



TOWN OF KILL DEVIL HILLS

Land Where Flight Began

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that the Town of Kill Devil Hills Planning Board will hold its only meeting of the month on Tuesday, July 19, 2016 at 5:30 p.m. in the Meeting Room of the Administration Building, 102 Town Hall Drive, off Colington Road. The items to be discussed are listed below:

AGENDA

Call to Order

Agenda Approval

Approval of the Minutes of June 21, 2016 meeting

Public Comment (Time limit of 3 minutes per person; 5 minutes per group)

Old Business

New Business

1. Conditional Use Site Plan Review – I.G. Holdings, LLC – Small Amusement Ride with Maximum Capacity of Twenty-four Persons located at 3300 North Croatan Highway in the Commercial Zoning District

Public Comment (Time limit of 3 minutes per person; 5 minutes per group)

Response to Public Comment

Board Member Comment

Adjournment

All citizens are cordially invited to attend.

Posted this 13th day of July 2016.

Harriet Banner
Administrative Assistant

Copies to: Mayor and Board of Commissioners, Planning Board members in their packet materials; Town Manager; Town bulletin boards; Sunshine List, including all news media; Electronic Distribution List; Town website and social media; file

Minutes of the June 21, 2016 meeting of the Kill Devil Hills Planning Board held at 5:30 p.m. in the Meeting Room of the Administration Building, 102 Town Hall Drive, off Colington Road.

Members Present: Chair Stan Clough, James Almone, Howard Buchanan, Skip Jones, Pris Shea & Eddie Valdivieso

Members Absent: Ben Sproul

Others Present: Bryan Brightbill, Senior Planner and Michael O'Dell, Administrative Specialist

Call to Order

At 5:32 p.m., Chair Stan Clough called this meeting of the Kill Devil Hills Planning Board to order, and welcomed everyone present.

Agenda Approval

On a motion by Pris Shea, seconded by Howard Buchanan, the agenda for this meeting was approved as presented by a unanimous, 5-0, vote.

Approval of the Minutes of March 16, 2016 meeting

On motion by Skip Jones, seconded by James Almone, the minutes of the March 16, 2016, Planning Board meeting were approved by a unanimous, 5-0, vote.

Public Comment (Time limit of 3 minutes per person; 5 minutes per group)

Chair Stan Clough expressed his appreciation to Board member Pris Shea, who has resigned from the Planning Board, effective June 30, 2016, and is moving to Pennsylvania. He thanked Ms. Shea for her hard work and dedication to the Town by serving on several committees.

Chair Clough, on behalf of the Planning Board, then expressed his appreciation of Planning Director Greg Loy, who is retiring at the end of June after 30 years of service to the Town.

Ongoing Business

New Business

1. Site Plan Review – Golasa Holdings, LLC – 5,300 square foot Retail/Restaurant Development located at 1900 South Croatan Highway in the Commercial Zone

Senior Planner Bryan Brightbill stated that a site plan had been submitted by Golasa Holdings, LLC, to develop a 5,300 square foot retail and restaurant building, to be located at 1900 South Croatan Highway in the Commercial Zone. The proposed site will include one restaurant unit and two retail units, along with 39 parking spaces. Mr. Brightbill stated that staff recommends relocation of the light pole in the landscape island near the dumpster enclosure to minimize potential damage by vehicles servicing the dumpster. He stated that John DeLucia, P.E., of Albemarle & Associates, was present on behalf of the applicant to answer any questions. Mr. DeLucia stated that the light pole was necessary to provide lighting to that area of the lot, but would include bollards or some other protection for the lighting.

Ms. Shea inquired about traffic entering and exiting Lake Drive, which she stated is difficult. Mr. Brightbill highlighted the recent Town ordinance for corner lots bordering Croatan Highway on a separate right-of-way have to access via that separate right-of-way. He also noted that Town Engineer Pete Burkheimer did not indicate any problem warranting a traffic study in his comments for the site plan. Eddie Valdivieso inquired whether the pump station will have a generator. Mr. DeLucia replied that he understood the station would have a 24-hour capacity, and would also have the capability to add a generator as necessary. Mr. Valdivieso inquired about the handicap accessible ramp base, suggesting that it needed additional width at the building. Mr. DeLucia stated he would address the issue.

