Street and NC 12 in Corolla
Parcel Identification Number(s): 115B0002P2B0000 9936-39-8812
Total Parcel(s) Acreage: 6.8 acres
Existing Land Use of Property: Shopping Center

Request

Project Name: Corolla Light Town Center Miniature Golf Addition
Proposed Use of the Property: Shopping Center
Deed Book/Page Number and/or Plat Cabinet/Slide Number: DB 1370 PG 30
Total square footage of land disturbance activity: 29,421 sf
Total lot coverage: +/- 205,762 sf Total vehicular use area: +/- 124,693 sf
Existing gross floor area: 38,371 sf shopping center plus 22 dwelling units and 4 apartments Proposed gross floor area: 160 sf ticket booth

Community Meeting

Date Meeting Held: 8/19/16 Meeting Location: At Project Site

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

The owners intend to remove the existing skateboard park located within the center of the facility and to replace it with an 18-hole miniature golf course.

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 is deemed to be safer for public use and is a more family oriented activity.

The new use will provide an outdoor recreational experience for a greater diversity of potential users and age groups.

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.

The propose use will replace and existing skateboard park and should have no discernible affect to adjacent properties or uses. The golf course use will be more regulated and better staffed than the existing skate park.

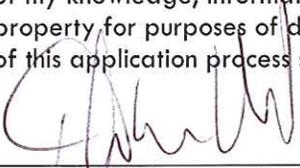
C. The use will be in conformity with the Land Use Plan or other officially adopted plan.

This use is in conformity with the LUP and will provide additional outdoor recreational experiences for the residents and visitors in this area

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.

This use will not require any additional services from County forces and will likely be a safer and more family oriented use than the skatepark that it will replace.

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*

8/24/16
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.**

Use Permit Conceptual Plan Design Standards Checklist

The table below depicts the design standards of the use permit application. Please make sure to include all applicable listed items to ensure all appropriate standards are reviewed.

Use Permit

Conceptual Plan Design Standards Checklist

Date Received: _____

TRC Date: _____

Project Name: Corolla Light Town Center Miniature Golf Addition

Applicant/Property Owner: John M. DeLucia, PE / Golasa Holdings, LLC

Use Permit Conceptual Plan Design Standards Checklist	
1	Property owner name, address, phone number, and e-mail address.
2	Site address and parcel identification number.
3	North arrow and scale to be 1" = 100' or larger.
4	Vicinity map showing property's general location in relation to streets, railroads, and waterways.
5	Existing zoning classification and zoning setback lines of the property.
6	A scaled drawing showing existing boundary lines, total acreage, adjacent use types, location of streets, rights-of-way, and easements.
7	Approximate location of the following existing site features and infrastructure within the property and within 50' of the existing property lines: Pedestrian circulation, vehicular use areas, structures, septic systems, wells, utility lines, water lines, culverts, storm drainage pipes, ditches, canals, streams, wooded areas, ponds, and cemeteries.
8	Approximate location of the following proposed site features and infrastructure: Structures and usages, parking and circulation plan (including streets, drives, loading and service areas parking layout and pedestrian circulation features), fences and walls, exterior lighting, drainage patterns and facilities intended to serve the development, landscape buffers and screening, and riparian buffers.
9	Approximate Flood Zone line and Base Flood Elevation as delineated on the "Flood Insurance Rate Maps/Study Currituck County."
10	Approximate 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.
11	Sight distance triangles.
12	Proposed common areas, open space set-asides, and required buffers.
13	Architectural drawings and/or sketches illustrating the design and character of the proposed uses.

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 of the listed items are included. Staff shall not process an application for further review until it is determined to be complete.

