



**Meeting Minutes from Public Meeting
for Corolla Light Village Center Miniature Golf SUP Amendment**

August 19, 2016 2:00 PM at the Project Site

Attendees:

Rick Yates	Corolla Light Board Member
Don & Rhonda Cheek,	Corolla Light Residents
Suzanne Serianni	Corolla Light Residents
Blake Buchart	
Nadya Williams	
Jennie Turner	Currituck County
Leeor Golasa	Owner's Representative
Yaniv Dresden	Owner's Representative
John M. DeLucia	Project Engineer

Several others that did not sign the attendee sheet, about 15 people total.

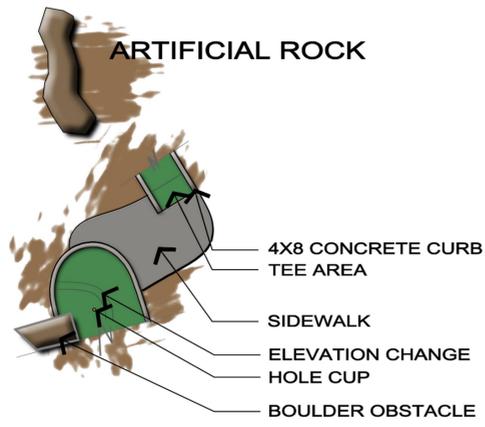
The meeting began at 2:10 pm on the patio at Cosmos's Pizza near the skate park. John DeLucia explained that the Owner intended to ask the Commissioners to amend their Special Use Permit to allow the existing skate park feature to be replaced with an 18-hole miniature golf course. The Owners feel that the existing use is somewhat of a liability to the shopping center and that a more family oriented outdoor recreational use would be more appropriate at this location. Several community members and one community Board member were present as well as several tenants of the facility. The new owners indicated their commitment to restoring this shopping center and to make improvements to the entire facility. All meeting attendees thought that the proposed miniature golf course would be an asset to the facility and to the community. Everyone attending expressed support of the project.

The owners provided light refreshments and the meeting eventually diverged from discussing the new golf use to other site related issues. The tenants and community members expressed the desire to reconfigure the entrance driveway to include a left and right turn lane. They also requested that we consider reconfiguring the entrance area driveway to make it less confusing and to include a sidewalk connection to the existing cross walk at the NW corner of the site.

The meeting concluded at approximately 2:45 pm.

Submitted by
John M. DeLucia, PE

QUICK KEY



FULL COURSE VIEW



SURVIVOR FORT VIEWS (HOLE 4)



PIRATE SHIP RUIN (HOLE 17)



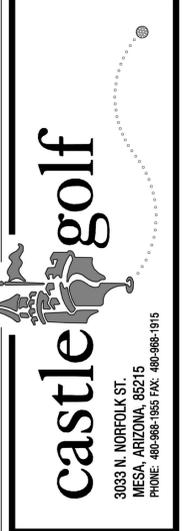
POWDER KEG VIEWS (HOLE 12)



BY	
REVISION	
DATE	
NO.	

