

July 28, 2016

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

Re: **Use Permit Application and Amended Sketch Plan for Pine Island PUD**  
Parcel Identification No. 9943-44-3307  
Corolla, Currituck County, North Carolina

Dear Ms. Voliva:

On behalf of Turnpike Properties, LLC, Quible & Associates, P.C. hereby submit for your review the enclosed application package for the Pine Island PUD Use Permit Application and Amended Sketch Plan. Enclosed in this package, please find the following:

- Five (5) copies of each:
  - Signed Major Subdivision Plan Application Form;
  - Use Permit Plan Submittal Checklist;
  - Community Meeting Report, includes written summary, adjacent property owner notifications, and exhibits;
  - 24"x36" Full Size Amended Sketch Plan Set.
  
- One (1) copy of each:
  - Major Subdivision Plan Application Fee in the amount of \$250.00 made payable to "Currituck County",
  - CD containing pdf copy of the Major Subdivision Plan Application package.

Please acknowledge that it is our understanding that the owner has provided copies of easement documentation to the County Engineer to follow-up on the request during the pre-application meeting. Please review the attached application and do not hesitate to contact Michael W. Strader, Jr., PE, or myself at 252.491.8147 if you have any questions, comments or requests for additional information.

Sincerely,

**Quible & Associates, P.C.**



Cathleen M. Saunders, P.E.

encl.: as stated  
cc: Rolf Blizzard, Turnpike Properties, LLC

July 28, 2016

Donna Voliva  
Currituck County Planning and Community Development  
P.O. Box 73  
Currituck, NC 27927

RE: **Community Meeting Report**  
Use Permit Application and Amended Sketch Plan for Pine Island PUD  
Parcel ID No. 0127000003M0000  
Corolla, Currituck County, NC

Ms. Voliva,

A community meeting for the proposed Use Permit Application and Amended Sketch Plan of the above referenced parcel within Pine Island PUD was held on Monday, June 27, 2016 at 10:00 a.m. in the Corolla Library in Corolla. The meeting was conducted by Quible & Associates, P.C. (Quible) on behalf of Turnpike Properties, LLC, with representatives from Turnpike Properties, LLC, and Currituck County in attendance.

### **Purpose**

The purpose of the meeting was to inform the community in the vicinity of the subject parcels of the intent to amend the sketch plan and use permit to allow for an additional 4.45 acres of commercial within the Phase 1 Commercial site.

### **Meeting synopsis**

The Corolla Library was opened to the public prior to the meeting and attendees began arriving at approximately 9:45am. Prior to beginning the community meeting, an "Open House" viewing of the Amended Sketch Plan, along with the Use Permit Application, a sample of the surrounding property owner notification letter, and an accompanying list of adjacent addresses who were mailed the letter were available to the public. The proposed amended sketch plan was mounted on a poster board and placed on an easel for ease of viewing. Other items were provided on a table adjacent to the proposed amended sketch plan.

As attendees arrived, they were asked to provide their contact information on the sign-in sheet at the check in table and were advised that if they had any comments that they did not want to verbalize at the meeting that they could provide written comments on the provided comment sheets. Attendees were also advised that comments could be received by Quible & Associates, P.C. either by email or telephone.

At 10:10 am a presentation of the proposed amendment to the uses and site development was provided by Quible & Associates. A copy of the agenda was distributed to everyone in attendance and the sign-in sheet was routed throughout the room. The presentation followed

the Agenda (Exhibit 1) that was provided to the attendees and is summarized in the following sections.

Quible & Associates (Michael W. Strader, Jr.) introduced the Owner Representatives (Rolf Blizzard with Turnpike Properties, LLC) and the County Representatives (Jennie Turner) and 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 use permit amendments, subdivision, open space and commercial area reallocation were described and identified on the exhibits. The proposed amended sketch plan, sketches and use permit application were described as being in compliance with the current Currituck County UDO PUD requirements.

At the conclusion of the presentation, the floor was opened for questions from the audience. Comments and questions received during the meeting were as follows:

1. A question was asked about clarifying the location of the commercial area and Mrs. Saunders advised and illustrated the location using the poster boards.
2. A question was raised about the beach access parking at the north end of the PUD. It was explained that this area is proposed for commercial development in lieu of the previously discussed parking lot.
3. A question was raised as to whether or not variances would be provided for the development and it was explained that no variances were being requested.
4. A questions was asked regarding screening/buffers along NC 12 and it was explained that setbacks, screening, and buffers will be provided as required by Currituck County.
5. A question was raised in regard to the proposed type of commercial use and it was explained that a specific use has not yet been determined. However, miscellaneous retail is anticipated for a section of the lot with ministorage being a possibility.
6. A question was raised about anticipated demands for ministorage and if a market analysis for the particular use will be conducted. Mr. Blizzard clarified that a market analysis will be conducted for the particular use chosen. The commercial development will not be built until a market is established.
7. A question was raised about the safety/security of the proposed storage facility. Mr. Strader explained that fencing and standard safety measures would be provided. Mr. Blizzard further explained that a staffed storage office is anticipated.
8. A question was raised about the size of the storage units, what is anticipated to be stored, and the potential for flooding due to the low lying lands. It was explained that the size, design of the storage units, and what is to be stored had not yet been determined. However, construction equipment is not anticipated.

9. A question was raised about the cost of rent. It was explained that competitive prices for local businesses would be provided. However, the price had not been determined at this time.
10. A question was raised regarding safety and the location of the commercial entrance into the proposed commercial use area. It was explained that the commercial area had not been designed yet and that the entrance location would be reviewed during the commercial site plan review.
11. A question was raised regarding the safety of the intersection and existing parking issues. It was explained that the site would be reviewed by County departments, including the fire marshal, during the time of site plan review to evaluate the safety and the layout of the site.
12. A question was raised about the timing of the development schedule and Mr. Strader addressed the County approval process.

Upon the conclusion of the discussions, 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.

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 Michael W. Strader, Jr. or myself at (252) 491-8147 or [csaunders@quible.com](mailto:csaunders@quible.com) should you have any questions and/or concerns.

Sincerely,  
**Quible & Associates, P.C.**

Cathleen M. Saunders, P.E.

cc: Rolf Blizzard, Turnpike Properties, LLC

## **COMMUNITY MEETING EXHIBITS**

**EXHIBIT 1 : Meeting Agenda**

**EXHIBIT 2 : Presentation Posters – Amended Sketch Plan**

**EXHIBIT 3 : Attendance Sign-In Sheet**

**EXHIBIT 4 : Attendee Comment Sheet**

**EXHIBIT 5 : Letters to Property Owners**

**EXHIBIT 1 : Meeting Agenda**



**Quible** SINCE 1959  
**& Associates, P.C.**

ENGINEERING \* CONSULTING \* PLANNING  
ENVIRONMENTAL SCIENCES \* SURVEYING

Phone: (252) 261-3300

Fax: (252) 261-1260

Web: [www.quible.com](http://www.quible.com)

**Community Meeting for the Use Permit Application – Amended Sketch Plan for  
Pine Island PUD  
Parcel Identification Number 0127000003M0000  
Corolla, Currituck County, NC  
June 27<sup>th</sup>, 2016**

**AGENDA**

**1. General Introduction**

- a. Quible & Associates, P.C.
- b. Turnpike Properties, LLC
- c. Currituck County

**2. Overview of Regulatory Review Process**

**3. Proposed Parcels Subject to Use Permit Amendment**

- a. 18.49 acre parcel of land located along the west side of NC12 immediately north of the Fire Station and identified by County Parcel Identification Number 0127000003M0000. The proposed amendment will particularly impact the 10.0 acre Phase 1 Commercial portion of the parcel located at the corner of Ocean Trail (US 12) and Old Stone Road.

**4. Proposed Use Amendment**

- a. Originally 3 acres of land were approved within the previous 2014 Amended sketch plan for “commercial use”. An additional 4.45 acres within the parent tract is proposed to be reallocated as “commercial use” for future commercial development area.

**5. Land Usage**

- a. The future commercial development area will be reallocated to include 7.45 acres total of commercial area and the resultant open space area calculation updated accordingly.

**6. PUD Summary Table**

- a. The PUD will remain in conformance with the County’s Unified Development Ordinance Bulk and Dimensional Standards as specified in the Transitional Provisions in Chapter 1, Section 1.8.6, Paragraph B.(1).
- b. The PUD will remain in general conformance with the County’s Future Land Use Plan.

