

STAFF REPORT CONTACT INFORMATION
Deborah J. Hill MPA AICP CFM CZO

DOCKET/CASE/APPLICATION NUMBER
Permit #: SPA23-000001
Project #: 23-000207

APPLICANT/PROPERTY OWNER
Carrigan Family Foundation LTD
Chris Carrigan

PUBLIC HEARING DATE
 Board of Aldermen April 5, 2023 at 11 am.

PROPERTY ADDRESS/LOCATION
 2181 NEW RIVER INLET RD
 NORTH TOPSAIL BEACH NC 28460

BRIEF SUMMARY OF REQUEST

Install service for and hook up electrical vehicle charging station (accessory use) at Palm Tree Market (principle use), Tiki Bar & Restaurant. Meter panel combination will be installed at the south end of the bar outside, approximately 5 feet above the ground level. The charging units will be mounted at grade level.



Onslow County GIS with 2022 aerial

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
B-1 BUSINESS DISTRICT	Commercial	North R-8 East R-8 South R-5 Topsail Reef West R-10 Single Family	Convenience Store Cold Storage Bar 12x12 shed	2 parcels

PLANNING BOARD RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

PROPERTY HISTORY

Compatibility with the planned development (or other controlling documents); traffic/parking; public works/utilities; engineering/flood plain/soil; building code/fire or design

Kenny Barber/JOEMC "I see no concerns serving this EV charger."

Chad Soward/Fire Chief "If it has the safety bollards in place, I see no issues."

Ralph Allen/Building Inspection "Site plan needs to reflect a painted accessible parking space with a reserved HC parking sign installed to comply with the NC Building Code/ADA requirements. A hard wired (120 volt) emergency exit sign with emergency lighting will be required on the exit door in the grocery store."

COMPATIBILITY with the ZONING ORDINANCE

EV charging stations are not listed in Table 4-1 Use Table. *****Recommend text amendment 4-1. Level 1, Level 2, and Level 3 EVSCs are permitted in every zoning district, when accessory to the primary permitted use. Such stations located at single-family, two-family, and multi-family land uses shall be designated as private restricted use only. Permit Level 3 EV charging stations as an accessory use in B-1, B-2. Add definitions to Article 11.**

Pursuant to UDO §2.15 (D), the EV Charging Station will require minor site plan approval, which goes to all the Town departments (Technical Review Committee - TRC), to ensure that the standard parking space dimensions are still available after installation, and that wheel stops are added, if needed. Also, confirming the number of overall EV spaces. Additionally, EVSE installations will need to meet NC Building Code and Town Flood Regulations. All ESVE systems shall be installed above the base flood elevation + 2' or waterproofed, pursuant to UDO § 7.05 (A) (4), which is consistent with FEMA's Protecting Building Utility Systems publication and 44 CFR60.3. A V-Zone Certification and Elevation Certification based on construction drawings.

COMPATIBILITY with the COMPREHENSIVE PLAN

Map 11B. Future Land Use: Mixed Use Business

ATTACHMENTS (CIRCLE)

SUBMITTED PLANS

PUBLIC HEARING PETITION/
APPLICATION FORM

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS


RESPONSE TO STANDARDS


OTHER (DESCRIBE)


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Permit #: SPA23-000001

Project #: 23-000207

Status: Online Application Received

Address: 2181 NEW RIVER INLET RD 

Description: Ev Charge Station Pursuant to UDO §2.15 (D), the EV Charging Station will require minor site plan approval, which goes to all the Town departments (Technical Review Committee - TRC), to ensure that the standard parking space dimensions are still available after installation, and that wheel stops are added, if needed. Also, confirming the number of overall EV spaces. Additionally, EVSE installations will need to meet NC Building Code and Town Flood Regulations. All ESVE systems shall be installed above the base flood elevation + 2' or waterproofed, pursuant to UDO § 7.05 (A) (4), which is consistent with FEMA's Protecting Building Utility Systems publication and 44 CFR 60.3. A V-Zone Certification and Elevation Certification based on construction drawings. Proposed: Install service for and hook up EV charging station. meter panel combo will be installed on the south end of the bar outside approximately 5 feet above the ground level. the charging units will be mounted at grade level. Please submit the following: • Technical Data Information/Product Information/Specifications/etc. for Inspection Department review. • Elevation Certification based on construction drawings. • V-Zone Certification. • Site Plan. When materials are received and reviewed by the TRC, the application will be placed on the first available Planning Board agenda, for their review and recommendation to the Board of Aldermen. The Planning Board meets on March 9, 2023, at 5 pm. The Board of Aldermen meet on April 5, 2023 at 11 am. Owner is required to be present.