TOWN CENTER MINI-GOLF
NORTH CAROLINA
PRELIMINARY GOLF COURSE LAYOUT

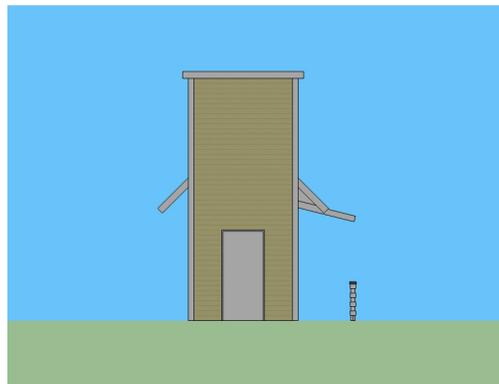
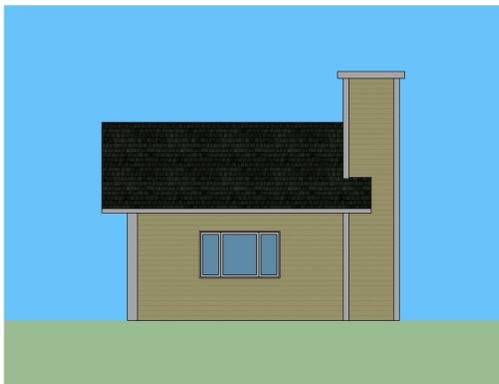
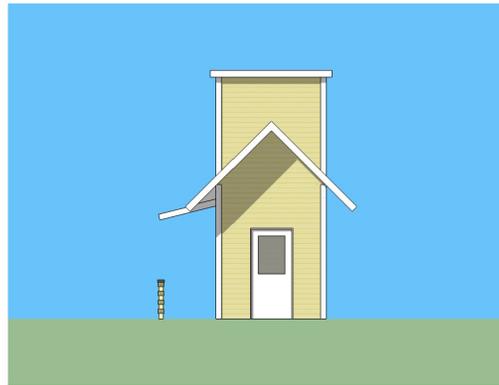
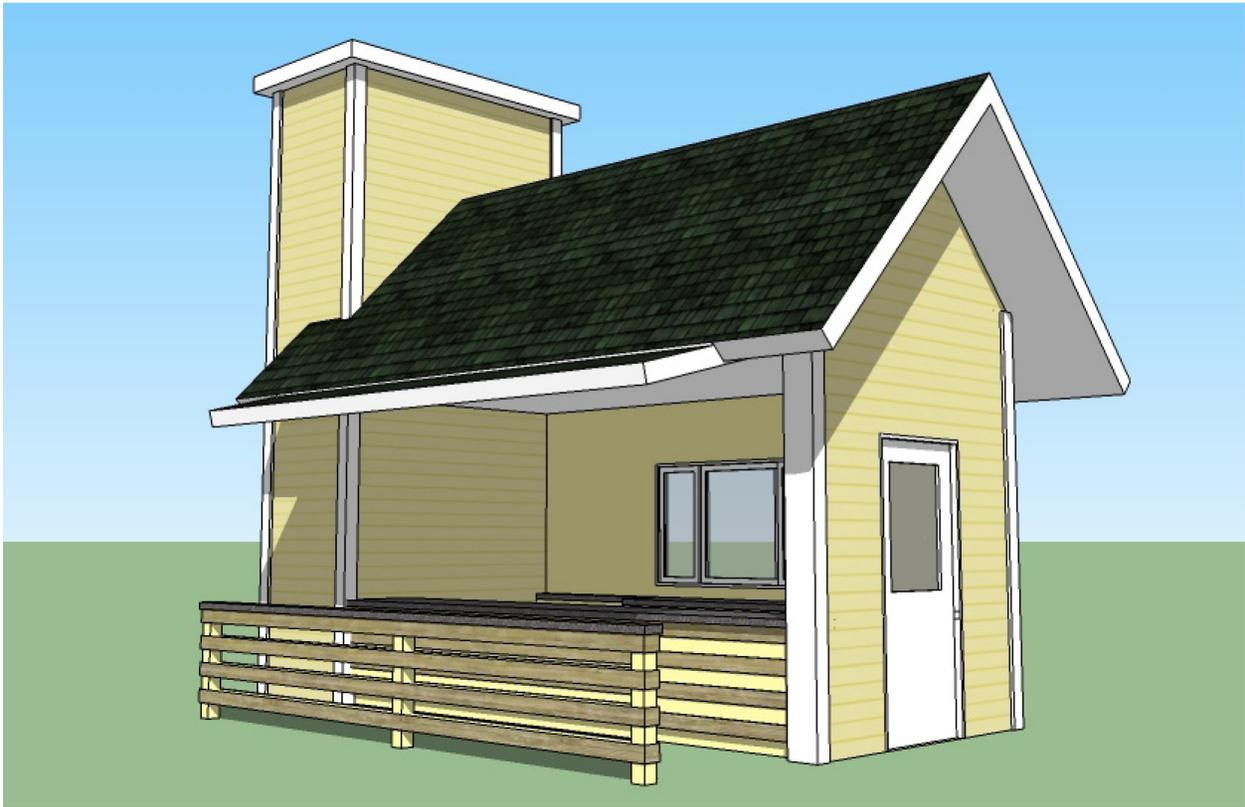
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3033 N. NORFOLK ST.
MESA, ARIZONA, 85215
PHONE: 480-968-1955 FAX: 480-968-1915

COROLLA TOWN CENTER MINI GOLF





Corolla Light Town Center Stormwater Management Narrative

August 24, 2016



Existing Conditions: Golasa Holdings, LLC has recently purchased the Corolla Village Town Center, located on the Outer Banks in Currituck County. The 7.1-acre site was originally approved and began development in the mid 1980's. To my knowledge, the most recent amended site plan was dated 10/23/2014. This plan included "Building 4" (a 6-unit apartment building with a 2,800 sf footprint) and "Building 12" (a restaurant with a 3,744 sf footprint) that are not yet constructed. The Natural Resource Conservation Service Soil Survey for Currituck County has mapped the soils on the site to consist primarily of Corolla Fine Sand, Duckston Fine Sand, Corolla-Duckston Complex and Newhan Fine Sand. The majority of the site is between 8 and 10 feet above sea level (NAVD 1988). The site includes four infiltration basins as well as a pond that is partially located on the property. Stormwater from impervious surfaces drain via sheet flow as well as a limited closed collection system to these stormwater management devices. The site is developed, with the exception of the apartments and restaurant noted above. The property is within a shaded-X flood zone (500 year - flood zone).

Proposed Development: Golasa Holdings, LLC intends to remove the existing skate park as well as several wooden and concrete walkways and a small parking lot in order to construct a new 18-hole miniature golf course within the center of the village shopping center. This work will include new ramps and walkways to accommodate the site reconfiguration and is expected to begin in the fall of this year. The previously approved (not yet constructed) "Building 4" will not be constructed. The plan also increases the size of the previously approved "Building 12" to 5,000 sf to be used for either restaurant or retail. The anticipated construction date for "Building 12" is not yet determined.

Stormwater Management: The removal of the existing skatepark, walkways and other site features as well as previously approved but not yet constructed structures and site features represents approximately 17,745 sf of existing/approved impervious surfaces while the proposed miniature golf course, walkways and structures accounts for only 14,362 sf of impervious surfaces. The yield represents a reduction in of 3,383 sf of impervious surfaces while maintaining all stormwater management features at their current size. The proposed coverage also includes water features within the miniature golf course, which are not expected to contribute any runoff and thus further reducing runoff volumes. Stormwater from the proposed development will also be directed to the existing infiltration basins and pond as the existing / previously approved development. The net effect represents a reduction in proposed stormwater runoff while maintaining the same stormwater management capacity.