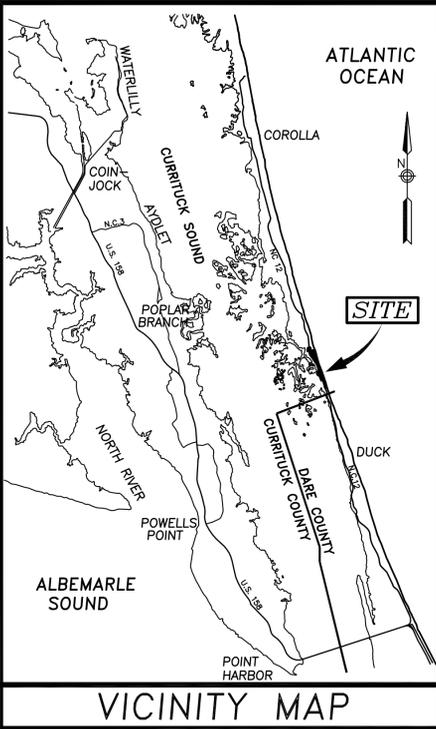
**7. Development Objectives**

- a. Maintain the character of the Pine Island PUD
- b. Provide a new commercial area to promote business that both supports and is compatible with the Pine Island PUD.

**8. Questions & Comments**

- a. Quible & Associates, Owner 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 Cathleen M. Saunders, P.E. of Quible & Associates, P.C. email at [csaunders@quible.com](mailto:csaunders@quible.com) or by phone at 252-491-8147.

**EXHIBIT 2 : Presentation Posters**  
**Amended Sketch Plan**



# PINE ISLAND, P.U.D.

POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

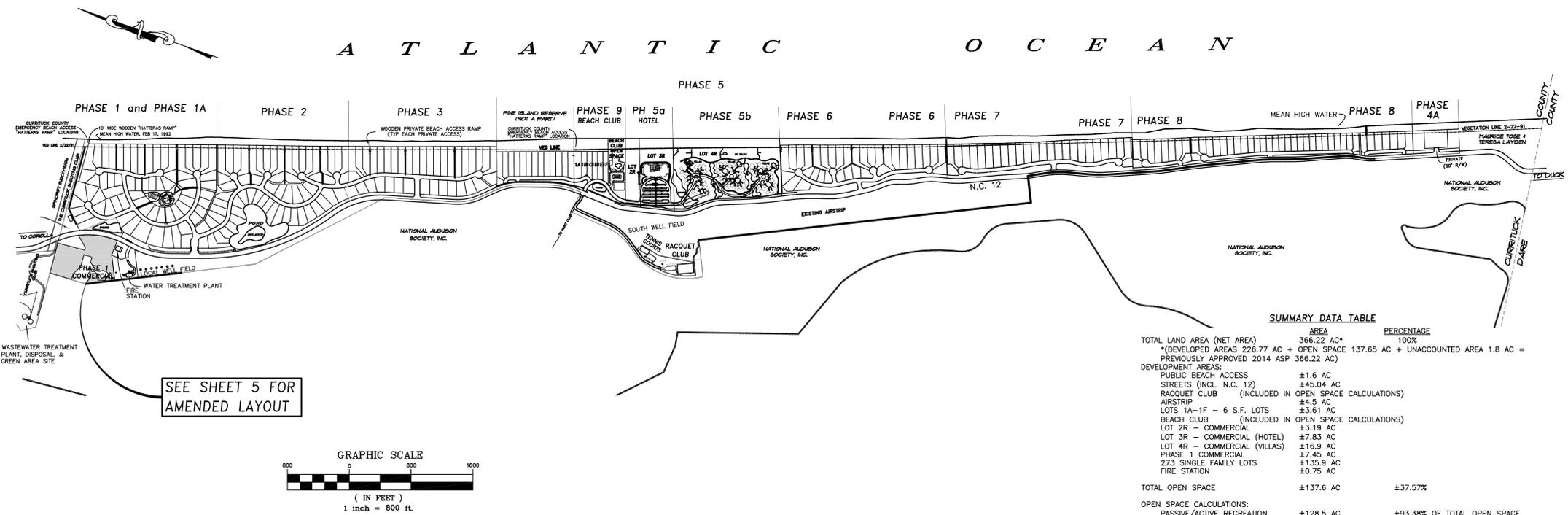
July 15, 2016

## AMENDED SKETCH PLAN

(PHASE 1 COMMERCIAL)

**GENERAL NOTES:**

- OWNERS: PI BEACH CLUB, LLC (LOT 1R)  
PI DINER, LLC (LOT 2R)  
PI OPEN SPACE, LLC (RACQUET CLUB)  
TURNPIKE PROPERTIES, LLC (PH 1 COMMERCIAL)  
1100 - C S. STRATFORD ROAD, SUITE 300  
WINSTON SALEM, N.C. 27103  
(336) 722-2236
- ENGINEER: QUIBLE & ASSOCIATES, P.C.  
P.O. DRAWER 870  
KITTY HAWK, N.C. 27949  
(252) 261-3300
- RECORDED REFERENCE: DB 1092, PG 439 & DB 1088, PG 369 & 371
- TOTAL PROJECT AREA: GROSS AREA 385.38 AC  
AREA OF N.C. 12 19.18 AC  
NET AREA 366.22 AC
- DENSITY: 06/90 APPROVED DENSITY 350 UNITS/366.22 AC. = 0.96 UNITS/AC.  
11/91 APPROVED DENSITY 350 UNITS/366.22 AC. = 0.96 UNITS/AC.  
07/6/92 APPROVED DENSITY 350 UNITS/366.22 AC. = 0.96 UNITS/AC.  
12/20/93 APPROVED DENSITY 336 UNITS/366.22 AC. = 0.92 UNITS/AC.  
07/18/94 APPROVED DENSITY 285 UNITS/366.22 AC. = 0.78 UNITS/AC.  
05/07/95 APPROVED DENSITY 266 UNITS/366.22 AC. = 0.73 UNITS/AC.  
08/19/96 APPROVED DENSITY 273 UNITS/366.22 AC. = 0.75 UNITS/AC.  
05/30/06 APPROVED DENSITY 273 UNITS/366.22 AC. = 0.83 UNITS/AC.  
06/14 APPROVED DENSITY 340 UNITS/366.22 AC. = .99 UNITS/AC.  
CURRENT DENSITY (LESS COMMERCIAL ACREAGE):  
280 SINGLE FAMILY LOTS + 60 VILLAS / [366.22 TOTAL AC. - 35.37 AC. OF COMMERCIAL] = 1.02 UNITS/AC.
- SITE ZONING: P.U.D. PLANNED UNIT DEVELOPMENT - (SFO/LB)  
APPROVED BY CURRITUCK COUNTY
- NFIP ZONE: ZONE VARIES; SHADED X, "AE" 9, "AE" 8, "AE" 7, "AE" 6, "AE" 5  
"VE" 15, "VE" 14, & "VE" 12; SUBJECT TO CHANGE BY FEMA
- ALL PLANNING AND DEVELOPMENT WORK MUST BE IN ACCORDANCE WITH THE CURRITUCK COUNTY UNIFIED DEVELOPMENT ZONING ORDINANCES.
- ALL BUILDING CONSTRUCTION MUST BE DONE IN ACCORDANCE WITH THE NORTH CAROLINA STATE BUILDING CODES, LATEST REVISIONS.
- BIKE, JOGGING, AND GOLF CART PATH WILL BE PROVIDED THROUGHOUT DEVELOPMENT EITHER AS A PORTION OF THE INTERIOR ROADWAY SYSTEM OR ADJACENT TO THE ROADWAYS.
- CAMA SETBACKS ARE BASED ON THE CAMA REGULATIONS IN EFFECT AT THE TIME THE SUBDIVISION PHASE RECEIVED FINAL APPROVAL FROM CURRITUCK COUNTY. NCENR, DCM AND ALL PHASES ARE SUBJECT TO THE CAMA RULES IN EFFECT AT THE TIME OF CAMA PERMIT APPLICATION.
- PURPOSE: TO AMEND THE EXISTING PINE ISLAND PUD TO REALLOCATE 4.5 AC TO THE PHASE 1 COMMERCIAL AREA DESIGNATION, OPEN SPACE BEING REALLOCATED WHILE OPEN SPACE AND DENSITY CONTINUE TO MEET PUD REQUIREMENTS. PLEASE ACKNOWLEDGE THAT LOT 2R & 4R HAVE BEEN DESIGNATED AS COMMERCIAL AREA AND COUNTED TOWARDS RESIDENTIAL UNIT DENSITY.



