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Assistant Director of
Planning and Inspections
CAMERON RAY

Senior Planner
RYAN LANG

Zoning Administrator
DONNA ELLIOTT

THE TOWN OF KILL DEVIL HILLS
NORTH CAROLINA

PLANNING DEPARTMENT

February 20, 2019

Memorandum

To: Debbie Diaz, Town Manager

From: Cameron Ray, Assistant Planning Director 

Subject: **SITE PLAN REVIEW: CONDITIONAL USE**— *Outer Banks Brewing Station*— Outdoor Dining Activity Area and Associated Site Improvements

Enclosed is a conditional use application submitted by Outer Banks Brewing Station for an outdoor dining activity area and an addition including an open air bar, restroom, and storage. In addition to the plans, you will find a Commercial Site Plan Review Application, and the most recent technical review comments from staff.

The Planning Board reviewed this proposal on January 15, 2019 and forwarded it to the Board with a favorable recommendation. Staff recommends the Board of Commissioners schedule the required public hearing on the conditional use application for Outer Banks Brewing Station for March 11, 2019.

ATTACHMENT CA-5

Ray, Cameron

From: Pete Burkheimer <PBurkheimer@american-ea.com>
Sent: Wednesday, January 02, 2019 3:55 PM
To: Ray, Cameron
Cc: Lang, Ryan
Subject: RE: SITE PLAN TECHNICAL REVIEW 2-Outer Banks Brewing Station-600 S. Croatan Highway in the Commercial Zone-Conditional Use Application

With the changes made to the stormwater management measures, Town Engineer concurs in approval.

Pete Burkheimer, PE

Senior Consultant



448 Viking Drive, Suite 170

Virginia Beach, VA 23452

(757) 468-6800 (office), (757) 478-5970 (cell)

pburkheimer@american-ea.com

From: Ray, Cameron <Cameron@kdhnc.com>
Sent: Wednesday, January 02, 2019 12:40 PM
To: Pete Burkheimer <PBurkheimer@american-ea.com>
Cc: Lang, Ryan <rlang@kdhnc.com>
Subject: SITE PLAN TECHNICAL REVIEW 2-Outer Banks Brewing Station-600 S. Croatan Highway in the Commercial Zone-Conditional Use Application

Good Afternoon Pete,

Attached you will find: **SITE PLAN TECHNICAL REVIEW 2**—Outer Banks Brewing Station —**REVISED**—Conditional use application for an outdoor waiting activity area and an addition including an open air bar, restroom, and storage. In addition to the plans, attached you will find Commercial Site Plan Review Application

Please review the plans and submit written comments to the Planning Department by **CLOSE OF BUSINESS on Monday, January 07, 2019.**

Sincerely,

Cameron Ray, CFM

Assistant Planning Director

PO Box 1719

Kill Devil Hills, NC 27948

252-449-5311 phone

252-441-4102 fax

www.kdhnc.com

Town of Kill Devil Hills Planning and Inspections
Commercial Site Plan Review Application*



Applicant

Name: Ben Cahoon, AIA
 Address: 118 W. Woodhill Dr.
Nags Head, NC 27959
 Phone: 252-441-0271
 Fax: 252-441-8724
 Cell: 252-473-7396

Property Owner

Name: Eric Reece (Outer Banks Brewing LLC)
 Address: P.O. Box 2584 / 600 S. Croatan
Kill Devil Hills, NC 27948
 Phone: 252-449-2139
 Fax: _____
 Cell: 252-202-6652

Property Location

Address: 600 S. Croatan Hwy. Lot, Block: Block 68
 Subdivision: Kitty Hawk Shores Rev. Pin#: 07988308799003
 Zoning District: Commercial LI-1 LI-2 OIR
 Total Lot Size: 79,450 Sq. Ft. Disturbed Area: ± 600 Sq. Ft.

