

Director of
Planning and Inspections
MEREDITH GUNS

Building Inspector
MARTY SHAW
CHARLES THUMAN

Code Enforcement Officer
JORDAN BLYTHE



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

April 16, 2020

Memorandum

To: Planning Board

From: Ryan Lang, Senior Planner 

Subject: **SITE PLAN REVIEW**--Harris Teeter Fuel Center--2006 S Croatan Highway in the Commercial Zone – Proposed 7 Manual Dispenser Fuel Pumps, 540 Square Foot Walk-In Kiosk, Canopy, 2 Underground Storage Tanks and 9 Parking Spaces

Enclosed is a Commercial Site Plan Review Application, Site Development Plans, Response to Town Review Comments, Willingness To Serve from KDHWTP, LLC, Kiosk Plans, Stormwater Memorandum, Lighting Plan, and a Water Meter Sizing Form submitted by Harris Teeter Properties, LLC to construct a Fuel Center with 7 Manual Dispenser Fuel Pumps, 540 square foot walk-in kiosk, canopy, 2 underground storage tanks, 9 parking spaces and associated site improvements at 2006 South Croatan Highway in the Commercial Zoning District.

The applicant has addressed most of staffs initial technical review comments; however, the following conditions remain to be addressed:

Planning—Ryan Lang

1. Commercial Building Exterior
 - a. Per Section 153.186 (B) (1) *Architectural Variation* shall be provided for the proposed Canopy.

Engineering—Pete Burkheimer

1. Our previous comment 1.d. was misunderstood. It read: “We suggest eliminating the invert drop at structure 11-CB. Keeping it full depth will preserve options for any future southward extension of this system.” To maximize the usefulness of this little system, especially if NCDOT deepens its roadside swale, it needs to be flatter and the 0.2’ drops at structures eliminated. . The FES may be tilted up to a steep grade so that, for now, its invert matches the existing swale grade. If the swale is deepened later, the FES can be loosened and reset to match. To clarify, we request the following grades, or similar:

- i. Outfall: 7.00
- ii. 10-CB: 7:02
- iii. 11-CB 7.10
- iv. FES: 8.50

- 2. Otherwise, our comments have been satisfactorily resolved, except that we await the results of the applicant's discussions with the adjacent property owner regarding access improvements.

Public Services—Derek Dail

Solid Waste

- 1. The engineer has noted in correspondences that the owner will procure a private hauler for solid waste services. The procurement of a private hauler for solid waste services needs to be noted on the site plan, preferably in the notes or in text next to the proposed dumpster.

Streets

- 1. Provide the appropriate NCDOT standard drop inlet and grate details for the catch basin that is converted to a drop inlet in the US 158 ROW.

Staff recommends that the Planning Board forward the plan to the Board of Commissioners with a favorable recommendation after the above listed conditions have been addressed.

Lang, Ryan

From: Pete Burkheimer <PBurkheimer@american-ea.com>
Sent: Thursday, April 09, 2020 8:46 AM
To: Lang, Ryan; Albright, Steve; Dail, Derek; Elliott, Donna; Guns, Meredith; Harris, Dana; Lindsey, Lynn Earl; Ray, Cameron; Risoldi, John; Shaw, Marty; Thuman, Charles; Turner, Tote
Subject: RE: Site Plan Technical Review 2 -- Harris Teeter Fuel Center -- 2006 S Croatan Hwy in the Commercial Zone -- Proposed Fuel Center with 7 Manuel Pump Stations, 540 square foot walk-in kiosk, canopy, 2 underground storage tanks, and 9 parking spaces

Town Engineer's Comments are as follows:

- 1 Our previous comment 1.d. was misunderstood. It read: "We suggest eliminating the invert drop at structure 11-CB. Keeping it full depth will preserve options for any future southward extension of this system." To maximize the usefulness of this little system, especially if NCDOT deepens its roadside swale, it needs to be flatter and the 0.2' drops at structures eliminated. . The FES may be tilted up to a steep grade so that, for now, its invert matches the existing swale grade. If the swale is deepened later, the FES can be loosened and reset to match. To clarify, we request the following grades, or similar:

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(b)	10-CB:	7:02
(c)	11-CB	7.10
(d)	FES:	8.50
- 2 Otherwise, our comments have been satisfactorily resolved, except that we await the results of the applicant's discussions with the adjacent property owner regarding access improvements.