SEE SHEET 5 FOR AMENDED LAYOUT

**SUMMARY DATA TABLE**

	AREA	PERCENTAGE
TOTAL LAND AREA (NET AREA)	366.22 AC*	100%
*DEVELOPED AREAS 226.77 AC + OPEN SPACE 137.65 AC + UNACCOUNTED AREA 1.8 AC = PREVIOUSLY APPROVED 2014 ASP 366.22 AC		
DEVELOPMENT AREAS:		
PUBLIC BEACH ACCESS	±1.6 AC	
STREETS (INCL. N.C. 12)	±45.04 AC	
RACQUET CLUB (INCLUDED IN OPEN SPACE CALCULATIONS)	±4.5 AC	
AIRSTRIP	±3.61 AC	
LOTS 1A-1F - 6 S.F. LOTS	±3.19 AC	
BEACH CLUB (INCLUDED IN OPEN SPACE CALCULATIONS)	±7.83 AC	
LOT 2R - COMMERCIAL	±16.9 AC	
LOT 3R - COMMERCIAL (HOTEL)	±17.45 AC	
LOT 4R - COMMERCIAL (VILLAS)	±135.9 AC	
PHASE 1 COMMERCIAL	±0.75 AC	
273 SINGLE FAMILY LOTS		
FIRE STATION		
TOTAL OPEN SPACE	±137.6 AC	±37.57%
OPEN SPACE CALCULATIONS:		
PASSIVE/ACTIVE RECREATION	±128.5 AC	±93.38% OF TOTAL OPEN SPACE
OPEN SPACE	±9.15 AC	±6.64% OF TOTAL OPEN SPACE
REMAINING OPEN SPACE		
TOTAL COMMERCIAL	±35.37 AC	
LOT 2R - COMMERCIAL	±3.19 AC	
(OLD DINER/NEW SFD)		
LOT 3R - COMMERCIAL (HOTEL)	±7.83 AC	
LOT 4R - COMMERCIAL (VILLAS)	±16.9 AC	
PHASE 1 COMMERCIAL	±7.45 AC	
DENSITY:		
280 SINGLE FAMILY LOTS + 60 VILLAS / [366.22 TOTAL AC. - 35.37 AC. OF COMMERCIAL]		
= 1.02 UNITS/AC.		

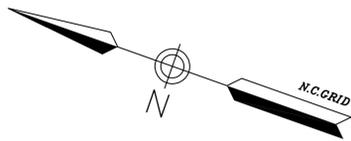
**SHEET INDEX**

SHEET NO.	DESCRIPTION
1	COVER and SUMMARY DATA TABLE
2	PHASES 8, 4A
3	PHASES 6 & 7
4	HOTEL AND BEACH CLUB SITE PLAN (PHASES 5 & 9)
5	PHASES 1,2,3, & 1A

**DEVELOPER:**

**TURNPIKE PROPERTIES, LLC**  
**1100-C S. STRATFORD ROAD, SUITE 300**  
**WINSTON SALEM, N.C. 27103**

**Quible & Associates, P.C.**  
 ENGINEERING \* PLANNING \* ENVIRONMENTAL SCIENCES \* SURVEYING  
 P.O. Drawer 870 (8 Juniper Trail) Kitty Hawk North Carolina  
 Phone: (252) 261-3300 Fax (252) 261-1260  
 Since 1959 E-Mail: administrator@quible.com



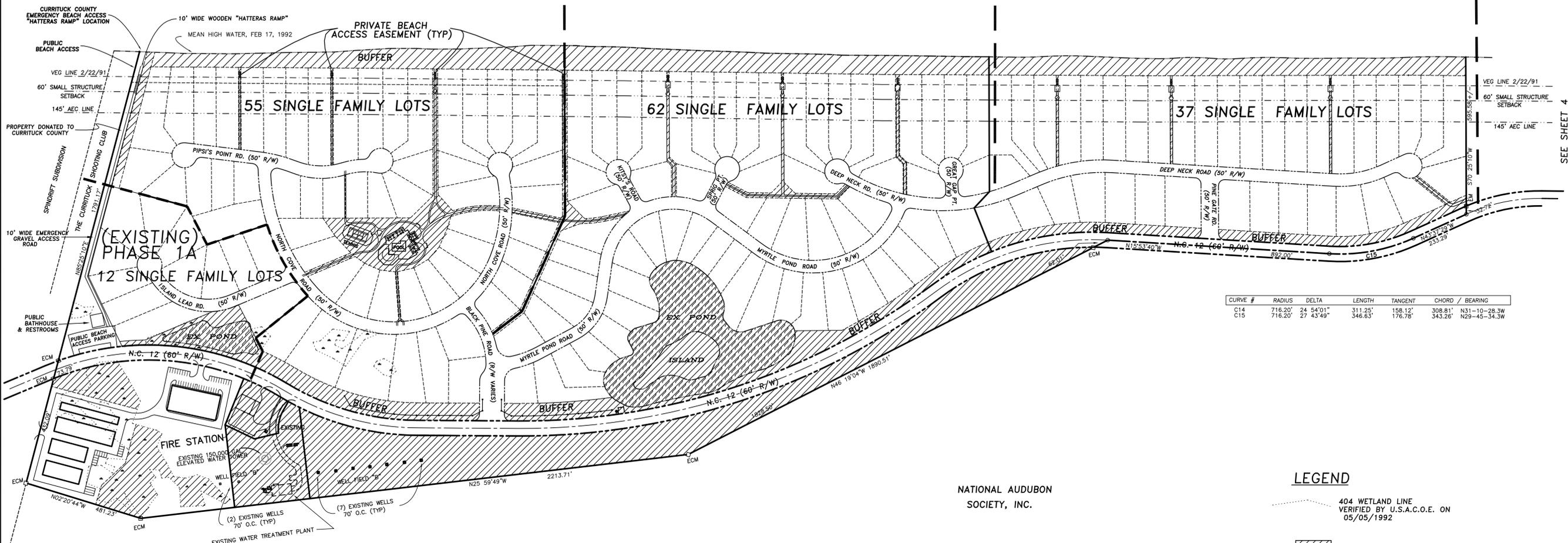
CAMA SETBACKS ARE BASED ON THE CAMA REGULATIONS IN EFFECT AT THE TIME THE SUBDIVISION PHASE RECEIVED FINAL APPROVAL FROM CURRITUCK COUNTY, NC DENR, DCM AND ALL PHASES ARE SUBJECT TO THE CAMA RULES IN EFFECT AT THE TIME OF CAMA PERMIT APPLICATION.

ATLANTIC OCEAN

PHASE 1  
(EXISTING)

PHASE 2  
(EXISTING)

PHASE 3  
(EXISTING)



CURVE #	RADIUS	DELTA	LENGTH	TANGENT	CHORD	BEARING
C14	716.20'	24 54'01"	311.25'	158.12'	308.81'	N31-10-28.3W
C15	716.20'	27 43'49"	346.63'	176.78'	343.26'	N29-45-34.3W

**LEGEND**

404 WETLAND LINE  
VERIFIED BY U.S.A.C.O.E. ON  
05/05/1992

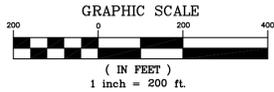
▨ DENOTES OPEN SPACE

PHASE 1  
COMMERCIAL  
7.5 AC

**NOTE:**  
WELL FIELD "B" APPROVED BY NORTH CAROLINA DEPARTMENT OF ENVIRONMENT, HEALTH, & NATURAL RESOURCES, DIVISION OF ENVIRONMENTAL HEALTH, PUBLIC WATER SUPPLY SECTION ON MARCH 11, 1991