Use Permit Submittal Checklist

Date Received: _____

TRC Date: _____

Project Name: Corolla Light Town Center Miniature Golf Addition

Applicant/Property Owner: John M. DeLucia, PE / Golasa Holdings, LLC

Use Permit Submittal Checklist

1	Complete Use Permit application	
2	Application fee (\$150)	
3	Community meeting written summary	
4	Conceptual plan, if applicable	
5	Architectural elevations, if applicable	
6	5 copies of plans	
7	5 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 8/18/16 and the following people were present:

Comments



Major Site Plan Application

OFFICIAL USE ONLY:	
Case Number:	_____
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APPLICANT:

Name: John M. DeLucia, PE
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Kill Devil Hills, NC 27948
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Name: Golasa Holdings LLC
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Total lot coverage: +/- 205,762 sf Total vehicular use area: +/- 124,693 sf
Existing gross floor area: 38,371 sf shopping center Proposed gross floor area: 5,160 shopping center
plus 22 dwelling units and 4 apartments

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

[Signature]
Property Owner(s)/Applicant*

8/24/16
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 Site Plan Design Standards Checklist

The table below depicts the design standards of the major site plan application. Please make sure to include all applicable listed items to ensure all appropriate standards are reviewed.

Major Site Plan Design Standards Checklist

Date Received: _____

TRC Date: _____

Project Name: Corolla Light Town Center

Applicant/Property Owner: John DeLucia, PE (applicant) / Golasa Holding LLV (owner)

Site Plan Design Standards Checklist		
General		
1	Property owner name, address, phone number, and e-mail address.	
2	Site address and parcel identification number.	
3	North arrow and scale to be 1" = 100' or larger.	
4	Vicinity map showing property's general location in relation to streets, railroads, and waterways.	
5	Existing zoning classification and zoning setback lines of the property.	
6	<p>Scaled drawing showing existing and proposed site features: Property lines, acreage, adjacent use types, streets (right-of-ways), easements, buildings and accessory structures (including square feet and use), parking layout, vehicular use areas, driveways (including opposing driveways), loading spaces, refuse collection facilities (dumpsters), outdoor storage areas, ground based utility equipment, fences and walls, and sidewalks and pedestrian circulation.</p> <p>And location and size of existing and proposed infrastructure: Water mains (including and water taps), water meter details, backflow prevention details, wells, sewer mains or on-site septic systems (including repair area), electrical service, fire hydrants, detail of fire apparatus access to buildings, and any other public utility within all adjacent public right-of-ways and easements.</p>	
7	Approximate 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.	
8	Sight distance triangles.	
9	Proposed common areas, open space set-asides, and required buffers.	
Landscape Plan		
10	All existing and proposed planting areas and vegetation that will be used to comply with the landscaping requirements, including the species, caliper, and spacing of all vegetation.	
11	Existing and proposed physical barriers to be used to comply with the bufferyard and screening requirements.	
12	Heritage tree inventory and proposed tree protection zones.	
13	Adjoining property lines, zoning, and names and address of adjoining property owners.	
Exterior Lighting Plan		
14	Location, height, and type of all proposed exterior lighting including but not limited to site, street, building, and security lighting.	
15	Footcandle measurements of the entire site including lot lines, or light fixture documentation when minimal lighting is proposed.	
Major Stormwater Management Plan		
16	Major Stormwater Plan and From SW-002	

Architectural Elevations		
17	Architectural drawings and/or sketches illustrating the design, character, height, and materials of the proposed buildings.	
Flood Damage Prevention, if Applicable		
18	Proposed elevation of all structures and utilities.	
19	Location, dimensions, and use of: Development and disturbance, existing and proposed structures and utility systems grading and pavement areas, fill materials, storage areas, drainage facilities, and other development.	
20	Boundary of Special Flood Hazard Area (SFHA), floodway, Coastal Barrier Resource System (CBRS) Area, water course relocation, or a statement that the entire lot is within a specific SFHA.	
21	Flood zone designation as determined on the County's Flood Insurance Rate Maps (FIRM).	
22	Design Flood Elevation (Base Flood Elevation plus one foot freeboard).	
23	Plans and/or details for the protection of public facilities and utilities (sewer, gas, electrical, and water systems) from inundation of flood waters up to Design Flood Elevation.	
24	Water course alteration or relocation: Description of alteration or relocation, report on effects of proposed project on the flood carrying capacity of the water course, and effects to properties located up and downstream.	
25	Fill – plans for non-structural fill (if being utilized in VE zone).	