Pete Burkheimer, PE

Senior Consultant

 **AMERICAN**
Engineering
448 Viking Drive, Suite 170
Virginia Beach, VA 23452
(757) 468-6800 (office), (757) 478-5970 (cell)
pburkheimer@american-ea.com

2.

From: Lang, Ryan <rlang@kdhnc.com>
Sent: Wednesday, April 08, 2020 3:42 PM
To: Albright, Steve <Steve@kdhnc.com>; Dail, Derek <derek@kdhnc.com>; Elliott, Donna <DONNA@kdhnc.com>; Guns, Meredith <MEREDITH@kdhnc.com>; Harris, Dana <dharris@kdhnc.com>; Lang, Ryan <rlang@kdhnc.com>; Lindsey, Lynn Earl <LynnEarl@kdhnc.com>; Pete Burkheimer <PBurkheimer@american-ea.com>; Ray, Cameron <Cameron@kdhnc.com>; Risoldi, John <JOHNR@kdhnc.com>; Shaw, Marty <marty@kdhnc.com>; Thuman, Charles <charles@kdhnc.com>; Turner, Tote <TOTE@kdhnc.com>
Subject: Site Plan Technical Review 2 -- Harris Teeter Fuel Center -- 2006 S Croatan Hwy in the Commercial Zone -- Proposed Fuel Center with 7 Manuel Pump Stations, 540 square foot walk-in kiosk, canopy, 2 underground storage tanks, and 9 parking spaces
Importance: High



TOWN OF KILL DEVIL HILLS PUBLIC SERVICES

Post Office Box 1719, 107 Town Hall Drive
Kill Devil Hills, NC 27948
Administration (252) 480-4080 Fax (252) 441-6136
Office Hours: 8:00 a.m. – 5:00 p.m. Mon. – Fri.
Water Plant (252) 480-4090
www.kdhnc.com

April 14, 2020

STEPHEN F. ALBRIGHT
Director

To: Cameron Ray
Kill Devil Hills Planning

DEREK A. DAIL
Assistant Director

From: Derek A. Dail
Kill Devil Hills Public Services

MARCIA OLLIS
Administrative Services

Re: Site Plan Review II
Harris Teeter Fuel Center
2006 S. Croatan Highway (US 158)

ALFRED W. BURTON
Water Plant

WILLIAM H. WATERFIELD
Water Systems

The Town of Kill Devil Hills Public Services has performed a Review of the revised site plan and additional documentation for the proposed improvements to the commercial property located at 2006 S. Croatan Highway. Comments from Public Services are provided in the following sections and are based on the Engineer's response package dated April 6, 2020.

L. RANDOLPH TURNER
Streets

LYNN E. LINDSEY
Solid Waste

Solid Waste

1. The engineer has noted in correspondences that the owner will procure a private hauler for solid waste services. The procurement of a private hauler for solid waste services needs to be noted on the site plan, preferably in the notes or in text next to the proposed dumpster.

Streets

1. Any necessary NCDOT driveway access permits and/or encroachment agreements shall be provided prior to permit approval. This comment has been acknowledged by the applicant's engineer, but is not yet complete.
2. Provide the appropriate NCDOT standard drop inlet and grate details for the catch basin that is converted to a drop inlet in the US 158 ROW.

April 14, 2020

Harris Teeter Fuel Center – Public Services Comments; Review II

Water System

1. As previously mentioned, the existing 1" water service account is currently in good standing and is still registered under Towne Bank. Please contact the Public Services Office at 252-480-4080 to complete the account change of ownership documentation and update current billing information. This will need to be done prior to the issuance of the building permit.

Wastewater

1. A copy of the NCDEQ Wastewater Extension permit along with wastewater construction details shall be provided prior to the issuance of the building permit. This comment has been acknowledged by the applicant's engineer, but is not yet complete.

Lang, Ryan

From: Shaw, Marty
Sent: Tuesday, April 14, 2020 11:38 AM
To: Lang, Ryan
Subject: HT plan review

Upon review of the re-submittal, my original comments still apply as architectural plans have yet to be submitted.