**EXISTING PHASE 1, 2, & 3 NOTES:**

1. PHASE 1 CONSISTS OF 55 SINGLE FAMILY LOTS
2. PHASE 2 CONSISTS OF 62 SINGLE FAMILY LOTS
3. PHASE 3 CONSISTS OF 37 SINGLE FAMILY LOTS
4. PHASE 1A CONSISTS OF 12 SINGLE FAMILY LOTS



**Quible & Associates, P.C.**  
ENGINEERING • CONSULTING • PLANNING  
ENVIRONMENTAL SCIENCES • SURVEYING  
SINCE 1959  
P.O. Box 1000, Currituck County, NC 24543  
Phone: (252) 241-2300 Fax: (252) 241-1290  
E-Mail: administrator@quible.com

**PRELIMINARY NOT FOR CONSTRUCTION**

CERTIFICATION

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NO.	DATE	REVISIONS
4	12/09/93	PHASE 4 AMENDMENT
5	12/29/93	EXPANSION TO WELL FIELD "B"
6	07/06/94	PHASES 1A, 4A, 4B AND 6 AMENDMENT
7	07/10/95	PHASES 7 AND 8 AMENDMENT
8	03/23/98	FIRE AND RESCUE AMENDMENT
9	06/29/14	ADD PH 1 COMMERCIAL AREA
10	08/03/2016	EXPAND PH 1 COMMERCIAL AREA

**PHASES 1, 2, 3 & 1A**

**AMENDED SKETCH PLAN**

**PINE ISLAND P.U.D.**

POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

COMMISSION NO. **P90096**

DESIGNED BY **OTHERS**

DRAWN BY **DN/SB/MH**

CHECKED BY **SCB/MWS**

ISSUE DATE **11/06/91**

SHEET NO. **5**

OF 5 SHEETS

C:\Users\p00000\Documents\Projects\1991\1991-2016.dwg 6/27/2016 4:47:30

**EXHIBIT 3 : Attendance Sign-In Sheet**



**Use Permit Application - Amended Sketch Plan for Pine Island PUD  
 Corolla, Currituck County, North Carolina  
 Quible & Associates Project No. 90096.7  
 Community Meeting Sign In: Monday, June 27, 2016 - 10:00 AM**

#	Name	Company / Organization / Address	Telephone No.	Fax No.	Email
1.	Cathleen Saunders	Quible & Associates, P.C.	252.491.8147	252.491.8146	csaunders@quible.com
2.	Michael Strader	Quible & Associates, P.C.	252.491.8147	252.491.8146	mstrader@quible.com
3.	Robert Fearg	NC Audubon - Pine Island	805 396-8835		rfearg@audubon.org
4.	Larry Landrum	Ocean Sands S.	453-9333		frangrossma@windnet.com
5.	Alan Grossmeyer	Spindrift	453-2280		creef@usps.com
6.	Ernie Coyle	Pine Island	453-6490		wifo@cardiaccare.com
7.	Barbara Marzetti	CCA	453-6567		mb.spillane@charter.net
8.	Marcia Spillane	CC - 512 Meadow Ln	453-2327		t.spillane@charter.net
9.	Tom Spillane	512 Meadow Ln	597-1580		fpostoph@photomark.com
10.	TIM BOSTAPPI	1659 COROLLA DR	457-0409		wendling_e@yahoo.com
11.	Lizibuk Wendling	581 Hunt Club	252-597-1097		blb639@yahoo.com
12.	Dorita Brunner	639 Sanderling TR	412-389-6030		EdMee3@sandbank.net
13.	ROSE CRATE	Pine Island	"		
14.	Bonny McCarty	1216 coral-wood Drive	252-453-4833		
15.	BETTY McCarty	"	"		
16.	Melanie Slabe	Cornwall Beach	453-8156		
17.	Jennie Turner	Currituck County	232-6091		jennie.turner@currituck.net
18.					

**EXHIBIT 4 : Attendee Comment Sheet**



**EXHIBIT 5 : Letters to Property Owners**

Parcel ID Number	Global PIN	Owner Name 1	Owner Name 2	Owner Name 3	Billing Address	Billing Address Continued	Billing City	Billing State	Billing ZIP Code
58	127C00001050000	MP 420 INVESTMENT PARTNERS LLC			805 RIVERSIDE DR		NEWPORT NEWS	VA	23606
57	127C00001060000	NAROZNY, THEODORE	NAROZNY, EILEEN		PO BOX 628		CHESTER	NJ	7930
79	0127000003D0000	NATIONAL AUDUBON SOCIETY			225 VARICK ST FL 7		NEW YORK	NY	10014
30	127C00000620000	OUTER BANKS INVESTORS LLC			221 RUTHERS RD STE 203		RICHMOND	VA	23235
74	127G000000C0000	PARKER, BRYAN C	SAPONE, JILL R		PO BOX 2406		KITTY HAWK	NC	27949
2	127C00001560000	PARS REAL ESTATE LLC			2400 PARK DR		HARRISBURG	PA	17110
20	127C00000040000	PESESKY, PAUL S	PESESKY, AMY G		714 COLONIAL AVE		NORFOLK	VA	23507
25	127C00000580000	PINE ISLAND POA INC			351 OCEAN TRL		COROLLA	NC	27927
13	127C00000070000	POHORENCE, BARRY	POHORENCE, JENNY		40 W PARK PL	APT 515	MORRISTOWN	NJ	7960
38	127C00001530000	QUALITY TIME BEACH HOUSE LLC			1514 PARK AVE		RICHMOND	VA	23220
19	127C00000420000	QUEEN, KEITH C	QUEEN, JENNIFER M		833 RUNNYMEDE RD		RALEIGH	NC	27607
56	127C00001070000	REFLECTIONS LLC			976 ARDEN VIEW PLACE		CROWNSVILLE	MD	21032
61	127C00001000000	ROBINS, JAMES	ROBINS, SUZANNE C		PO BOX 1482		KITTY HAWK	NC	27949

Parcel ID Number	Global PIN	Owner Name 1	Owner Name 2	Owner Name 3	Billing Address	Billing Address Continued	Billing City	Billing State	Billing ZIP Code
59	127C00001040000	9943-52-4705	104 MYRTLE POND ROAD LLC			PO BOX 531	KIMBERTON	PA	19442
34	127C00000820000	9943-52-6893	AJ FINCH PROPERTIES LLC			1316 HOLLY POINT RD	VIRGINIA BEACH	VA	23454
5	127A00000270000	9943-45-2811	ALBRECHT, ROBERT W			7328 CLIFF PINE DR	GAITHERSBURG	MD	20879
17	127C00000400000	9943-44-8461	AMMON, ROGER D			508 JOSHUA WAY	KENNETT SQUARE	PA	19328
50	127C00001130000	9943-53-3581	ARMSTRONG, TIMOTHY P			16 STONEYBROOK LN	PRINCETON	NJ	8540
4	127A00000280000	9943-45-0887	CARPENTER, KEVIN E			704 FIRST ST	SECAUCUS	NJ	7094
10	127C00001650000	9943-45-5305	CASA DEL MAR LLC			6321 CAPELIA AVE	BURKE	VA	22015
78	0127000003N0000	9943-44-2764	CFR REAL ESTATE LLC			PO BOX 92	COROLLA	NC	27927
60	127C00001030000	9943-52-4685	CLOUD TEN LLC			3052 LYNNDALE RD	VIRGINIA BEACH	VA	23452
52	127C00001110000	9943-53-5317	CLOUGHERTY, ANNE M TRUSTEE			1826 ELGIN DR	VIENNA	VA	22182
47	127C00001160000	9943-53-0429	CRAFE, ROGER D			8042 OXBRIDGE DR	PITTSBURG	PA	15237
26	127C00000570000	9943-53-0984	CRANE, JOSEPH T IV			9423 GROUNDHOG DR	RICHMOND	VA	23235
9	127E0000PEN0003	9943-45-3633	CURRITUCK CLUB PROPERTY OWNERS ASSN INC			619 CURRITUCK CLUBHOUSE DR	COROLLA	NC	27927