Mr. Valdivieso moved for approval of the site plan as submitted, with changes to the handicap accessible ramp and light pole. Mr. Jones provided a second and the motion passed by a unanimous, 5-0, vote.

Public Comment (Time limit of 3 minutes per person; 5 minutes per group)

Response to Public Comment

Board Member Comment

Mr. Jones stated he has been traveling around Kill Devil Hills and noticed how nice the town was looking, especially in some areas that have not been attractive in the past. He also noted the port-a-john facilities at the beach accesses, which are a great addition.

Adjournment

There being no further business before the Planning Board at this time, Mr. Buchanan moved to adjourn this meeting. Mr. Almoney seconded that motion and approval was unanimous, 5-0. It was 5:49 p.m.

Submitted by:

James Michael O'Dell
Administrative Specialist

These minutes were approved at the July 19, 2016 meeting of the Planning Board.

Stan Clough
Chair

Director of
Planning and Inspections
MEREDITH GUNS

Chief Building Inspector
MATT LOWCHER

Building Inspector
CAMERON RAY



Senior Planner
BRYAN BRIGHTBILL

Zoning Administrator
DONNA ELLIOTT

Code Enforcement Officer
MARTY SHAW

THE TOWN OF KILL DEVIL HILLS
NORTH CAROLINA

PLANNING DEPARTMENT

July 19, 2016

Memorandum

To: Planning Board

From: Bryan Brightbill, Senior Planner 

Subject: **CONDITIONAL USE SITE PLAN REVIEW**—I.G. Holdings, LLC—Small Amusement Ride with Maximum Capacity of 24 Persons—3300 North Croatan Highway in the Commercial Zoning District

Attached is a proposed amendment to the conditional use site plan for Paradise Golf at 3300 North Croatan Highway in the Town's commercial zoning district. The application proposes replacing the existing *trampoline with harness and tether* with a *small amusement ride with maximum capacity of 24 persons*, likely the small swinging pirate ship as you may remember from the original text amendment. Attached you will find the amended conditional use site plan, commercial site plan review application and staff comments.

Staff recommends that the Planning Board discuss the plan and forward it to the Board of Commissioners with a favorable recommendation to schedule the required public hearing.

AN ORDINANCE AMENDING CHAPTER 153, ZONING
OF THE KILL DEVIL HILLS TOWN CODE

BE IT HEREBY ORDAINED BY THE Kill Devil Hills Board of Commissioners that Chapter 153, Zoning, of the Kill Devil Hills Town Code, shall be amended by adding the following underlined language:

§ 153.177 **CONDITIONAL USES.**

(A) *Outdoor recreational activities.* Outdoor recreational activities limited to batting cages, miniature golf, ballfields, bumper boats, driving ranges, skateboard ramps, go-kart tracks, bumper car facilities, small amusement rides with maximum capacity of 24 persons, or trampoline with harness and tether shall be conditional uses in the commercial zone.

§ 153.076 **TABLE OF PARKING REQUIREMENTS FOR RECREATIONAL USES**

<i>Recreational uses</i>	<i>Required parking</i>
Skating rinks, tennis, billiards and pool halls, indoor athletic and exercise facilities, fishing piers, miniature golf, driving range, amusement arcade, batting cages, ball fields, water rides, skateboard ramps, swimming pools, haunted houses, trampoline with harness and tether, <u>small amusement rides with maximum capacity of 24 persons</u>	1 parking space for every 3 persons that the facilities are designed to accommodate when fully utilized, plus 1 space per 200 square feet of gross floor area used in a manner not susceptible to such calculation
Auditorium or convention centers	1 parking space for each 2 spectator seats
Assembly halls, libraries, museums, nonprofit organizations, art centers, social and fraternal area clubs, union halls and similar uses	1 parking space per 300 square feet of gross floor
Theaters	1 parking space for each 4 seats

This amendment to Chapter 153, Zoning, shall be in full force and effect from and after the 16th day of May, 2016. Adopted and approved by the Board of Commissioners of the Town of Kill Devil Hills at a regular meeting held on the 16th day of May, 2016, by a vote of 4 in favor and 0 opposed.