Permit

Reviews

Documents

Inspections

Permit #:

SPA23-000001

Permit Type:

Subdivision and Site Plan Application

Sub Type:

Site Plans - Commercial Site Plan Review

Issue Date:

Expiration Date:

Zoning District:

B-1

CAMA Approval:

Surveyor/Engineer:

The Adams Company Inc. - Floyd Adams

Developer:

TIKI PROPERTIES LLC

 PROJECT INFORMATION

Property Owner:

TIKI PROPERTIES LLC

Property Owner Phone#:

919-332-1055

Property Owner Email Address:

chris@gpagency.com

CLICK HERE ([../Documents/339/plat%20schedule%20and%20deadlines.pdf](#)) to view the Plat schedule and deadlines

Total acreage:

1

Number of lots:

2

Smallest lot:

1

Average lot size:

1

Zoning District:

B-1

Infrastructure

Water Supply:

ONWASA:

Yes

Well:

No

Community system:

No

Sewer Type

Pluris:

Yes

Septic:

No

Community system:

No

Streets

Public:

Yes

Private:

No

 DOCUMENTS

Other documents:

I hereby certify that all information above is true and correct. That all work under this permit shall comply and conform to all Town ordinances, State and Federal laws pertaining thereto, whether specified or not, and in accordance with any plans submitted or required to be submitted regulating building codes and building construction in the Town of North Topsail Beach, NC. I further agree to remove all construction debris from the site when completed, and that I am the owner or authorized by the owner to do the work described in this permit.

Permit shall be void if construction authorized by permit shall not have been commenced within six (6) months after the date of issuance thereof, or if after commencement of construction, the work shall be discontinued for a period of twelve (12) months, work shall not be resumed until the permit has been renewed.

All final inspections are mandatory before occupancy. All work shall be performed by a licensed contractor in the state. It is unlawful and illegal to occupy any building before final inspection and a certification of occupancy has been issued. All fees are non-refundable after 60 days.

Signature:

Profile

Parcel:	053058	Land Use Code:	44
Map # :	778C-169.24	LUC Description:	Commercial
PIN:		Municipality:	053058
Address:	NEW RIVER INLET RD	NBHD:	NORTH TOPSAIL SHORES
Tax Year:	2023	Tax District:	
Owner Details:	CARRIGAN FAMILY FOUNDATION LTD	Zoning:	B-1
Mailing Address:	1133 SHADOW LAKE DR	Land Acres:	0.2307
	RALEIGH NC 27615 1896	Topography:	
Description:	L22 WM&KATIE SMITH DIV	Utilities	01 - All Public
	S/F 778C 169 WM & KATIE SMITH		-
			-

Value Summary

Appraised Land:	100000	Prior Land		Assessed Land	100000
Appraised Building:	0	Prior Building		Assessed Building	0
Appraised Total:	100000	Prior Total		Assessed Total	100000

Primary Residential Card

Card:	Basement:	Fireplace Pref.:
Stories:	Square Feet:	Fireplace OP/ST:
Use:	HT/AC:	Basement Gar.:
Type:	Fuel:	Grade:
Year Built:	System:	Cond (CDU):
Year Remod.	Attic:	Percent Complete:
Total Rooms:	Finished Basement:	Family Room:
Bedrooms:	Recreation Room:	Ext. Material:
Full Bath:	Half Bath:	

Commercial Card

Year Built	Stories	Units
Eff. Yr. Built	Gross Flr. Area	Grade

Land

Classification	Eff. Front	Eff. Depth	Type	Acres
43-COMMERCIAL	G	50 / .2307		100,000