Parcel ID Number	Global PIN	Owner Name 1	Owner Name 2	Owner Name 3	Billing Address	Billing Address Continued	Billing City	Billing State	Billing ZIP Code
8	0127000003L0000	CURRITUCK COUNTY			PO BOX 9		CURRITUCK	NC	27929
35	127C00000830000	CUTILLO, VINCENT J	SCHAEFER-CUTILLO, JULIA A		15 FALCON CREST CT		HOPEWELL JUNCTION	NY	12533
54	127C00001090000	DALEY, JOHN M	DALEY, CHERLY L		43884 FRUGALITY CT		ASHBURN	VA	20147
43	127C00001200000	DOMINICK, JOHN M	DOMINICK, SHIRLEY M		15054 DORAL PLACE		HAYMARKET	VA	20169
12	127C00000800000	DRIGGS, ROBERT E.	DRIGGS, CAROLYN C.		849 E R DANIELS RD		WANCHESE	NC	27981
24	127C00000010000	FAR NIENTE LLC			PO BOX 243		KITTY HAWK	NC	27949
1	127C00001570000	FARRISS, MICHAEL A	FARRISS, CYNTHIA T		13415 ELWELL LN		RICHMOND	VA	23233
28	127C00000600000	FIVE SHELL SEEKERS LLC			8403 HONEYWOOD CT		MC LEAN	VA	22102
44	127C00001190000	FLANAGAN, TERESE M	FLANAGAN, TIMOTHY C		1698 YARDLEY DR		WEST CHESTER	PA	19380
6	127A00000250000	FRANK, ROBERT H			1210 PERRY WILLIAM D		MC LEAN	VA	22101
48	127C00001150000	GAITHER, GEORGE E JR	GAITHER, ROSALIE K		415 HARLEM AVE		PASADENA	MD	21122
53	127C00001100000	GIBSON, WAYNE T	GIBSON, JONICA V		3706 STEWART DRIVEWAY		CHEVY CHASE	MD	20815
65	127C00000980000	HANUSCHEK, MANFRED H	HANUSCHEK, MARION S		11011 MIRADOR LN		FISHERS	IN	46037

Parcel ID Number	Global PIN	Owner Name 1	Owner Name 2	Owner Name 3	Billing Address	Billing Address Continued	Billing City	Billing State	Billing ZIP Code
14	127C00000060000	HARTLEY, JOHN T JR	HARTLEY, LINDA M		5 COLFAX DR		PEQUANNOCK	NJ	7440
11	127C00001660000	HERRMANN, HENRY C	HERRMANN, KAREN J		1460 S WHITFORD RD		WEST CHESTER	PA	19380
15	127C00000390000	HINSON, RICHARD	HINSON, ZOILA		27 STONY BRANCH TRL		CHAPEL HILL	NC	27516
21	127C00000430000	HOFFMAN, LINWOOD	HOFFMAN, KATHRYN		9192 LAKE BRADDOCK DR		BURKE	VA	22015
71	0127000001N0000	HOLDING POND LLC			C/O BODDIE-NOELL ENT INC	PO BOX 1908	ROCKY MOUNT	NC	27802
64	127C00000990000	KRASKE, PAUL S	SWANN, STACY ANN		7032 WILSON LN		BETHESDA	MD	20817
32	127C00000800000	KRAY, KEVIN P	KRAY, MARILYN C		818 CAMP CIR		PHOENIXVILLE	PA	19460
49	127C00001140000	LIGHTHOUSE ENTERPRISES LLC			15054 DORAL PLACE		HAYMARKET	VA	20169
3	127C00001550000	LUTTRELL, GREGORY B	LUTTRELL, BARBARA A		50 CAROLYN PL		CHAPPAQUA	NY	10514
23	127C00000020000	MACDONALD, BRENDA B TRUSTEE	MACDONALD, CHAD L TRUSTEE		PO BOX 1300		STERLING	VA	20167
22	127C00000030000	MACKAY, ROGER S	MACKAY, JEANNE L		11409 CEPHISE COURT		GAITHERSBURG	MD	20878
63	127C00001020000	MATUSZEWSKI, MARGARET			1054 GENERAL SULLIVAN DR		WEST CHESTER	PA	19382
16	127C00000050000	MOORE, TYLER MOSES SR TRUSTEE			4919 FAWNDALE RD SW		ROANOKE	VA	24018

Parcel ID Number	Global PIN	Owner Name 1	Owner Name 2	Owner Name 3	Billing Address	Billing Address Continued	Billing City	Billing State	Billing ZIP Code
18	127C00000410000	SANDERS, ESTELLE W	SANDERS, JOHN SCOTT	PRICE, CORINNE W	PO BOX 357		ROPER	NC	27970
55	127C00001080000	SCHENK, ROBERT J JR	PAVIK, WILLIAM S JR	SCHENK, JAYNE	51 PRIMROSE LN		COLTS NECK	NJ	7722
62	127C00001010000	SCULLIN, ROBERT P	SCULLIN, ELIZABETH W		7403 ADMIRAL DR		ALEXANDRIA	VA	22307
46	127C00001170000	SOFIS, GEORGE T	SOFIS, CHARMAINE C		40 MUSTER DR		STAFFORD	VA	22554
69	127A000COMM00000	SPINDRIFT PROPERTY OWNERS ASSOC INC			C/O MICHAEL S COLO	PO BOX 353	ROCKY MOUNT	NC	27802
27	127C00000590000	STARCZEWSKI, MICHAEL T	HAYES, DANIEL C	STARCZEWSKI, LISA M	585 BRIGHTON WAY		PHOENIXVILLE	PA	19460
51	127C00001120000	STERGE, ANDREW J TRUSTEE			339 LOUELLA AVE		WAYNE	PA	19087
36	127C00000840000	SULLIVAN, NEAL	SULLIVAN, CONSTANCE		11609 BUNNEL CT		POTOMAC	MD	20854
37	127C00001540000	SWEET SPOT OBX LLC			3620 DERBY RIDGE WAY		MIDLOTHIAN	VA	23113
45	127C00001180000	THOMAS, WALLACE C	THOMAS, BARBARA A		3 WHEELER RD		MONROE	CT	6468
70	0127000001Q0000	TLG-GREENWATER INVESTMENTS LLC			ATTN: DOROTHY FULLER	PO BOX 1807	NAGS HEAD	NC	27959
80	0127000003M0000	TURNPIKE PROPERTIES LLC		PINE ISLAND DINER	1100 C S STRATFORD RD 300		WINSTON SALEM	NC	27103
31	127C00000630000	ULMER, PAUL M	ULMER, TONDA L		1208 REGENCY WOODS PL		LYNCHBURG	VA	24503

Parcel ID Number	Global PIN	Owner Name 1	Owner Name 2	Owner Name 3	Billing Address	Billing Address Continued	Billing City	Billing State	Billing ZIP Code
33 127C00000810000	9943-52-6964	VIVELO, JAMES A	VIVELO, DONNA M		12305 HUNTERS GLEN TER		GLEN ALLEN	VA	23059
29 127C00000610000	9943-53-0782	WALTERS, WILLIAM P	WALTERS, CAROL R		1 EDOR LN		SUCCASUNNA	NJ	7876
72 127G000000A0000	9943-35-7698	WISE, SAMUEL C	WISE, WANDA M		123 POTESKEET LOOP		KITTY HAWK	NC	27949

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Quible & Associates, P.C.

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

June 15, 2016

104 Myrtle Pond Road LLC  
PO Box 531  
Kimberton, Pa 19442

Re: Notice of Community Meeting  
Use Permit Application – Pine Island Phase 1 Commercial  
Corolla, Currituck County, NC

Dear Property Owner(s),

Please be advised that Quible & Associates, P.C. and Turnpike Properties, LLC will conduct a community meeting on Monday, June 27<sup>th</sup>, 2016 at 10:00 a.m. at the Corolla Public Library located at 1123 Ocean Trail, Corolla, NC 27927.

The purpose of the meeting is to inform the community of the intention to submit an application for a Use Permit for the development of a commercial site located at the corner of Old Stoney Road and Ocean Trail (NC 12) in Corolla. The subject parcel is identified by Parcel Identification Number 9943-44-3307 and is located within The Pine Island development in Currituck County.

Turnpike Properties, LLC is proposing to develop a single commercial lot totaling 7.45 acres. The site was previously approved under a Use Permit to develop 3.0 acres of commercial development.

All persons having an interest in this matter are invited to attend the informational meeting. Further information regarding the development may be obtained by contacting Cathleen Saunders, P.E. or Michael W. Strader, Jr., P.E. of Quible & Associates, P.C. by phone at 252-491-8147 or by email at [csaunders@quible.com](mailto:csaunders@quible.com).

