



**CURRITUCK COUNTY PLANNING BOARD**  
**January 13, 2015**

**WORK SESSION**

A work session was held prior to the meeting to discuss items on the agenda.

**REGULAR MEETING**

The Currituck County Planning Board met in the Historic Currituck County Courthouse. The following members were present: Clay Cartwright, Jane Overstreet, Steven Craddock, John Cooper, Mike Cason, and Bobby Bell. Absent: Fred Whiteman, John Wright, and Carol Bell.

Donna Voliva, Senior Planner and Susan Tanner, Clerk to the Planning Board were also present.

Planning Board Vice-Chairman Cooper called the meeting to order.

Everyone stood for the Pledge of Allegiance and a moment of silence.

**APPROVAL OF AGENDA**

Mr. Cooper moved to amend the agenda by adding Planning Board Rules of Procedure as Item 4. Mr. Craddock seconded the motion and motion carried unanimously.

6:30 p.m.      Work Session

7:00 p.m.      Call to Order

- A. Pledge of Allegiance and Moment of Silence
- B. Announce Quorum Being Met
- C. Approval of Agenda
- D. Ask for Disqualifications

Item 1            Approval of December 9, 2014 Minutes

Item 2            Election of Officers

- Chairman
- Vice-Chairman

**OLD BUSINESS:**

**NEW BUSINESS:**

Item 3            **PB 87-56 Monteray Shores, Phase 3 (Corolla Bay, Section II)** – Request for preliminary plat/use permit approval for 36 residential lots located within Corolla Bay on the west side of NC 12 as a southern extension of Cruz Bay Court in Corolla, Tax Map 115, Parcel 3XB, Poplar Branch Township.

Item 4            **Planning Board Rules of Procedure**

Item 5            **ANNOUNCEMENTS**

Item 6            **ADJOURNMENT**

Vice-Chairman Cooper stated the board met a quorum and there were no disqualifications.

#### **APPROVAL OF MINUTES**

Mr. Bell moved to approve the Planning Board minutes for December 9, 2014 as presented. Mr. Craddock seconded the motion and motion carried unanimously.

#### **ELECTION OF OFFICERS**

Mr. Bell motioned to elect John Cooper as Chairman. Mr. Cartwright seconded the motion and motion carried unanimously.

Mr. Craddock motioned to elect Carol Bell as Vice-Chairman. Mr. Bell seconded the motion and motion carried unanimously.

#### **OLD BUSINESS:**

None

#### **NEW BUSINESS:**

**PB 87-56 Monterey Shores, Phase 3 (Corolla Bay, Section II)** – Request for preliminary plat/use permit approval for 36 residential lots located within Corolla Bay on the west side of NC 12 as a southern extension of Cruz Bay Court in Corolla, Tax Map 115, Parcel 3XB, Poplar Branch Township.

Mitch Halloran and Carlos Gomez, Coastal Engineering appeared before the board and sworn in. Ms. Voliva presented the following case analysis to the board.

[Link for case analysis for PB 87-56 Monterey Shores, Phase 3 \(Corolla Bay, Section II\)](#)

#### **DISCUSSION**

Mr. Craddock asked staff to provide some insight to some of the wetlands being filled.

Ms. Voliva said the wetlands and areas to be filled shown on the plan were surveyed and identified by the Army Corps. A permit has been obtained from the Corps and the wetlands mitigation credits have been paid by the current property owner.

Mr. Craddock asked staff if they have found any other issues with drainage that would not be mitigated with this being filled with the stormwater permit being updated.

Ms. Voliva said no.

Mr. Cooper asked staff since the Army Corps got the plat have there been any revisions to it.

Ms. Voliva said no related to wetlands.

Mr. Cooper asked staff since this is an alternative bridge landing site for the Mid-Currituck Bridge, the state has no rights to the property at this time.

Ms. Voliva said at this time the state does not.

Ms. Overstreet asked if lots 60, 61, and 62 have wetlands on the back and will it remain wetlands or be filled.

Ms. Voliva stated it will remain wetlands.

Mr. Halloran said he would be glad to answer any questions the board may have.

Mr. Gomez said the Army Corps looked at the plat very closely and the permit is in place.

Ms. Overstreet asked if the piers have been permitted by the Army Corps of Engineering.

Ms. Voliva said the individual piers would be permitted individually with their lot construction; and the community pier does have a major CAMA permit. The individual piers would have to be permitted through CAMA as well.

Mr. Cooper closed the public hearing.

#### **ACTION**

Mr. Craddock moved to approve PB 87-56 with the Technical Review Committee and staff recommendations included in the case analysis. Mr. Cartwright seconded the motion and motion carried unanimously.

#### **Planning Board Rules of Procedure**

Mr. Cason moved to approve the Planning Board Rules of Procedure as amended. Mr. Bell seconded the motion and motion carried unanimously.

#### **ANNOUNCEMENTS**

None

#### **ADJOURNMENT**

With there being no further business to discuss, Ms. Overstreet moved for adjournment. Mr. Craddock seconded the motion and the motion carried unanimously. The meeting adjourned at 7:25 p.m.

Respectfully Submitted,

Susan M. Tanner /s/

Susan M. Tanner  
Clerk to the Board