Sheila F. Davies

Sheila F. Davies
Mayor

ATTEST:

Mary E. Quidley

Mary E. Quidley, Town Clerk

APPROVED AS TO FORM:

Steven D. Michael

Steven D. Michael, Town Attorney

The undersigned hereby certifies that the foregoing official amendment, designated AN ORDINANCE AMENDING CHAPTER 153, ZONING, was placed in the Kill Devil Hills Town Code Book on the 17th day of May, 2016 at 1:00 p.m.

Mary E. Quidley

Mary E. Quidley, Town Clerk

Adopted Amendment
Chapter 153, Zoning
Small Amusement Rides, Less than 24 persons
May 16, 2016
Page 2 of 2

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



Applicant

Name: Albemarle & Associates, Ltd
 Address: PO Box 3989
Kill Devil Hills, NC, 27948
 Phone: 252-441-2113
 Fax: 252-441-0965
 Cell: _____

Property Owner

Name: I.G. Holdings, LLC
 Address: Po Box 120
Kitty Hawk, NC, 27949
 Phone: 252-480-0009
 Fax: 252-480-0889
 Cell: _____

Property Location

Address: 3300 N. Croatan Hwy Lot, Block: Lot 245
 Subdivision: Orville Beach West Pin#: 9875-16-94-4419

Zoning District: Commercial LI-1 LI-2 OIR
 Total Lot Size: 193,055 Sq. Ft. Disturbed Area: 0 Sq. Ft.

Contractor

Company Name: N/A License Number: _____
 Name: _____ Phone: _____
 Address: _____ Cell: _____
 Fax: _____

Town Privilege License Number: _____

Construction Information

Type of Construction: _____

- 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: N/A Sq. Ft. Covered Deck(s): N/A Sq. Ft. Storage: N/A Sq. Ft.
 Garage: N/A Sq. Ft. # of Bedrooms: N/A # of Open Deck(s): N/A
 Proposed Square Footage: ~~2875~~ 0 + Existing Square Footage: 2875 = 2875 Total Sq. Ft.
 % Impervious Coverage: 46.3 + % Pervious Coverage: 0 = 46.3% Total % Coverage
 # of Parking Spaces: Existing: 79 Proposed: 0 Total: 79
 Septic Tank Permit #: _____ Construction Type: _____

Estimated Construction Cost (including labor and materials): _____

Flood Information

Flood Zone: VE AE X Base Flood Elevation: X 5' A E 8
 Proposed First Floor Elevation: N/A Sq. Ft Below Base Flood Elevation: N/A

**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

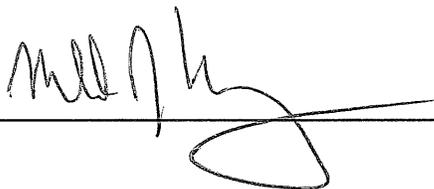
REPLACEMENT OF THE EXISTING TRAMPOLINE WITH
A SMALL AMUSEMENT DEVICE (24 PERSON MAT.)

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:  (Date) 6/21/16

Brightbill, Bryan

From: Elliott, Donna
Sent: Wednesday, June 22, 2016 3:02 PM
To: Brightbill, Bryan
Subject: RE: CONDITIONAL USE SITE PLAN REVIEW--I.G. Holdings, LLC--Small Amusement Device--3300 North Croatah Highway

No comment unless they are proposing to make changes to signage.