Sincerely,  
**Quible & Associates, P.C.**



Cathleen Saunders, P.E.

cc: Mr. Rolf Blizzard, Turnpike Properties, LLC

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

June 15, 2016

AJ Finch Properties LLC  
1316 Holly Point Rd  
Virginia Beach, VA 23454

Re: Notice of Community Meeting  
Use Permit Application – Pine Island Phase 1 Commercial  
Corolla, Currituck County, NC

Dear Property Owner(s),

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Sincerely,  
**Quible & Associates, P.C.**



Cathleen Saunders, P.E.

cc: Mr. Rolf Blizzard, Turnpike Properties, LLC

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

June 15, 2016

Albrecht, Robert W  
Bupp, Kelsey E  
7328 Cliff Pine Dr  
Gaithersburg, MD 20879

Re: Notice of Community Meeting  
Use Permit Application – Pine Island Phase 1 Commercial  
Corolla, Currituck County, NC

Dear Property Owner(s),

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Sincerely,  
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Cathleen Saunders, P.E.

cc: Mr. Rolf Blizzard, Turnpike Properties, LLC

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

June 15, 2016

Ammon, Roger D  
Ammon, Karen H  
508 Joshua Way  
Kennett Square, PA 19328

Re: Notice of Community Meeting  
Use Permit Application – Pine Island Phase 1 Commercial  
Corolla, Currituck County, NC

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Sincerely,  
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Cathleen Saunders, P.E.

cc: Mr. Rolf Blizzard, Turnpike Properties, LLC

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

June 15, 2016

Armstrong, Timothy P  
Armstrong, Stacy C  
16 Stoneybrook Ln  
Princeton, NJ 8540

Re: Notice of Community Meeting  
Use Permit Application – Pine Island Phase 1 Commercial  
Corolla, Currituck County, NC

Dear Property Owner(s),

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cc: Mr. Rolf Blizzard, Turnpike Properties, LLC

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

June 15, 2016

Carpenter, Kevin E  
Carpenter, Linda G  
704 First St  
Secaucus, NJ 7094

Re: Notice of Community Meeting  
Use Permit Application – Pine Island Phase 1 Commercial  
Corolla, Currituck County, NC

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Sincerely,  
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Cathleen Saunders, P.E.

cc: Mr. Rolf Blizzard, Turnpike Properties, LLC

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

June 15, 2016

Casa Del Mar LLC  
6321 Capelia Ave  
Burke, VA 22015

Re: Notice of Community Meeting  
Use Permit Application – Pine Island Phase 1 Commercial  
Corolla, Currituck County, NC

Dear Property Owner(s),

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Cathleen Saunders, P.E.

cc: Mr. Rolf Blizzard, Turnpike Properties, LLC

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

June 15, 2016

CFR Real Estate LLC  
PO Box 92  
Corolla, NC 27927

Re: Notice of Community Meeting  
Use Permit Application – Pine Island Phase 1 Commercial  
Corolla, Currituck County, NC

Dear Property Owner(s),

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Sincerely,  
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Cathleen Saunders, P.E.

cc: Mr. Rolf Blizzard, Turnpike Properties, LLC

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

June 15, 2016

Cloud Ten LLC  
3052 Lynndale Rd  
Virginia Beach, VA 23452

Re: Notice of Community Meeting  
Use Permit Application – Pine Island Phase 1 Commercial  
Corolla, Currituck County, NC

Dear Property Owner(s),

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Sincerely,  
**Quible & Associates, P.C.**



Cathleen Saunders, P.E.

cc: Mr. Rolf Blizzard, Turnpike Properties, LLC

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

June 15, 2016

Clougherty, Anne M Trustee  
Clougherty, Patrick W Trustee  
1826 Elgin Dr  
Vienna, VA 22182

Re: Notice of Community Meeting  
Use Permit Application – Pine Island Phase 1 Commercial  
Corolla, Currituck County, NC

Dear Property Owner(s),

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

June 15, 2016

Crafe, Roger D  
Crafe, Mary C  
8042 Oxbridge Dr  
Pittsburg, PA 15237

Re: Notice of Community Meeting  
Use Permit Application – Pine Island Phase 1 Commercial  
Corolla, Currituck County, NC

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Cathleen Saunders, P.E.

cc: Mr. Rolf Blizzard, Turnpike Properties, LLC

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

June 15, 2016

Crane, Joseph T IV  
Crane, Kimberly W  
9423 Groundhog Dr  
Richmond, VA 23235

Re: Notice of Community Meeting  
Use Permit Application – Pine Island Phase 1 Commercial  
Corolla, Currituck County, NC

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

June 15, 2016

Currituck Club Property  
Owners Association, Inc.  
619 Currituck Clubhouse Dr  
Corolla, NC 27927

Re: Notice of Community Meeting  
Use Permit Application – Pine Island Phase 1 Commercial  
Corolla, Currituck County, NC

Dear Property Owner(s),

Please be advised that Quible & Associates, P.C. and Turnpike Properties, LLC will conduct a community meeting on Monday, June 27<sup>th</sup>, 2016 at 10:00 a.m. at the Corolla Public Library located at 1123 Ocean Trail, Corolla, NC 27927.

The purpose of the meeting is to inform the community of the intention to submit an application for a Use Permit for the development of a commercial site located at the corner of Old Stoney Road and Ocean Trail (NC 12) in Corolla. The subject parcel is identified by Parcel Identification Number 9943-44-3307 and is located within The Pine Island development in Currituck County.

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All persons having an interest in this matter are invited to attend the informational meeting. Further information regarding the development may be obtained by contacting Cathleen Saunders, P.E. or Michael W. Strader, Jr., P.E. of Quible & Associates, P.C. by phone at 252-491-8147 or by email at [csaunders@quible.com](mailto:csaunders@quible.com).

Sincerely,  
**Quible & Associates, P.C.**



Cathleen Saunders, P.E.

cc: Mr. Rolf Blizzard, Turnpike Properties, LLC

# 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

June 15, 2016

Currituck County  
PO Box 9  
Currituck, NC 27929

Re: Notice of Community Meeting  
Use Permit Application – Pine Island Phase 1 Commercial  
Corolla, Currituck County, NC

Dear Property Owner(s),

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

June 15, 2016

Cutillo, Vincent J  
Schaefer-Cutillo, Julia A  
15 Falcon Crest Ct  
Hopewell Junction, NY 12533

Re: Notice of Community Meeting  
Use Permit Application – Pine Island Phase 1 Commercial  
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

June 15, 2016

Daley, John M  
Daley, Cherly L  
43884 Frugality Ct  
Ashburn, VA 20147

Re: Notice of Community Meeting  
Use Permit Application – Pine Island Phase 1 Commercial  
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

June 15, 2016

Dominick, John M  
Dominick, Shirley M  
15054 Doral Place  
Haymarket, VA 20169

Re: Notice of Community Meeting  
Use Permit Application – Pine Island Phase 1 Commercial  
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

June 15, 2016

Driggs, Robert E.  
Driggs, Carolyn C.  
849 E R Daniels Rd  
Wanchese, NC 27981

Re: Notice of Community Meeting  
Use Permit Application – Pine Island Phase 1 Commercial  
Corolla, Currituck County, NC

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

June 15, 2016

Far Niente LLC  
PO Box 243  
Kitty Hawk, NC 27949

Re: Notice of Community Meeting  
Use Permit Application – Pine Island Phase 1 Commercial  
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

June 15, 2016

Farriss, Michael A  
Farriss, Cynthia T  
13415 Elwell Ln  
Richmond, VA 23233

Re: Notice of Community Meeting  
Use Permit Application – Pine Island Phase 1 Commercial  
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

June 15, 2016

Five Shell Seekers LLC  
8403 Honeywood Ct  
Mc Lean, VA 22102

Re: Notice of Community Meeting  
Use Permit Application – Pine Island Phase 1 Commercial  
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

June 15, 2016

Flanagan, Terese M  
Flanagan, Timothy C  
1698 Yardley Dr  
West Chester, PA 19380

Re: Notice of Community Meeting  
Use Permit Application – Pine Island Phase 1 Commercial  
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

June 15, 2016

Frank, Robert H  
1210 Perry William D  
Mc Lean, VA 22101

Re: Notice of Community Meeting  
Use Permit Application – Pine Island Phase 1 Commercial  
Corolla, Currituck County, NC