Agriculture	Line	Acres
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Other Items

Code	Description	Yr Blt	Grade
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Sales History

Date	Book-Page	Grantor	Sale	Desc	Parcels	Amount
28-AUG-2003	2098--289		01	2 + parcels Included		110,000
28-DEC-2022	5893--330	TIKI PROPERTIES LLC	25	Unqualified Sales		0
14-OCT-2016	4525--30	PALM TREE MARKET INC	25	Unqualified Sales		0

TRC

NCDOT
FC
PC
PW
OCM

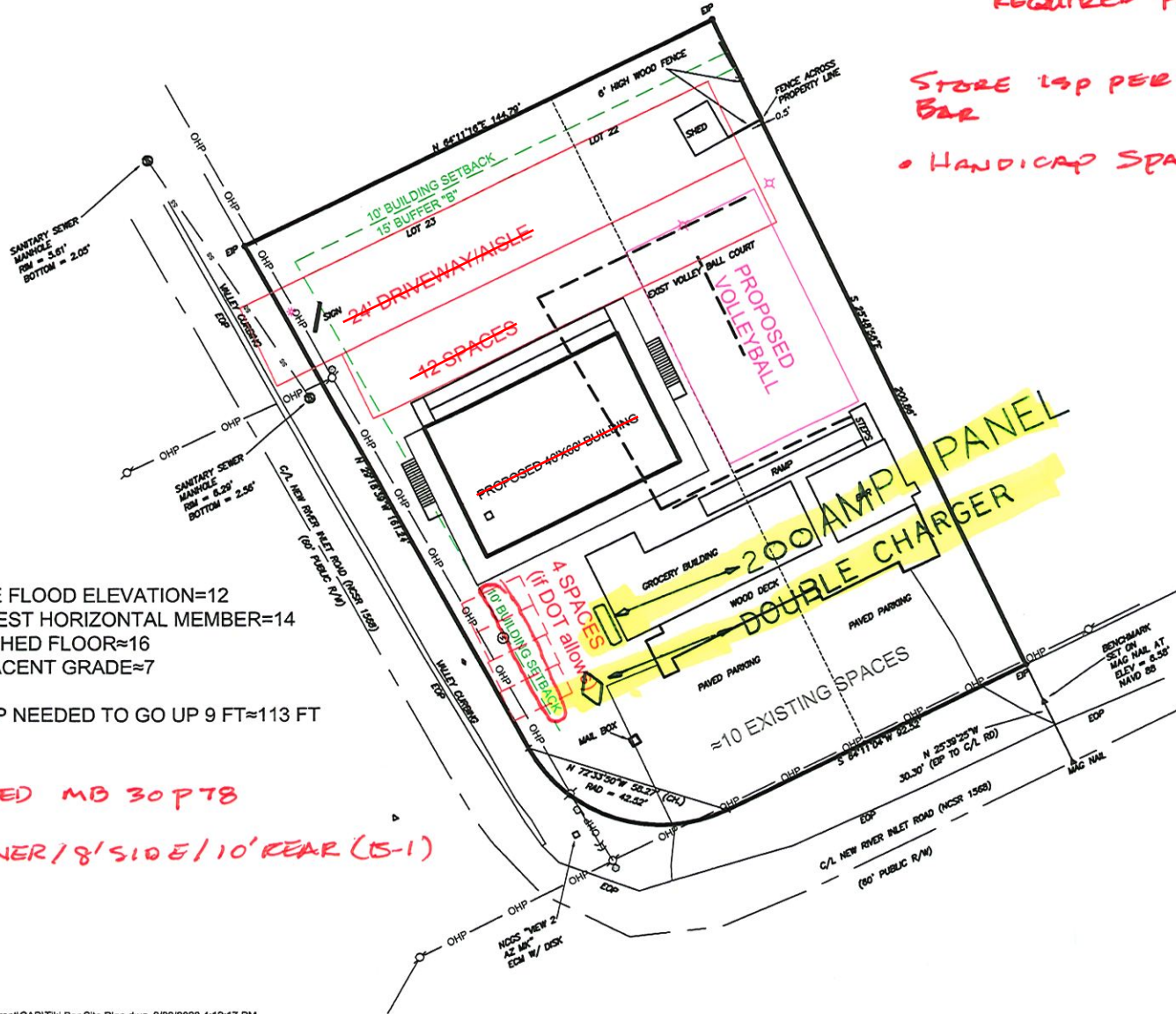
SITE PLAN WITH 40X60 BUILDING

ZONED B-1 BUSINESS
COMMERCIAL

REQUIRED PARKING

STORE 1SP PER 200²
BAR

• HANDICAP SPACE SIGN



BASE FLOOD ELEVATION=12
 LOWEST HORIZONTAL MEMBER=14
 FINISHED FLOOR≈16
 ADJACENT GRADE≈7

RAMP NEEDED TO GO UP 9 FT≈113 FT

✓ 10' SB PLATED MB 30 P 78

20' / 10' CORNER / 8' SIDE / 10' REAR (B-1)