From: Brightbill, Bryan
Sent: Wednesday, June 22, 2016 8:42 AM
To: Albright, Steve; Elliott, Donna; Guns, Meredith; Harris, Dana; Lindsey, Lynn Earl; Lowcher, Matt; Loy, Greg; Patrick, Anthony; Pete Burkheimer <PBurkhimer@american-ea.com> (PBurkhimer@american-ea.com); Ray, Cameron; Risoldi, John; Shaw, Marty
Subject: CONDITIONAL USE SITE PLAN REVIEW--I.G. Holdings, LLC--Small Amusement Device--3300 North Croatah Highway
Importance: High

All,

This conditional use site plan amendment is for Paradise Golf at 3300 North Croatan Highway in the commercial zoning district. The application proposes replacing the existing *trampoline with harness and tether* with a *small amusement ride with maximum capacity of 24 persons*, likely the small swinging pirate ship as you may remember from the original text amendment. Attached you will find the modified conditional use site plan and commercial site plan review application. Please submit comments in regards to your departments responsibilities by noon on Monday, June 27, 2016. Your comments are important and will be reviewed by the Planning Board and Board of Commissioners.

Hard copies have been sent to John, Dana and Steve.

With Appalachian pride,
Bryan Brightbill, CFM
Senior Planner
Town of Kill Devil Hills
(252) 449-5311 (O)
(252) 441-4102 (F)

Brightbill, Bryan

From: Shaw, Marty
Sent: Wednesday, June 22, 2016 10:03 AM
To: Brightbill, Bryan
Subject: RE: CONDITIONAL USE SITE PLAN REVIEW--I.G. Holdings, LLC--Small Amusement Device--3300 North Croatah Highway

No comments.

Marty Shaw
Code Enforcement Officer
Town of Kill Devil Hills
marty@kdhnc.com
252-449-5316

From: Brightbill, Bryan
Sent: Wednesday, June 22, 2016 8:42 AM
To: Albright, Steve; Elliott, Donna; Guns, Meredith; Harris, Dana; Lindsey, Lynn Earl; Lowcher, Matt; Loy, Greg; Patrick, Anthony; Pete Burkheimer <PBurkheimer@american-ea.com> (PBurkheimer@american-ea.com); Ray, Cameron; Risoldi, John; Shaw, Marty
Subject: CONDITIONAL USE SITE PLAN REVIEW--I.G. Holdings, LLC--Small Amusement Device--3300 North Croatah Highway
Importance: High

All,

This conditional use site plan amendment is for Paradise Golf at 3300 North Croatan Highway in the commercial zoning district. The application proposes replacing the existing *trampoline with harness and tether* with a *small amusement ride with maximum capacity of 24 persons*, likely the small swinging pirate ship as you may remember from the original text amendment. Attached you will find the modified conditional use site plan and commercial site plan review application. Please submit comments in regards to your departments responsibilities by noon on Monday, June 27, 2016. Your comments are important and will be reviewed by the Planning Board and Board of Commissioners.

Hard copies have been sent to John, Dana and Steve.

With Appalachian pride,

Bryan Brightbill, CFM

Senior Planner
Town of Kill Devil Hills
(252) 449-5311 (O)
(252) 441-4102 (F)

Brightbill, Bryan

From: Harris, Dana
Sent: Wednesday, June 22, 2016 8:57 AM
To: Brightbill, Bryan
Subject: RE: CONDITIONAL USE SITE PLAN REVIEW--I.G. Holdings, LLC--Small Amusement Device--3300 North Croatah Highway

Bryan

I do not see anything that adversely affects the responsibilities of the Police Department at this time.

Dana

From: Brightbill, Bryan
Sent: Wednesday, June 22, 2016 8:42 AM
To: Albright, Steve; Elliott, Donna; Guns, Meredith; Harris, Dana; Lindsey, Lynn Earl; Lowcher, Matt; Loy, Greg; Patrick, Anthony; Pete Burkheimer <PBurkhimer@american-ea.com> (PBurkhimer@american-ea.com); Ray, Cameron; Risoldi, John; Shaw, Marty
Subject: CONDITIONAL USE SITE PLAN REVIEW--I.G. Holdings, LLC--Small Amusement Device--3300 North Croatah Highway
Importance: High

All,

This conditional use site plan amendment is for Paradise Golf at 3300 North Croatan Highway in the commercial zoning district. The application proposes replacing the existing *trampoline with harness and tether* with a *small amusement ride with maximum capacity of 24 persons*, likely the small swinging pirate ship as you may remember from the original text amendment. Attached you will find the modified conditional use site plan and commercial site plan review application. Please submit comments in regards to your departments responsibilities by noon on Monday, June 27, 2016. Your comments are important and will be reviewed by the Planning Board and Board of Commissioners.