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Phone: 252-491-8147  
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Web: quible.com

June 15, 2016

Gaither, George E Jr  
Gaither, Rosalie K  
415 Harlem Ave  
Pasadena, MD 21122

Re: Notice of Community Meeting  
Use Permit Application – Pine Island Phase 1 Commercial  
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

June 15, 2016

Gibson, Wayne T  
Gibson, Jonica V  
3706 Stewart Driveway  
Chevy Chase, MD 20815

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Use Permit Application – Pine Island Phase 1 Commercial  
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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June 15, 2016

Hanuschek, Manfred H  
Hanuschek, Marion S  
11011 Mirador Ln  
Fishers, IN 46037

Re: Notice of Community Meeting  
Use Permit Application – Pine Island Phase 1 Commercial  
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

June 15, 2016

Hartley, John T Jr  
Hartley, Linda M  
5 Colfax Dr  
Pequannock, NJ 7440

Re: Notice of Community Meeting  
Use Permit Application – Pine Island Phase 1 Commercial  
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

June 15, 2016

Herrmann, Henry C  
Herrmann, Karen J  
1460 S Whitford Rd  
West Chester, PA 19380

Re: Notice of Community Meeting  
Use Permit Application – Pine Island Phase 1 Commercial  
Corolla, Currituck County, NC

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Phone: 252-491-8147  
Fax: 252-491-8146  
Web: quible.com

June 15, 2016

Hinson, Richard  
Hinson, Zoila  
27 Stony Branch Trl  
Chapel Hill, NC 27516

Re: Notice of Community Meeting  
Use Permit Application – Pine Island Phase 1 Commercial  
Corolla, Currituck County, NC

Dear Property Owner(s),

Please be advised that Quible & Associates, P.C. and Turnpike Properties, LLC will conduct a community meeting on Monday, June 27<sup>th</sup>, 2016 at 10:00 a.m. at the Corolla Public Library located at 1123 Ocean Trail, Corolla, NC 27927.

The purpose of the meeting is to inform the community of the intention to submit an application for a Use Permit for the development of a commercial site located at the corner of Old Stoney Road and Ocean Trail (NC 12) in Corolla. The subject parcel is identified by Parcel Identification Number 9943-44-3307 and is located within The Pine Island development in Currituck County.

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All persons having an interest in this matter are invited to attend the informational meeting. Further information regarding the development may be obtained by contacting Cathleen Saunders, P.E. or Michael W. Strader, Jr., P.E. of Quible & Associates, P.C. by phone at 252-491-8147 or by email at [csaunders@quible.com](mailto:csaunders@quible.com).

Sincerely,  
**Quible & Associates, P.C.**



Cathleen Saunders, P.E.

cc: Mr. Rolf Blizzard, Turnpike Properties, LLC

# 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

June 15, 2016

Hoffman, Linwood  
Hoffman, Kathryn  
9192 Lake Braddock Dr  
Burke, VA 22015

Re: Notice of Community Meeting  
Use Permit Application – Pine Island Phase 1 Commercial  
Corolla, Currituck County, NC

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Phone: 252-491-8147  
Fax: 252-491-8146  
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June 15, 2016

Holding Pond LLC  
C/O Boddie-Noell Ent Inc  
Rocky Mount, NC 27802

Re: Notice of Community Meeting  
Use Permit Application – Pine Island Phase 1 Commercial  
Corolla, Currituck County, NC

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**Quible & Associates, P.C.**



Cathleen Saunders, P.E.

cc: Mr. Rolf Blizzard, Turnpike Properties, LLC

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

June 15, 2016

Kraske, Paul S  
Swann, Stacy Ann  
7032 Wilson Ln  
Bethesda, MD 20817

Re: Notice of Community Meeting  
Use Permit Application – Pine Island Phase 1 Commercial  
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

June 15, 2016

Kray, Kevin P  
Kray, Marilyn C  
818 Camp Cir  
Phoenixville, PA 19460

Re: Notice of Community Meeting  
Use Permit Application – Pine Island Phase 1 Commercial  
Corolla, Currituck County, NC

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cc: Mr. Rolf Blizzard, Turnpike Properties, LLC

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

June 15, 2016

Lighthouse Enterprises LLC  
15054 Doral Place  
Haymarket, VA 20169

Re: Notice of Community Meeting  
Use Permit Application – Pine Island Phase 1 Commercial  
Corolla, Currituck County, NC

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Phone: 252-491-8147  
Fax: 252-491-8146  
Web: quible.com

June 15, 2016

Moore, Tyler  
Moses Sr Trustee  
4919 Fawndale Rd SW  
Roanoke, VA 24018

Re: Notice of Community Meeting  
Use Permit Application – Pine Island Phase 1 Commercial  
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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June 15, 2016

Luttrell, Gregory B  
Luttrell, Barbara A  
50 Carolyn Pl  
Chappaqua, NY 10514

Re: Notice of Community Meeting  
Use Permit Application – Pine Island Phase 1 Commercial  
Corolla, Currituck County, NC

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Phone: 252-491-8147  
Fax: 252-491-8146  
Web: quible.com

June 15, 2016

Macdonald, Brenda B Trustee  
Macdonald, Chad L Trustee  
PO Box 1300  
Sterling, VA 20167

Re: Notice of Community Meeting  
Use Permit Application – Pine Island Phase 1 Commercial  
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

June 15, 2016

Mackey, Roger S  
Mackey, Jeanne L  
11409 Cephise Court  
Gaithersburg, MD 20878

Re: Notice of Community Meeting  
Use Permit Application – Pine Island Phase 1 Commercial  
Corolla, Currituck County, NC

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Cathleen Saunders, P.E.

cc: Mr. Rolf Blizzard, Turnpike Properties, LLC

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

June 15, 2016

Matuszewski, Margaret  
1054 General Sullivan Dr  
West Chester, PA 19382

Re: Notice of Community Meeting  
Use Permit Application – Pine Island Phase 1 Commercial  
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

June 15, 2016

MP 420 Investment Partners LLC  
805 Riverside Dr  
Newport News, VA 23606

Re: Notice of Community Meeting  
Use Permit Application – Pine Island Phase 1 Commercial  
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

June 15, 2016

Narozny, Theodore  
Narozny, Eileen  
PO Box 628  
Chester, NJ 7930

Re: Notice of Community Meeting  
Use Permit Application – Pine Island Phase 1 Commercial  
Corolla, Currituck County, NC

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cc: Mr. Rolf Blizzard, Turnpike Properties, LLC

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

June 15, 2016

National Audubon Society  
225 Varick St Fl 7  
New York, NY 10014

Re: Notice of Community Meeting  
Use Permit Application – Pine Island Phase 1 Commercial  
Corolla, Currituck County, NC

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Cathleen Saunders, P.E.

cc: Mr. Rolf Blizzard, Turnpike Properties, LLC

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

June 15, 2016

Outer Banks Investors LLC  
221 Ruthers Rd Ste 203  
Richmond, VA 23235

Re: Notice of Community Meeting  
Use Permit Application – Pine Island Phase 1 Commercial  
Corolla, Currituck County, NC

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Cathleen Saunders, P.E.

cc: Mr. Rolf Blizzard, Turnpike Properties, LLC

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

June 15, 2016

Parker, Bryan C  
Sapone, Jill R  
PO Box 2406  
Kitty Hawk, NC 27949

Re: Notice of Community Meeting  
Use Permit Application – Pine Island Phase 1 Commercial  
Corolla, Currituck County, NC

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cc: Mr. Rolf Blizzard, Turnpike Properties, LLC

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Web: quible.com

June 15, 2016

Pars Real Estate LLC  
2400 Park Dr  
Harrisburg, PA 17110

Re: Notice of Community Meeting  
Use Permit Application – Pine Island Phase 1 Commercial  
Corolla, Currituck County, NC

Dear Property Owner(s),

Please be advised that Quible & Associates, P.C. and Turnpike Properties, LLC will conduct a community meeting on Monday, June 27<sup>th</sup>, 2016 at 10:00 a.m. at the Corolla Public Library located at 1123 Ocean Trail, Corolla, NC 27927.

