



TOWN OF KILL DEVIL HILLS
Land Where Flight Began

MEMORANDUM

April 22, 2020

TO: KDH Board of Commissioners

FROM: Debora P. Díaz, Town Manager

[Handwritten signature]

REF: New Business

1. Site plan review (Attached NB-1A)

- A. Harris Teeter Fuel Center— 2006 South Croatan Highway in the Commercial Zone – proposed seven manual dispenser fuel pumps, 540 square foot walk-in kiosk, canopy, two underground storage tanks, and nine parking spaces

The Planning Board reviewed this site plan for a fuel center, kiosk, canopy, storage tanks and parking places at its April 16, 2020 meeting and voted to recommend its approval subject to the comments by the Planning Department, Town Engineer, and Public Services Department:

Planning

Commercial building exterior – per §153.186(B)(1) Architectural Variation shall be provided for the proposed canopy.

Engineering

1. Our previous comment 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 NC-DOT deepens its roadside swale, it needs to be flatter and the 0.2’ drops at structures eliminated. The flared end section (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 flared end section 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

1. The engineer has noted in correspondence 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.

2. Provide the appropriate NC-DOT standard drop inlet and grate details for the catch basin that is converted to a drop inlet in the US 158 right of way.

A motion to approve the site plan for the Harris Teeter Fuel Center – 2006 South Croatan Highway subject to resolution of the comments included in this memorandum.

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 22, 2020

Memorandum

To: Debbie Diaz, Town Manager

From: Ryan Lang, Senior Planner *RL*

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, 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. You will also find the most recent technical review comments from staff.

The Planning Board reviewed this proposal on April 16, 2020 and forwarded it to the Board recommending approval once the following conditions are 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 Flared End Section 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 Flared End Section 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.