Hard copies have been sent to John, Dana and Steve.

With Appalachian pride,

Bryan Brightbill, CFM

Senior Planner

Town of Kill Devil Hills

(252) 449-5311 (O)

(252) 441-4102 (F)

Brightbill, Bryan

From: Risoldi, John
Sent: Thursday, June 23, 2016 7:16 AM
To: Brightbill, Bryan
Subject: RE: CONDITIONAL USE SITE PLAN REVIEW--I.G. Holdings, LLC--Small Amusement Device--3300 North Croatah Highway

Bryan,

No comments.



John L. Risoldi, Sr.
Fire Marshal
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”

From: Brightbill, Bryan
Sent: Wednesday, June 22, 2016 8:42 AM
To: Albright, Steve; Elliott, Donna; Guns, Meredith; Harris, Dana; Lindsey, Lynn Earl; Lowcher, Matt; Loy, Greg; Patrick, Anthony; Pete Burkhimer <PBurkhimer@american-ea.com> (PBurkhimer@american-ea.com); Ray, Cameron; Risoldi, John; Shaw, Marty
Subject: CONDITIONAL USE SITE PLAN REVIEW--I.G. Holdings, LLC--Small Amusement Device--3300 North Croatah Highway
Importance: High

All,

This conditional use site plan amendment is for Paradise Golf at 3300 North Croatan Highway in the commercial zoning district. The application proposes replacing the existing *trampoline with harness and tether* with a *small amusement ride with maximum capacity of 24 persons*, likely the small swinging pirate ship as you may remember from the original text amendment. Attached you will find the modified conditional use site plan and commercial site plan review application. Please submit comments in regards to your departments responsibilities by noon on Monday, June 27, 2016. Your comments are important and will be reviewed by the Planning Board and Board of Commissioners.

Hard copies have been sent to John, Dana and Steve.



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

STEPHEN F. ALBRIGHT
Director

Date: June 22, 2016

ANTHONY R. PATRICK
Assistant Director

To: Bryan Brightbill, Senior Planner

MARCIA K. SCARBOROUGH
Administrative Services

From: Anthony Patrick, Assistant Public Services Director

ALFRED W. BURTON
Water Plant

RE: *CONDITIONAL USE SITE PLAN REVIEW--I.G. Holdings, LLC--
Small Amusement Device--3300 North Croatan Highway*

WILLIAM H. WATERFIELD
Water Systems

Please note the following comments for the proposed renovations at the above referenced location:

L. RANDOLPH TURNER
Streets

Streets

- As there are no structural or other improvements in the right-of-way - No comments at this time.

LYNN E. LINDSEY
Solid Waste

Water

- As the property is currently served by a (1") meter and there are no modifications to the existing plumbing being proposed with this renovation, No further comments at this time.

Solid Waste

- The current site presently has 1 dumpster, the modifications being proposed will not negatively impact the solid waste needs at this site. No further comments at this time.

Brightbill, Bryan

From: Pete Burkhimer <PBurkhimer@american-ea.com>
Sent: Wednesday, June 22, 2016 11:43 AM
To: Brightbill, Bryan; Albright, Steve; Elliott, Donna; Guns, Meredith; Harris, Dana; Lindsey, Lynn Earl; Lowcher, Matt; Loy, Greg; Patrick, Anthony; Ray, Cameron; Risoldi, John; Shaw, Marty
Subject: RE: CONDITIONAL USE SITE PLAN REVIEW--I.G. Holdings, LLC--Small Amusement Device--3300 North Croatah Highway

I don't see any civil engineering implications, so no comments. As an aside, it seems a little odd that the CUP is so super-specific on the details of the amusements that an applicant would need a CUP amendment for revisions such as this.