Marty Shaw, CEO

Building Inspector

Town of Kill Devil Hills

102 Town Hall Drive

PO Box 1719

Kill Devil Hills, NC 27948

252.449.5313 *phone*

252.441.4102 *fax*

www.kdhnc.com

marty@kdhnc.com

Lang, Ryan

From: Risoldi, John
Sent: Monday, April 13, 2020 7:08 AM
To: Lang, Ryan
Subject: RE: Site Plan Technical Review 2 -- Harris Teeter Fuel Center -- 2006 S Croatan Hwy in the Commercial Zone -- Proposed Fuel Center with 7 Manuel Pump Stations, 540 square foot walk-in kiosk, canopy, 2 underground storage tanks, and 9 parking spaces

No comments at this time.



John L. Risoldi, Sr.
Fire Marshal/Health & Safety Officer
Town of Kill Devil Hills
1634 N. Croatan Highway, P. O. Box 1719
Kill Devil Hills, NC 27948
252-480-4060 – Phone
252-480-4069 – Fax
johnr@kdhnc.com

“Everyday is a Fire Prevention Day”

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Sent: Wednesday, April 8, 2020 3:42 PM
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Importance: High

Good Afternoon,

Attached you will find : SITE PLAN TECHNICAL REVIEW 2 – Harris Teeter Fuel Center – REVISED proposed plan calls for a 7 MDP (Manuel Dispenser Pump) Fuel center, 540 square foot walk-in kiosk, canopy, 2 underground storage tanks, and 9 parking space along with associated site modifications. The proposed Fuel Center is a permitted use in the Commercial Zone (N) Retail Business. The proposed site plan includes relocating the existing northern access onto 158 and relocating it further south, eliminating the 2nd existing southern access onto 158, and creating an interconnecting entrance to the

Lang, Ryan

From: Harris, Dana
Sent: Thursday, April 09, 2020 1:42 PM
To: Lang, Ryan
Subject: RE: Site Plan Technical Review 2 -- Harris Teeter Fuel Center -- 2006 S Croatan Hwy in the Commercial Zone -- Proposed Fuel Center with 7 Manuel Pump Stations, 540 square foot walk-in kiosk, canopy, 2 underground storage tanks, and 9 parking spaces

Ryan

I do not see any additional concerns at this time and they have handled the concerns on their property that I had.

Dana

From: Lang, Ryan
Sent: Wednesday, April 08, 2020 3:42 PM
To: Albright, Steve <Steve@kdhnc.com>; Dail, Derek <derek@kdhnc.com>; Elliott, Donna <DONNA@kdhnc.com>; Guns, Meredith <MEREDITH@kdhnc.com>; Harris, Dana <dharris@kdhnc.com>; Lang, Ryan <rlang@kdhnc.com>; Lindsey, Lynn Earl <LynnEarl@kdhnc.com>; Pete Burkheimer <PBurkheimer@american-ea.com>; Ray, Cameron <Cameron@kdhnc.com>; Risoldi, John <JOHNR@kdhnc.com>; Shaw, Marty <marty@kdhnc.com>; Thuman, Charles <charles@kdhnc.com>; Turner, Tote <TOTE@kdhnc.com>
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Please review the plans with the respect to your department's responsibilities and submit written comments to the Planning Department by **4:00 PM on Tuesday, April 14th, 2020**. Your comments are important and will be reviewed by the Planning Board and Board of Commissioners.

Due to email file size restrictions the Photometric Plan and Lighting Specifications are not attached but can be view in the Planning Department. One hard copy has been sent to each department. Additional copies can be provided upon request or reviewed here in the Planning Department.

Thanks in advance for your cooperation.

Lang, Ryan

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Attachments: Harris Teeter Fuel #175 - Kill Devil Hills Signed.pdf; 2020-0406 - Comment Response Letter.pdf; #175 - KDHWWTWP Willingness to Serve Letter.pdf; #175 - Meter Sizing Form.pdf; #175 - Sign Package.pdf
Importance: High
Follow Up Flag: Follow up
Due By: Tuesday, April 14, 2020 12:00 PM
Flag Status: Flagged

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Ryan Lang
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