



TOWN OF KILL DEVIL HILLS

Land Where Flight Began

MEMORANDUM

February 13, 2023

TO: Mayor and Board of Commissioners

FROM: Debora P. Díaz, Town Manager

REF: New Business

1. Site Plan Review – Site Plan Review – 2000 North Croatan Highway in the Commercial Zone – Proposed Car Wash (Attached NB-1)

Carter Engineering Consultants, Inc. has submitted a proposed site plan for a 2,015-square-foot drive through car wash, 20 parking spaces, and associated site modification at 2000 North Croatan Highway. The attached Planning Department memorandum and site plans highlight the request, along with project specifics for this permitted use.

At its January 17, 2023, meeting, the Planning Board voted to forward this site plan for the Board of Commissioners' approval, pending several conditions, which have all been addressed. Staff recommends approval of the site plan as presented, and a motion is in order.

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

February 13, 2023

Memorandum

To: Debbie Diaz, Town Manager

From: Ryan Lang, Senior Planner 

Subject: **SITE PLAN REVIEW** — 2000 N Croatan Highway in the Commercial Zone
Proposed Car Wash

Attached is the proposed site plan at 2000 N Croatan Highway in the Commercial Zone, to construct a new 2,015 square foot drive thru carwash, 20 parking spaces, and associated site modifications. The proposed car wash is a permitted use in the Commercial Zone (*N*) *Retail Business* (car wash). Attached you will find a commercial site plan application, proposed site plan, proposed architectural plans, hydrology report, and willingness to serve from KDHWTP, LLC.

The Planning Board reviewed this proposal on January 17, 2023 and forwarded it to the Board recommending approval with several conditions. The applicant has since addressed the conditions.

Staff recommends approval of the site plan as presented.

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



Applicant

Name: Carter Engineering Consultants, Inc.
 Address: 3651 Mars Hill Road, Suite 2000
Watkinsville, GA 30677
 Phone: 770-725-1200
 Fax: _____
 Cell: _____

Property Owner

Name: Floyd Properties of Florence, LLC
 Address: P.O. Box 3862
Florence, SC 29502
 Phone: 843-250-6644
 Fax: _____
 Cell: _____

Property Location

Address: Parcel A, Wrights Shore Lot, Block: _____
 Subdivision _____ Pin#: 988406295099
 Zoning District: Commercial LI-1 LI-2 OIR
 Total Lot Size: 30,796 Sq. Ft. Disturbed Area: 30,796 Sq. Ft.

Contractor

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

Construction Information

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

Square Footage Proposed:

Interior Space: 2,015 Sq. Ft. Covered Deck(s): 0 Sq. Ft. Storage: 0 Sq. Ft.
 Garage: 0 Sq. Ft. # of Bedrooms: 0 # of Open Deck(s): 0
 Proposed Square Footage: 2,015 + Existing Square Footage: 0 = 2,015 Total Sq. Ft.
 % Impervious Coverage: 65 + % Pervious Coverage: 35 = 100 Total % Coverage
 # of Parking Spaces: Existing: 0 Proposed: 20 Total: 20
 Septic Tank Permit #: NA Construction Type: NA

Estimated Construction Cost (including labor and materials): \$1,500,000

Flood Information

Flood Zone: VE AE X Base Flood Elevation: NA
 Proposed First Floor Elevation: 9.50' Sq. Ft Below Base Flood Elevation: NA

**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

Proposed car wash with all associated utilities

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
 - Tentative Health Department Approval
 - 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
 - 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
 - Corp. of Engineers Report / Wetland Study
 - NFIP Flood Zone (ref: Elevation Datum (NAVD 1988))
 - 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)
 - 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
 - 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)
 - Mail Delivery Cluster Sites (Multi-Family)

- Proposed First Floor Elevation
- Dumpster Pad Location
- Proposed Sign Location
- Sight triangle shown
- Commercial Building Plans showing architectural compliance
- Plans to N.C.D.O.T. (if required)
- NC Engineer/Land Surveyor Seal on Site Plan

*** 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: _____

Jeff Carter

(Date) 12/05/2022



KDHWTP, LLC
P.O. Box 3629 • Kill Devil Hills, NC 27948
NCUC W-1160

Willingness to Serve

January 3, 2023

Floyd Properties of Florence, LLC
1832 Sally Hill Farms Blvd.,
Florence, South Carolina 29501

Re: 0 North Croatan Highway and West Fifth Street
Parcel Number 029831100

To whom it may concern:

We are Willing to Serve the above referenced property with 3000 gallons per day "gpd" of sewage treatment capacity.

This Willingness to Serve letter is specifically conditioned upon Floyd Properties taking title to the subject property on or before January 3, 2023 under the Purchase Agreement to which attached.

This Willingness to Serve commitment is specifically conditioned upon the subject property being added to the Public Utilities Service area by the North Carolina Utilities Commission and approval by the North Carolina Department of Environment and Natural Resources Division of Environmental Quality.

This Willingness to Serve letter is not assignable.

My best regards,

Eddie Goodrich
Owner Manager