Pete Burkhimer, PE

Chief Engineer – Virginia



AMERICAN
Engineering

448 Viking Drive, Suite 170

Virginia Beach, VA 23452

(757) 468-6800 -- fax 468-4966

pburkhimer@american-ea.com

From: Brightbill, Bryan [<mailto:bryan@kdhnc.com>]
Sent: Wednesday, June 22, 2016 8:42 AM
To: Albright, Steve <Steve@kdhnc.com>; Elliott, Donna <DONNA@kdhnc.com>; Guns, Meredith <MEREDITH@kdhnc.com>; Harris, Dana <dharris@kdhnc.com>; Lindsey, Lynn Earl <LynnEarl@kdhnc.com>; Lowcher, Matt <MATT@kdhnc.com>; Loy, Greg <GREG@kdhnc.com>; Patrick, Anthony <anthony@kdhnc.com>; Pete Burkhimer <PBurkhimer@american-ea.com>; Ray, Cameron <Cameron@kdhnc.com>; Risoldi, John <JOHNR@kdhnc.com>; Shaw, Marty <marty@kdhnc.com>
Subject: CONDITIONAL USE SITE PLAN REVIEW--I.G. Holdings, LLC--Small Amusement Device--3300 North Croatah Highway
Importance: High

All,

This conditional use site plan amendment is for Paradise Golf at 3300 North Croatan Highway in the commercial zoning district. The application proposes replacing the existing *trampoline with harness and tether* with a *small amusement ride with maximum capacity of 24 persons*, likely the small swinging pirate ship as you may remember from the original text amendment. Attached you will find the modified conditional use site plan and commercial site plan review application. Please submit comments in regards to your departments responsibilities by noon on Monday, June 27, 2016. Your comments are important and will be reviewed by the Planning Board and Board of Commissioners.

Hard copies have been sent to John, Dana and Steve.

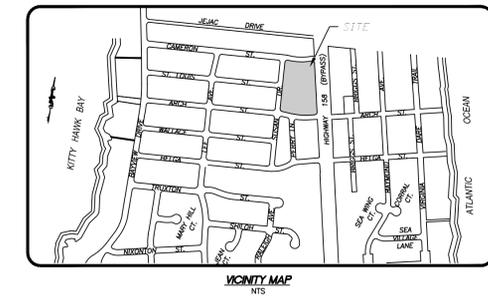
With Appalachian pride,

NOTES

- OWNER: IG HOLDINGS, LLC
PO BOX 120
KITTY HAWK, NC 27949
PHONE 252.480.0099
- THE OWNER INTENDS TO ADD/REPLACE "THE TRAMPOLINE THING" WITH A SMALL AMUSEMENT RIDE (24 SEAT MAX.) TO THE EXISTING OUTDOOR RECREATIONAL FACILITY. THE AMUSEMENT RIDE IS A MOBILE UNIT THAT WILL BE TAKEN DOWN AND STORED AT THE END OF THE OPERATIONAL SEASON.
- PROPERTY DESCRIPTION: LOT 254, ORVILLE BEACH WEST, M.B. 9, PG. 44, RECORDED IN D.B. 1419, PG. 195. DARE COUNTY PIN #: 9875 16 94 4419
- PROPERTY ADDRESS: 3300 N. CROATAN HIGHWAY, KILL DEVIL HILLS, NC 27948
- PROPERTY IS LOCATED IN A F.I.R.M. ZONE X & AE 8' COMMUNITY PANEL NO. 3720987500 J, DATED SEPT. 20, 2006 (SUBJECT TO CHANGE BY F.E.M.A.)
- TOTAL SITE AREA = 193,055 SF (4.43 AC) (MEETS REQUIRED MINIMUM LOT AREA).
- PROPERTY IS LOCATED IN ZONED COMMERCIAL AND OUTDOOR RECREATIONAL ACTIVITIES ARE A CONDITIONAL USE.
- MIN. BUILDING LINES PER CURRENT ZONING.
C-COMMERCIAL
FRONT - 30'
SIDE STREET - 15'
REAR - 30'
CONDITIONAL USE SETBACK - 100'
ALLOWABLE COVERAGE: 65%
- ELEVATIONS SHOWN ARE REFERENCED TO NAVD83.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
- SITE PLAN BASED ON ASBUILT INFORMATION OBTAINED BY ALBEMARLE & ASSOCIATES, LTD. IN SURVEY ENTITLED "ASBUILT SURVEY - PARADISE GOLF" DATED APRIL 11, 2011.
- THERE ARE NO 404 JURISDICTIONAL WETLANDS LOCATED ON SUBJECT PROPERTY.
- LOT COVERAGE IS AS FOLLOWS:
(AREA COMPUTATIONS BY COORDINATE METHOD)
PROPERTY AREA: 193,055 SF (4.43 ACRES)