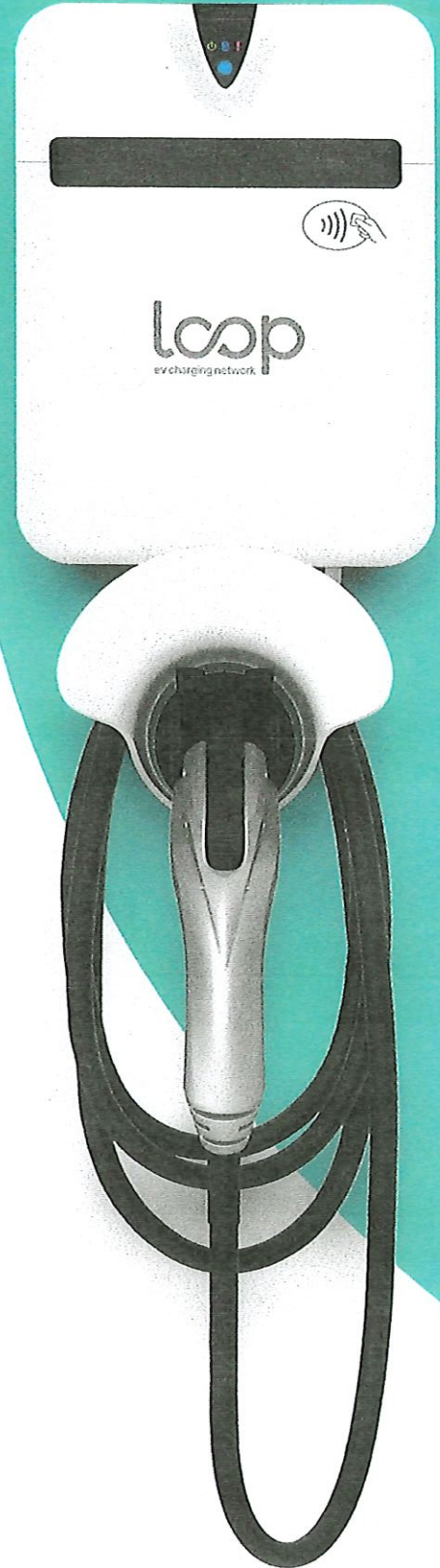


EV-FLEET™

Electric Vehicle Level 2 Charging Station

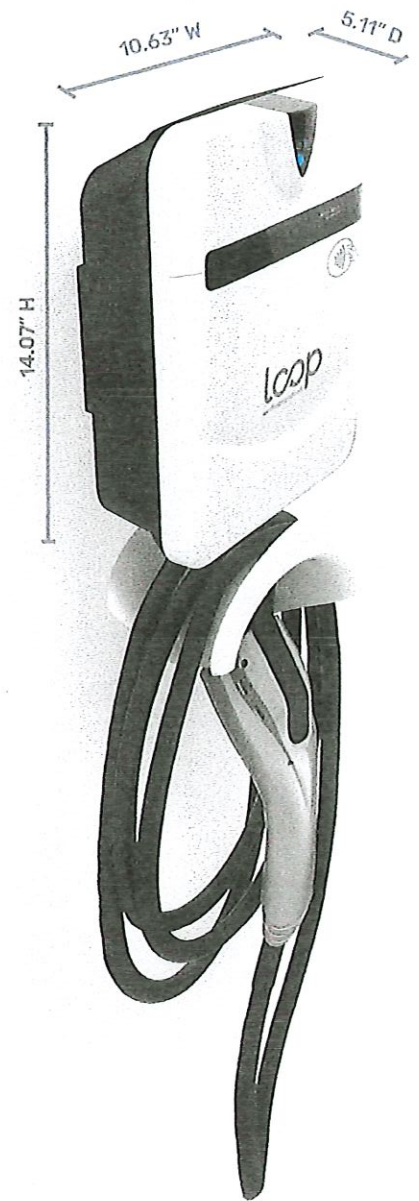
Meet the best-in-class EV charging network technology for fleet vehicle charging. The EV-FLEET™ Level 2 charging station is the ideal EV charging solution for medium to heavy duty applications.

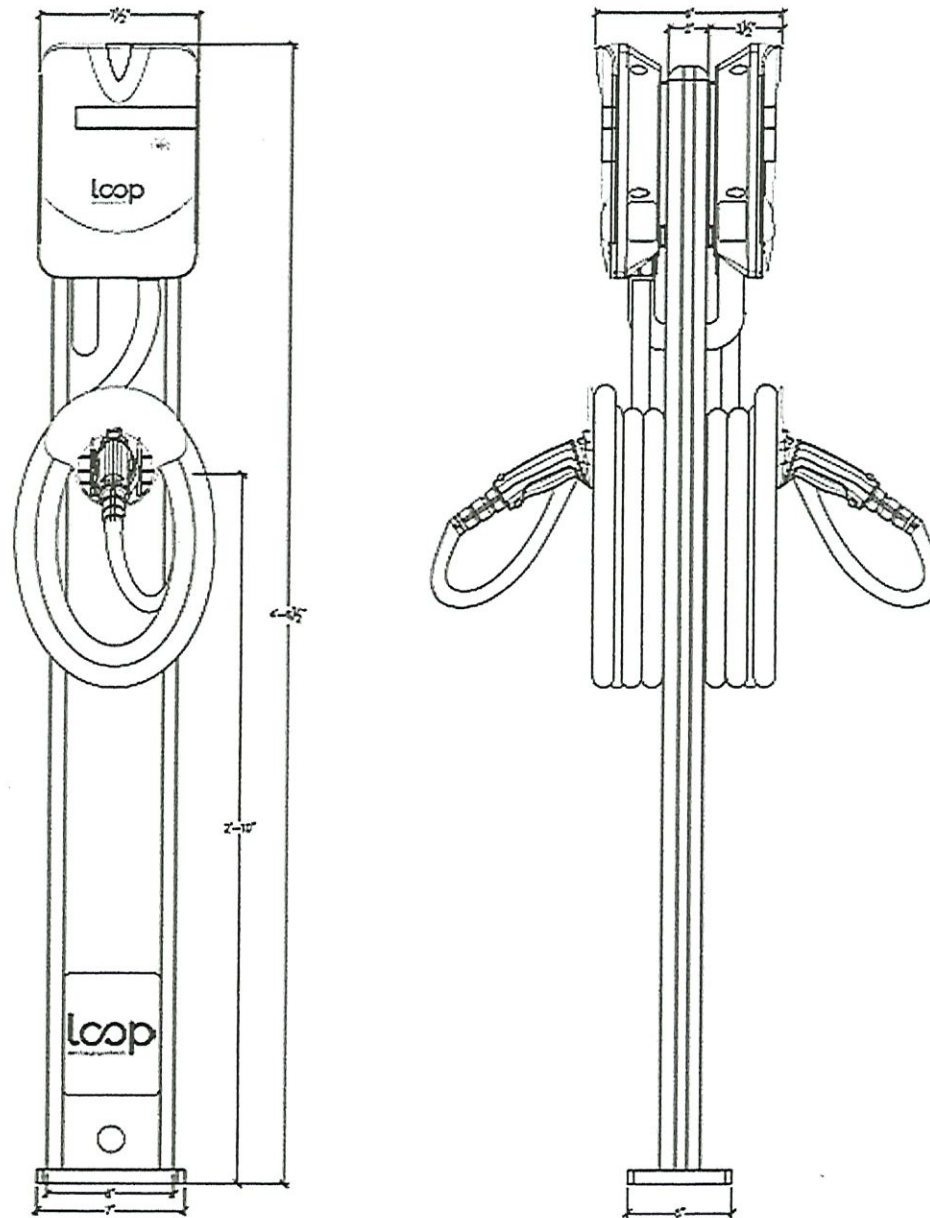
- + Up to 2.5x faster than standard level 2 chargers
- + Sleek, compact modern design
- + Flexibly mounted on a wall, ceiling, pole or pedestal
- + WiFi & LTE cellular enabled for public or private networks
- + RFID, Smartphone App and Bluetooth user authentication
- + Real-time load management and demand response
- + Tamper resistant; rated for indoor/outdoor use
- + Universal compatibility



