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**Community Meeting for the Use Permit Application – Amended Sketch Plan for  
Pine Island PUD  
Parcel Identification Numbers 012800002H0000 and 012800002L0000  
Corolla, Currituck County, NC**

July 10, 2019

**AGENDA**

**1. General Introduction**

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

**2. Proposed Parcels Subject to Use Permit and Sketch Plan Amendment**

- a. 24.77 acre Lot 4R, a parcel of land located south of the Hampton Inn & Suites (located at 333 Audubon Drive) and identified by County Parcel Identification Number 012800002H0000. This parcel is identified as Lot 4R on the recorded Amended Final Plat, Pine Island PUD – Phase 5, Tax Map 128, Parcels 2J & 2H. This parcel is currently vacant, includes an existing storm basin, pedestrian walkway, and public water line. The subject parcel is also currently designated to include 60 Villas and Retail Development as shown on the most recent approved Amended Sketch Plan. 16.9 acres of the subject parcel has been allocated toward commercial development in addition to 60 units allocated towards the density of the PUD.
- b. 53.31 acre parcel of land located on the west side of NC12 adjacent to the Racquet Club, and containing the Pine Island Airstrip identified by County Parcel Identification Number 012800002L0000. The Airstrip currently resides on this parcel located south of the intersection of Audubon Drive, Racquet Club Drive, and on the west side of NC12 immediately across from the Hampton Inn hotel. Currently, 4.5 acres of the subject parcel have been allocated as Commercial Development Area, while the remainder is designated as Open space, on the most current approved Amended Sketch Plan.

**3. Proposed Use Amendment**

- a. Lot 4R, which will now be referred to as Pine Island South or Phase 5B, is proposed to be changed from 60 Villas and Retail Commercial Development Area to accommodate twenty-three (23) single-family lots.
  - i. The proposed density would decrease from 340 units, or 1.02 units/acre, down to 303 units, or 0.87 units/acre.
- b. The Commercial Development Area and Open Space within the Airstrip parcel will be updated to reflect current conditions. No further changes or physical improvements are proposed. The Commercial Development Area will increase from the previously approved 4.5 acres to 4.8 acres, and Open Space reduced accordingly. This “housekeeping” measure will update the PUD Development Summary Data Table to include existing paved areas within the Commercial Development Area allocation.



#### **4. Land Usage**

- a. Phase 5B existing land use includes 16.9 acres of Commercial Development Area and 60 Residential Units within the vacant parcel area. The proposed use will include twenty-three (23) residential, single-family lots within an approximate 13.2 acre area. The Open Space Area will increase from the previously approved amended sketch plan.
- b. The land usage within the Airstrip Parcel will not change, but the Use Permit and Sketch Plan will be updated to allocate an additional 0.3 acres of existing paved area as Commercial Development Area, and the Open Space Area reduced respectively.

#### **5. 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).
  - i. Density will reduce from 1.02 units/acre to 0.87 units/acre;
  - ii. Open Space will increase from 37.57% to 38.52%;
  - iii. Commercial Development Area will reduce from 35.37 acres to 18.47 acres.
- b. The PUD will remain in general conformance with the County's Future Land Use Plan.

#### **6. Development Objectives**

- a. Maintain the character of the Pine Island PUD
- b. Provide additional SFD lots to compliment the recently constructed Pine Island Phase 9 (PI Club) and Pine Island Reserve.
- c. "Clean-Up" the existing Commercial Development and Open Space Areas within the Airstrip.
- d. Promote recreational open space by maintaining and preserving additional Open Space within Phase 5B amenity area that services the Pine Island PUD community.

#### **7. Questions & Comments**

- a. Quible & Associates, Owner and County are available to answer questions and comments.
- b. Comments can be provided in writing on Comment Forms provided or they can be sent to Michael W. Strader, Jr., P.E. of Quible & Associates, P.C. email at [mstrader@quible.com](mailto:mstrader@quible.com) or by phone at 252-491-8147.

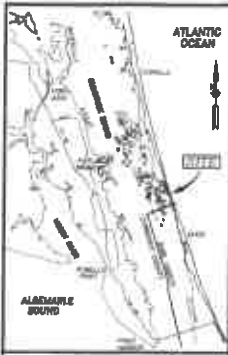
# PINE ISLAND, P.U.D.

POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

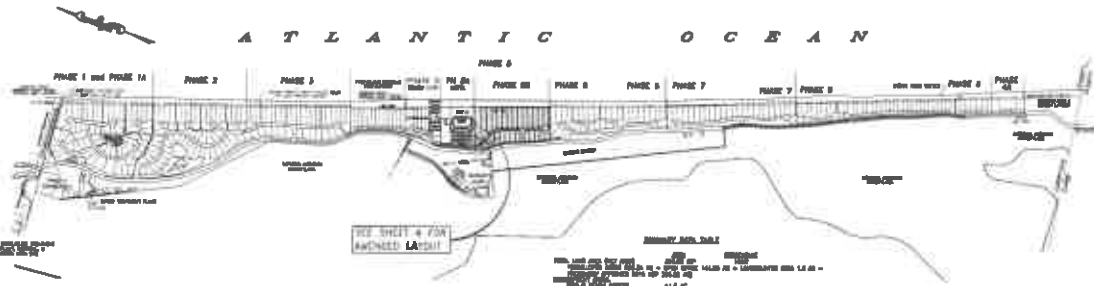
JUNE 25, 2019

## AMENDED SKETCH PLAN

(PHASE 5B)



- GENERAL NOTES:**
1. OWNER: TURNPIKE PROPERTIES, LLC, 4400 SILAS CREEK PKWY, SUITE 302, WINSTON SALEM, NC 27104
  2. PROJECT: PINE ISLAND, P.U.D. PHASE 5B
  3. DATE: JUNE 25, 2019
  4. SCALE: AS SHOWN
  5. THE SKETCH PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION.
  6. THE SKETCH PLAN IS SUBJECT TO THE APPROVAL OF THE CURRITUCK COUNTY BOARD OF ZONING ADJUSTMENTS.
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**PROPERTY DATA TABLE**

SECTION	AREA (SQ. FT.)	AREA (AC.)
PHASE 1	1,120,000	25.6
PHASE 2	1,120,000	25.6
PHASE 3	1,120,000	25.6
PHASE 4	1,120,000	25.6
PHASE 5	1,120,000	25.6
PHASE 6	1,120,000	25.6
PHASE 7	1,120,000	25.6
PHASE 8	1,120,000	25.6
<b>TOTAL</b>	<b>8,960,000</b>	<b>205.12</b>

**SHEET INDEX**

SHEET NO.	DESCRIPTION
1	PHASE 1 AND PHASE 1A
2	PHASE 2
3	PHASE 3
4	PHASE 4
5	PHASE 5
6	PHASE 6
7	PHASE 7
8	PHASE 8

**DEVELOPER:**

**TURNPIKE PROPERTIES, LLC**  
**4400 SILAS CREEK PKWY, SUITE 302**  
**WINSTON SALEM, N.C. 27104**

**Quibbe & Associates, P.C.**  
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DATE: 06/25/19  
 REVISIONS: AS NOTED ON DRAWING

