



Major Subdivision Application

OFFICIAL USE ONLY:

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

Contact Information**APPLICANT:**

Name: TURNPIKE PROPERTIES, LLC
Address: 4400 SILAS CREEK PKWY, SUITE 302
WINSTON SALEM, NC 27104
Telephone: (336) 722-2236
E-Mail Address: rbizzard1@me.com

PROPERTY OWNER:

Name: TURNPIKE PROPERTIES, LLC
Address: 4400 SILAS CREEK PKWY, SUITE 302
WINSTON SALEM, NC 27104
Telephone: (336) 722-2236
E-Mail Address: rbizzard1@me.com

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: SAME

Request

Physical Street Address: 331 AUDUBON DRIVE, COROLLA

Parcel Identification Number(s): 0128000002H0000

Subdivision Name: PINE ISLAND PUD (PINE ISLAND LIMITED)

Number of Lots or Units: 304

Phase: 5B

TYPE OF SUBMITTAL

- Conservation and Development Plan
- Amended Sketch Plan/Use Permit
- Preliminary Plat (or amended)
 Type I OR Type II
- Construction Drawings (or amended)
- Final Plat (or amended)

TYPE OF SUBDIVISION

- Traditional Development
- Conservation Subdivision
- Planned Unit Development
- Planned Development

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


Property Owner(s)/Applicant*

7/20/21

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.**

Community Meeting, if applicable

Date Meeting Held: July 15, 2021 at 4pm Meeting Location: Corolla Library

Use Permit Review Standards, if applicable

PUD Amended Sketch Plan/Use Permit, Type II Preliminary Plat

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

This Use Permit is being submitted to amend the existing Pine Island PUD to allow for an additional unit of density within Phase 5B by designating a small commercial area within the vicinity of the approved cabana. This would allow an upper story dwelling unit within the cabana and increases the permitted density from 303 to 304 units.

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 will not materially endanger the public health or safety and conforms to adjacent land uses. The proposed upper story dwelling unit would reside within previously approved conditioned storage space within the cabana, above the lower level storage/bath.
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 proposed use will not injure the values of adjoining or abutting properties and will compliment the adjoining existing uses. The proposed mixed-use commercial area consisting of the upper story dwelling unit would reside in the cabana adjacent to the hotel property.
C. The use will be in conformity with the Land Use Plan or other officially adopted plan. The proposed use is in general conformance with the County's Land Use Plan, current UDO, and the latest approved sketch plan. The proposed uses are allowed and encouraged within PUDs, open space, density, and commercial area percentages are compliant with the UDO.
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. The proposed use will not exceed the County's ability to provide adequate public facilities. Utility services have already been approved and permitted for the site, capacity is available, and stormwater management already provided to handle approved runoff.

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.

[Signature]
Property Owner(s)/Applicant*

7/20/21
Date

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