EV-FLEET™ Specifications

Electrical	<ul style="list-style-type: none"> + 80 A/ 19.2 kW max output, 60 Hz + 208/240 VAC, single phase input + Hardwired, single port
Connector	<ul style="list-style-type: none"> + 25 ft. charging cable + SAE J1772 Type 1 standard compliant
Network Connectivity	<ul style="list-style-type: none"> + Built-in Wi-Fi (802.11 b/g/n) + Built-in LTE Cellular (Cat 1; AT&T or Verizon) + OCPP 1.6 Communication Protocol
Firmware	<ul style="list-style-type: none"> + 90-day, 15-minute encrypted interval data storage + Persistent data storage upon power interruption + Over the Air (OTA) updates available via Loop Network™
Core Specifications	<ul style="list-style-type: none"> + Weatherproof, dust-tight: NEMA 4 (IP66), IK10 tamper resistant + Integrated cable management saddle and holster + Operating Temperature= -35 to 55 °C / -31 to 131 °F + Metering Accuracy= Embedded +/- 1% + User Interface= Configurable OLED display + Status Indicators= Power/Ready, Charging, Fault + Wall, ceiling, pole or pedestal mounting options + Main Enclosure Dimensions= 14.07" H x 10.63" W x 5.11" D + Weight: 30lbs
Certifications & Standards	<ul style="list-style-type: none"> + UL, FCC, + Open ADR 2.0b compliant
Loop Network™ App (Optional)	<ul style="list-style-type: none"> + Web-based portal for desktop access & remote troubleshooting + Public or private network enabled + User access control through RFID, NFC, Bluetooth and/or QR code + Flexible billing models (Pay-Per-Use vs. Subscription) + Automated billing & real-time payment resolution
Warranty	<ul style="list-style-type: none"> + 3-year limited product warranty (parts only); optional 5-year and 10-year extended warranties available
Ordering	<ul style="list-style-type: none"> EV-FLEET™ + Wall Mount, Single Port Charger #EVS-80A-L2-001 EV-FLEET™ + Pedestal Mount, Single Port Charger #EVS-80A-L2-001-1P + Pedestal Mount, Dual Single Port Chargers #EVS-80A-L2-001-2P





LOOP EV-FLEX™ DUAL MOUNT – PEDESTAL
N.T.S.

Re: EV Chargers install in Topsail Beach, NC

From: Michael Wheelock (mwheelock@modassystems.com)

To: hampsteadelectric@bellsouth.net; joelurano@modassystems.com

Date: Monday, October 24, 2022 at 02:16 PM EDT

Thank Tom, Do you have the ability to get and install a concrete pillar in front of the chargers? If so please include it in your quote. Here is a picture of an example



Michael Wheelock

469.421.9064 Voice and SMS



From: Hampstead Electrical Main Office <hampsteadelectric@bellsouth.net>

Date: Monday, October 24, 2022 at 12:30 PM

To: Joel Urano <joelurano@modassystems.com>

Cc: Michael Wheelock <mwheelock@modassystems.com>

Subject: Re: EV Chargers install in Topsail Beach, NC