The purpose of the meeting is to inform the community of the intention to submit an application for a Use Permit for the development of a commercial site located at the corner of Old Stoney Road and Ocean Trail (NC 12) in Corolla. The subject parcel is identified by Parcel Identification Number 9943-44-3307 and is located within The Pine Island development in Currituck County.

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All persons having an interest in this matter are invited to attend the informational meeting. Further information regarding the development may be obtained by contacting Cathleen Saunders, P.E. or Michael W. Strader, Jr., P.E. of Quible & Associates, P.C. by phone at 252-491-8147 or by email at [csaunders@quible.com](mailto:csaunders@quible.com).

Sincerely,  
**Quible & Associates, P.C.**



Cathleen Saunders, P.E.

cc: Mr. Rolf Blizzard, Turnpike Properties, LLC

# 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

June 15, 2016

Pesesky, Paul S  
Pesesky, Amy G  
714 Colonial Ave  
Norfolk, VA 23507

Re: Notice of Community Meeting  
Use Permit Application – Pine Island Phase 1 Commercial  
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

June 15, 2016

Pine Island POA Inc  
351 Ocean Trl  
Corolla, NC 27927

Re: Notice of Community Meeting  
Use Permit Application – Pine Island Phase 1 Commercial  
Corolla, Currituck County, NC

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cc: Mr. Rolf Blizzard, Turnpike Properties, LLC

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

June 15, 2016

Pohorence, Barry  
Pohorence, Jenny  
40 W Park Pl  
Morristown, NJ 7960

Re: Notice of Community Meeting  
Use Permit Application – Pine Island Phase 1 Commercial  
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

June 15, 2016

Quality Time Beach House LLC  
1514 Park Ave  
Richmond, VA 23220

Re: Notice of Community Meeting  
Use Permit Application – Pine Island Phase 1 Commercial  
Corolla, Currituck County, NC

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Cathleen Saunders, P.E.

cc: Mr. Rolf Blizzard, Turnpike Properties, LLC

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

June 15, 2016

Queen, Keith C  
Queen, Jennifer M  
833 Runnymede Rd  
Raleigh, NC 27607

Re: Notice of Community Meeting  
Use Permit Application – Pine Island Phase 1 Commercial  
Corolla, Currituck County, NC

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Phone: 252-491-8147  
Fax: 252-491-8146  
Web: quible.com

June 15, 2016

Reflections LLC  
976 Arden View Place  
Crownsville, MD 21032

Re: Notice of Community Meeting  
Use Permit Application – Pine Island Phase 1 Commercial  
Corolla, Currituck County, NC

Dear Property Owner(s),

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cc: Mr. Rolf Blizzard, Turnpike Properties, LLC

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

June 15, 2016

Robins, James  
Robins, Suzanne C  
PO Box 1482  
Kitty Hawk, NC 27949

Re: Notice of Community Meeting  
Use Permit Application – Pine Island Phase 1 Commercial  
Corolla, Currituck County, NC

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cc: Mr. Rolf Blizzard, Turnpike Properties, LLC

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

June 15, 2016

Sanders, Estelle W  
Sanders, John Scott  
PO Box 357  
Roper, NC 27970

Re: Notice of Community Meeting  
Use Permit Application – Pine Island Phase 1 Commercial  
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

June 15, 2016

Schenk, Robert J Jr  
Paviak, William S Jr  
51 Primrose Ln  
Colts Neck, NJ 7722

Re: Notice of Community Meeting  
Use Permit Application – Pine Island Phase 1 Commercial  
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

June 15, 2016

Scullin, Robert P  
Scullin, Elizabeth W  
7403 Admiral Dr  
Alexandria, VA 22307

Re: Notice of Community Meeting  
Use Permit Application – Pine Island Phase 1 Commercial  
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

June 15, 2016

Sofis, George T  
Sofis, Charmaine C  
40 Muster Dr  
Stafford, VA 22554

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Use Permit Application – Pine Island Phase 1 Commercial  
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

June 15, 2016

Spindrift Property Owners  
Association Inc  
C/O Michael S Colo  
PO Box 353  
Rocky Mount, NC 27801

Re: Notice of Community Meeting  
Use Permit Application – Pine Island Phase 1 Commercial  
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

June 15, 2016

Starczewki, Michael T  
Hayes, Daniel C  
585 Brighton Way  
Phoenixville, PA 19460

Re: Notice of Community Meeting  
Use Permit Application – Pine Island Phase 1 Commercial  
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

June 15, 2016

Sterge, Andrew J  
Trustee  
339 Louella Ave  
Wayne, PA 19087

Re: Notice of Community Meeting  
Use Permit Application – Pine Island Phase 1 Commercial  
Corolla, Currituck County, NC

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Phone: 252-491-8147  
Fax: 252-491-8146  
Web: quible.com

June 15, 2016

Sullivan, Neal  
Sullivan, Constance  
11609 Bunnel Ct  
Potomac, MD 20854

Re: Notice of Community Meeting  
Use Permit Application – Pine Island Phase 1 Commercial  
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

June 15, 2016

Sweet Spot OBX LLC  
3620 Derby Ridge Way  
Midlothian, VA 23113

Re: Notice of Community Meeting  
Use Permit Application – Pine Island Phase 1 Commercial  
Corolla, Currituck County, NC

Dear Property Owner(s),

Please be advised that Quible & Associates, P.C. and Turnpike Properties, LLC will conduct a community meeting on Monday, June 27<sup>th</sup>, 2016 at 10:00 a.m. at the Corolla Public Library located at 1123 Ocean Trail, Corolla, NC 27927.

The purpose of the meeting is to inform the community of the intention to submit an application for a Use Permit for the development of a commercial site located at the corner of Old Stoney Road and Ocean Trail (NC 12) in Corolla. The subject parcel is identified by Parcel Identification Number 9943-44-3307 and is located within The Pine Island development in Currituck County.

Turnpike Properties, LLC is proposing to develop a single commercial lot totaling 7.45 acres. The site was previously approved under a Use Permit to develop 3.0 acres of commercial development.

All persons having an interest in this matter are invited to attend the informational meeting. Further information regarding the development may be obtained by contacting Cathleen Saunders, P.E. or Michael W. Strader, Jr., P.E. of Quible & Associates, P.C. by phone at 252-491-8147 or by email at [csaunders@quible.com](mailto:csaunders@quible.com).

Sincerely,  
**Quible & Associates, P.C.**



Cathleen Saunders, P.E.

cc: Mr. Rolf Blizzard, Turnpike Properties, LLC

# 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

June 15, 2016

Thomas, Wallace C  
Thomas, Barbara A  
3 Wheeler Rd  
Monroe, CT 6468

Re: Notice of Community Meeting  
Use Permit Application – Pine Island Phase 1 Commercial  
Corolla, Currituck County, NC

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June 15, 2016

TLG-Greenwater Investments LLC  
PO Box 1807  
Attn: Dorothy Fuller  
Nags Head, NC 27959

Re: Notice of Community Meeting  
Use Permit Application – Pine Island Phase 1 Commercial  
Corolla, Currituck County, NC

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Kitty Hawk, NC 27949  
Phone: 252-491-8147  
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June 15, 2016

Turnpike Properties LLC  
1100 C S Stratford Rd 300  
Winston Salem, NC 27103

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Use Permit Application – Pine Island Phase 1 Commercial  
Corolla, Currituck County, NC

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Phone: 252-491-8147  
Fax: 252-491-8146  
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June 15, 2016

Ulmer, Paul M  
Ulmer, Tonda L  
1208 Regency Woods Pl  
Lynchburg, VA 24503

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Use Permit Application – Pine Island Phase 1 Commercial  
Corolla, Currituck County, NC

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Phone: 252-491-8147  
Fax: 252-491-8146  
Web: quible.com

June 15, 2016

Vivelo, James A  
Vivelo, Donna M  
12305 Hunters Glen Ter  
Glen Allen, VA 23059

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Corolla, Currituck County, NC

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June 15, 2016

Walters, William P  
Walters, Carol R  
1 Edor Ln  
Succasunna, NJ 7876

Re: Notice of Community Meeting  
Use Permit Application – Pine Island Phase 1 Commercial  
Corolla, Currituck County, NC

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

June 15, 2016

Wise, Samuel C  
Wise, Wanda M  
123 Poteskeet Loop  
Kitty Hawk, NC 27949

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Corolla, Currituck County, NC

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