Contractor

Company Name: TBD License Number: _____
 Name: _____ Phone: _____
 Address: _____ Cell: _____
 _____ Fax: _____
 Town Privilege License Number: _____

Construction Information

Type of Construction: V-B
 Assembly Business Educational Factory/Industrial High Hazard
 Institutional Mercantile Residential Storage Utility/Misc.
 New Construction Addition Repair/Replace Remodel Other: _____

Square Footage Proposed: (Addition)

Interior Space: 551 Sq. Ft. Covered Deck(s): _____ Sq. Ft. Storage: _____ Sq. Ft.
 Garage: _____ Sq. Ft. # of Bedrooms: _____ # of Open Deck(s): _____
 Proposed Square Footage: 551 + Existing Square Footage: 6376 = 6927 Total Sq. Ft.
 % Impervious Coverage: 52.7 + % Pervious Coverage: 0.8 = 53.5 Total % Coverage
 # of Parking Spaces: Existing: 76 Proposed: 0 Total: 76
 Septic Tank Permit #: KDHWTP Construction Type: V-B

Estimated Construction Cost (including labor and materials): \$ 30,000

Flood Information

Flood Zone: VE AE X Base Flood Elevation: 9.0'
 Proposed First Floor Elevation: 9.5' Sq. Ft Below Base Flood Elevation: 0

**This form is designed as a guide for Commercial Site Plan Review.
 Additional plans and information will be required prior to building permits.*

Project Description

Add an open air bar + restroom + storage.

Bar will close at night/ seasonally with shutters.

No conditioned space.

Required Site Plan Information Checklist:

Permit Application (Completed)

Site Plan Including the following

• Submittal Requirements:

Vicinity Map

15 Copies of Site Plan & Building Plan Elevations – Front, Side, and Rear

K-DHWWT Tentative Health Department Approval

TBD Site Plan Development Review Fee Paid in Full

• Existing Conditions:

Boundary of Entire Lot

Width and Location of Existing Right of Ways

Nature, Purpose, Locations, and Size of Existing Easements

Iron Pins and Concrete Monuments

Scale (1" = 50" Minimum)

North Arrow

Streets Including Width of Pavement

NA All Underground Utilities, Gas/Propane Below or Above Grade

Dare Co. Register of Deeds Map Book/Subdivision Ref.

Street Address

Present Recorded Owner, Developer, Engineer contacts

Adjacent Property Owners, Adj. Use & Zone

NA Corp. of Engineers Report / Wetland Study

NFIP Flood Zone (ref: Elevation Datum (NAVD 1988))

NA Minimum, Lot Size indicated

• Proposed Improvements:

Zoning Use Compliance/Setbacks labeled

Landscaping Plan / Buffers / Screening (per section 153.073)

Lighting Plan - photometric showing point output (section 153.074)

NA Sedimentation & Erosion Control Plan including details

Disturbed Areas delineated & areas calculated

Location of Sidewalks on the Croatan Highway and Curbs

Location of Sewer Facilities and Drain field

Proposed Building Type, # of Floors and dimensions, floor area ratio, Height

Existing and Finished Grades of Entire Site

Storm Water Management Plan including calculations

NA Total Units and Density per Acre (Multi-Family) or floor area ratio (in OIR)

Lot Size and Lot Coverage Calculation

Utility Plan indicating location & sizes of proposed improvements

Water Service Sizing Checklist

Layout, Size and Number of Parking Spaces including handicap w/ setbacks (Each Space Numbered)

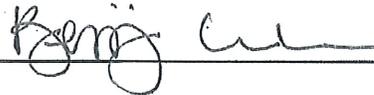
Fire Lane and Driveways

Loading Zone (Commercial Sites)

NA Mail Delivery Cluster Sites (Multi-Family)

- Proposed First Floor Elevation
- Dumpster Pad Location
- EXIST. Proposed Sign Location
- Sight triangle shown *no change*
- Commercial Building Plans showing architectural compliance
- NA Plans to N.C.D.O.T. (if required)
- NC Engineer/Land Surveyor Seal on Site Plan *survey*

*** The items listed in the Site Plan portion of the above checklist represent information that must be indicated on any site plan submitted for review by the Kill Devil Hills Planning Department, Planning Board, and Board of Commissioners. All of the above required documents shall be submitted on or before the 3rd Tuesday of each month. Upon completion of review, the Planning Board shall transmit its recommendations to the Board of Commissioners. The Board of Commissioners shall review site plans on the second Monday of each month.

Signature of Applicant:  (Date) 12/14/18