BUILDINGS AND DECK	4,145.28 SF
PARKING AREA	29,538.86 SF
CONCRETE	3,457.60 SF
BRICK PAVERS	701.39 SF
KART BUILDING	2,159.33 SF
SPIN ZONE	1,561.50 SF
KART TRACK AND CONCRETE	24,999.37 SF
STORAGE SHED	145.75 SF
GOLF HOLES	12,763.80 SF
WALKS	3,796.25 SF
POND AREAS	4,743.03 SF
FEATURES	1,282.14 SF
EXISTING COVERAGE	89,294.30 SF (46.3%)
NO ADDITIONAL COVERAGE PROPOSED	
TOTAL COVERAGE:	89,294.30 SF (46.3%)
- NO NEW UTILITIES ARE PROPOSED.
- NO NEW SIGNS ARE PROPOSED.
- PARKING CALCULATIONS ARE AS FOLLOWS:
(PROPOSED PARKING IS BEING SUBMITTED UNDER THE PROVISIONS IN 153.076(B) (5) AND FINAL APPROVAL IS MADE BY BOARD OF COMMISSIONERS.)

36 HOLES @ 3 PERSON/HOLE	= 36.0 SPACES
+ 2,876 GROSS SF/200 SF	= 14.4 SPACES
+ GO-KARTS 25 CARS/3 PERSON	= 8.3 SPACES
+ SPIN ZONE 8 CARS/3 PERSON	= 2.7 SPACES
+ 24 SEAT MAX SMALL AMUSEMENT RIDE	= 8.0 SPACES
TOTAL REQUIRED SPACES =	70 SPACES
TOTAL SPACES PROVIDED =	79 SPACES (4 HANDICAP SPACES PROVIDED)
- PARKING ISLAND REQUIRED: 2,955 SF, PROVIDED 2,972 SF
- THE EXISTING PARKING LOT AND GO CART TRACK LIGHTING FIXTURES TO REMAIN. NO NEW LIGHTING PROPOSED.
- LANDSCAPE PLAN IS IN CONJUNCTION WITH THE COMMERCIAL APPEARANCE STANDARDS AND WAS APPROVED AS AN ALTERNATE DESIGN AS ALLOWED IN 153.186(E).
- TREES REQUIRED 79, TREES PROVIDED 121.
SHRUBS REQUIRED 240, SHRUBS PROVIDED 293.
- THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL BUFFERING. ALL REQUIRED LANDSCAPING AND BUFFER AREAS SHALL BE MAINTAINED IN GOOD CONDITION SO AS TO PRESENT A HEALTHY AND ORDERLY APPEARANCE AND SHALL BE KEPT FREE FROM REFUSE AND DEBRIS. THIS INCLUDES, BUT IS NOT LIMITED TO, THE REPLACEMENT OF PLANTS DAMAGED BY INSECTS, DISEASE, VEHICULAR TRAFFIC, AND VANDALISM.
- STORMWATER FROM THE SITE WILL INFILTRATE TO SURROUNDING OPEN AREAS OR BE CONVEYED TO THE EXISTING WET DETENTION POND VIA SHEET FLOW.
- AREA OF LAND DISTURBANCE = 350 SF (0.01 AC)
- SITE PLAN HAS HEALTH DEPARTMENT APPROVAL.
- GO-KART TRACKS AND BUMPER CAR FACILITIES IS A CONDITIONAL USE UNDER THE COMMERCIAL ZONE AND SHALL COMPLY WITH SECTION 153.177(A) (8) FOR OUTDOOR RECREATION ACTIVITIES:
(a) THE PLANNING BOARD MAY RECOMMEND TO THE BOARD OF COMMISSIONERS, AND THE BOARD OF COMMISSIONERS MAY IMPOSE, ANY ADDITIONAL CONDITIONS THAT THEY DETERMINE ARE APPROPRIATE TO INSURE THAT THE OFF-SITE EFFECTS AND ANY ADVERSE EFFECTS TO ADJOINING DISTRICTS ARE KEPT TO A MINIMUM. THE FOLLOWING CONDITIONS SHALL APPLY TO GO-KART TRACKS AND BUMPER CAR FACILITIES:
(a) TIME OF OPERATION SHALL BE LIMITED TO 9:00 A.M. TO 11:00 P.M. DAYLIGHT SAVINGS TIME AND FROM 9:00 A.M. TO 10:00 P.M. EASTERN STANDARD TIME;
(b) SOUND MITIGATION FEATURES SHALL BE INCORPORATED INTO CONSTRUCTION OF ALL GO-KART TRACK AND BUMPER CAR FACILITIES;
(c) INSTALLATION OF GO-KART TRACK AND BUMPER CAR FACILITIES MUST MEET CURRENT INDUSTRY STANDARDS;
(d) A PROVISION FOR SECURITY OF THE GO-KART TRACK AND BUMPER CAR FACILITIES DURING HOURS OF NON-USE AND NON-OPERATION SHALL BE INCLUDED AS A PART OF ANY APPLICATION FOR THIS CONDITIONAL USE.
(e) CARS AND CARS SHALL BE POWERED BY ELECTRIC MOTORS TO LIMIT ENGINE NOISE OF FACILITY;
(f) THE TRACK AND BUMPER CAR AREA SHALL BE FENCED OR PHYSICALLY SEPARATED FROM CUSTOMER OBSERVATION AREAS OR OTHER FEATURES DEEMED HAZARDOUS TO THE PARTICIPANTS/OBSERVERS.
(g) NOISE LIMITS SHALL BE CONSISTENT WITH § 153.185.
(h) THE MINIMUM LOT SIZE, FOR GO-KART TRACK AND BUMPER CAR FACILITIES SHALL NOT BE LESS THAN 4.4 ACRES.
- A STATE STORMWATER PERMIT HAS BEEN OBTAINED FOR PREVIOUS IMPROVEMENTS.
- SITE ELEMENTS SHOWN ARE FOR USE AS GOLF COURSE FEATURES AND SERVE NO OTHER FUNCTION OR USE.

