



TOWN OF KILL DEVIL HILLS
Land Where Flight Began

MEMORANDUM

November 8, 2021

TO: Mayor and Board of Commissioners

FROM: Debora P. Díaz, Town Manager

REF: New Business

1. Site plan review

A. Proposed oceanfront amenity area reconstruction – 2029 South Virginia Dare Trail in the Ocean Impact Residential Zone (Attached NB-1A)

The BOC's most recent site plan review and approval for this parcel at 2029 South Virginia Dare Trail (SVDT) was on May 13, 2019. A fire at the adjoining property, 2031 SVDT, resulted in damage to this parcel's TownePlace Suites by Marriott oceanfront amenity structure on June 20, 2021. Senior Planner Ryan Lang's accompanying memorandum highlights the request for the proposed reconstruction within the original building's footprint, although the architectural design has been changed.

At its October 12, 2021, meeting, the Planning Board voted to forward this site plan for the Board of Commissioners' review pending minor conditions, which have since 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

November 8, 2021

Memorandum

To: Debbie Diaz, Town Manager

From: Ryan Lang, Senior Planner 

Subject: **SITE PLAN REVIEW** — Proposed Oceanfront Amenity Area Reconstruction — 2029 S. Virginia Dare Trail in the Ocean Impact Residential Zone.

Enclosed is a site plan review submitted by Michael Robinson, P.E. for the proposed reconstruction of the oceanfront amenity area at 2029 S. Virginia Dare Trail. The proposed plan calls for reconstruction of the oceanfront amenity area, including snack bar, and covered patron seating area, within the previous building footprint that was damaged by fire. The architectural design has been changed from the original design. The pool and front bathroom remain in place. As you recall, a site plan for this parcel was approved by the Board of Commissioners on May 13, 2019. Attached you will find the commercial site plan application, proposed site plan, and building plans.

The Planning Board reviewed this proposal on October 12, 2021 and forwarded it to the Board recommending approval with several minor conditions. Since that time all conditions have been addressed.

Staff recommends approval of the site plan as presented.

SEP 21 2021



Applicant

Planning & Inspections Department
Name: First Flight Hotel, LLC

Address: 1880 Richmond Road
Williamsburg, VA 23185

Phone: 757-218-3888

Fax: _____

Cell: _____

Property Owner

Name: Same as Applicant

Address: _____

Phone: _____

Fax: _____

Cell: _____

Property Location

Address: 2029 South Virginia Dare Trail

Lot, Block: Lot 6, Block 3, Sect. 4

Subdivision: Nags Head Shores Amended

Pin#: 9893 13 24 1064

Zoning District: Commercial LI-1 LI-2 OIR

Total Lot Size: 26,050 Sq. Ft.

Disturbed Area: 3,000 Sq. Ft. +/-

Contractor

Company Name: PCI Premier Contracting Inc.

License Number: _____

Name: Paul Henriques

Phone: 252-491-2494

Address: P.O. Box 269, Kitty Hawk, NC 27949

Cell: 252-207-9935

Fax: 888-573-9299

Town Privilege License Number: _____

Construction Information

Type of Construction: WOOD FRAME ON PILINGS

- Assembly A-2 Business Educational Factory/Industrial High Hazard
- Institutional Mercantile Residential Storage Utility/Misc.
- New Construction Addition Repair/Replace Remodel Other: _____

Square Footage Proposed:

Interior Space: 432 Sq. Ft. Covered Deck(s): _____ Sq. Ft. Storage: _____ Sq. Ft.

Garage: _____ Sq. Ft. # of Bedrooms: _____ # of Open Deck(s): 1,304 ft²

Proposed Square Footage: _____ + Existing Square Footage: _____ = 1,736 Total Sq. Ft.

% Impervious Coverage: _____ + % Pervious Coverage: _____ = 48.9 ex. Total % Coverage

of Parking Spaces: Existing: 3 Proposed: _____ Total: _____

Septic Tank Permit #: KDHWWTP Construction Type: Wood Frame

Estimated Construction Cost (including labor and materials): _____

Flood Information

Flood Zone: VE AE X

Base Flood Elevation: n/a X Zone

Proposed First Floor Elevation: 13.34'

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.*

APPLICATION FEE - 432 ft² @ \$0.50/sq. ft. = \$216.00

Project Description

Reconstruction of the oceanfront amenity area within the previous building footprint but with updated architecture.

Required Site Plan Information Checklist:

- Permit Application (Completed)
- Site Plan Including the following
 - Submittal Requirements:
 - Vicinity Map
 - 5 1/2 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: _____

Rubennate (Date) 9/21/21