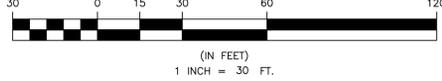


**FINAL DRAWING
NOT FOR
CONSTRUCTION**

LEGEND

- R/W CONCRETE MONUMENT
- IRON ROD FOUND
- PK NAIL FOUND
- CABLE TV PEDESTAL
- TELEPHONE PEDESTAL
- UTILITY POLE
- OVERHEAD UTILITY LINE
- LIGHTPOLE
- GUY WIRE
- FENCELINE
- RIGHT OF WAY
- MINIMUM BUILDING LINE
- FLOOD ZONE
- CATCH BASIN
- DROP INLET
- STORM DRAINAGE PIPE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- IRRIGATION VALVE
- SANITARY MANHOLE
- PAVEMENT
- CONCRETE
- GRAVEL
- PLAYING AREA
- STAMPED CONCRETE
- BRICK PAVERS
- SPOT ELEVATION
- SIGN
- HANDICAP PARKING SPACE
- PROPOSED FENCE

GRAPHIC SCALE



Albemarle & Associates, Ltd.
Engineering - Surveying - Land Planning

Professional Engineer Seal for North Carolina, State of North Carolina, License No. 16782.

NO.	DATE	DESCRIPTION

SITE PLAN
PARADISE GOLF
3300 N. CROATAN HIGHWAY
NORTH CAROLINA
DARE COUNTY
ATLANTIC TOWNSHIP
KILL DEVIL HILLS

DATE: 03/14/2016
SURVEYED: AAL
DESIGNED: JMD
DRAWN: RCA
CHECKED: JMD
FILE: 066631-1
SCALE: 1" = 30'
C201
PROJ. NO. 066631-1