TOWN OF KILL DEVIL HILLS

Land Where Flight Began

NOTICE OF PUBLIC MEETING

NOTICE is hereby given that on Tuesday, April 5, 2022, at 8:30 a.m., the Kill Devil Hills Historic Landmarks Commission will hold a regular meeting in the Town Hall Meeting Room, 102 Town Hall Drive, Kill Devil Hills. The items to be discussed are listed below:

AGENDA

Call to Order
Agenda Approval
Approval of the Minutes of November 3, 2021
Public Hearing
1. Certificate of Appropriateness Application – 2021 South Virginia Dare Trail, Christensen/Small Cottage – Request for demolition of property
Ongoing Business
New Business
1. Potential Designations for 2022
Adjournment

All citizens are cordially invited to attend.

Posted this 16th day of March 2022.

James Michael O'Dell
Town Clerk

Copies to: *Historic Landmarks Commission members in their meeting materials; Mayor & Board of Commissioners; Town Manager; all Town bulletin boards; KDH Sunshine List including all local news media; KDH Electronic Distribution List; website, social media; file*

Minutes of the Wednesday, November 3, 2021, Meeting of the Kill Devil Hills Historic Landmarks Commission (HLC) held at 8:30 a.m. in the Board of Commissioners Meeting Room of the Administration Building, 102 Town Hall Drive, off Colington Road.

Members Present: Chairperson Sandie Markland, Vice-Chairperson Toni Dorn, Clyde "Andy" Harrell, and T. Dillon Heikens

Members Absent: Mary Simpson

Others Present: Cameron Ray, Assistant Planning Director, Ryan Lang, Senior Planner, and Rachel Tackett, Public Information Officer

Call to Order

Chairperson Sandie Markland called this meeting to order at 8:47 a.m. and thanked everyone for attending.

Agenda Approval

Chairperson Markland made a motion to amend the agenda to add **New Business 1. Election of Vice-Chairperson.** Mr. Harrell moved to approve the agenda with the amendment and Mr. Heikens seconded the motion, which passed by a unanimous, 4-0 vote.

Approval of the Minutes of October 5, 2021

Ms. Dorn moved to approve the minutes of the October 5, 2021, HLC meeting. Mr. Harrell seconded the motion, which passed by a unanimous, 4-0 vote.

Public Hearings

1. **Historic Landmark Designation — 3208 North Virginia Dare Trail —Wolcott Cottage**

Chairperson Markland opened the public hearing at 8:49 a.m. Following discussion, the members indicated they were in favor of designating 3208 North Virginia Dare Trail as an historical landmark. Mr. Harrell made a motion to recommend this item to the Board of Commissioners for a public hearing. Ms. Dorn seconded the motion, which passed by a unanimous, 4-0 vote.

Old Business

New Business

1. **Election of Vice-Chairperson**

Mr. Harrell nominated Ms. Dorn as the Vice-Chairperson for a term to expire in November 2022. Mr. Heikens seconded the nomination. Nominations were closed and Ms. Dorn was elected the Vice-Chairperson by a vote of 4-0.

Other

Mr. Ray stated that there was no business before the group for the month of December. He said at the beginning of 2022 staff will begin to review the inventory of possible homes to designate and generate letters to property owners to gage their level of interest. Mr. Harrell inquired about designating commercial properties. The Cavalier By the Sea Motel was of interest. Mr. Ray stated that he would gather more information for the group to review.

Adjournment

There being no other business before the Historic Landmarks Commission at this time, Ms. Dorn moved to adjourn, which Mr. Heikens seconded. The motion carried by a vote of 4-0. It was 8:55 a.m.

Submitted by:

Rachel Tackett
Public Information Officer

TOWN OF KILL DEVIL HILLS
Land Where Flight Began

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Tuesday, April 5, 2022, at 8:30 a.m. in the Town Hall Meeting Room, 102 Town Hall Drive, the Kill Devil Hills Historic Landmark Commission will hold a public hearing on the following item:

A. Certificate of Appropriateness Application – 2021 South Virginia Dare Trail, Christensen/Small Cottage – Request for demolition of property

Information on this item may be viewed on Kill Devil Hills' website: https://www.kdhnc.com/759/Agendas-Packets-and-Minutes or in the Town Clerk's Office, 102 Town Hall Drive, Kill Devil Hills. Arrangements can be made for personal inspection of the item materials by contacting the Office of the Town Clerk at 252-449-5300, or by emailing odell@kdhnc.com.

Posted this 14th day of March 2022.

James Michael O'Dell
Town Clerk

Copies to: Mayor and Board of Commissioners, Town Manager; all department heads; all Town bulletin boards; KDH Sunshine List, including all local news media; KDH Electronic Distribution List; KDH social media; website; file

TOWN OF KILL DEVIL HILLS

Land Where Flight Began

(KDH Town Seal)

NOTICE OF PUBLIC HEARING

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A. Certificate of Appropriateness Application – 2021 South Virginia Dare Trail, Christensen/Small Cottage – Request for demolition of property

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Posted this 14th day of March 2022.

James Michael O'Dell
Town Clerk

Coastland Times: Please publish as a legal ad in the following editions:

03/16/2022
03/23/2022

Director of
Planning and Inspections
MEREDITH GUNS

Building Inspector
MARTY SHAW
CHARLES THUMAN

Code Enforcement Officer
JORDAN BLYTHE

THE TOWN OF KILL DEVIL HILLS
NORTH CAROLINA

Assistant Director of
Planning and Inspections
CAMERON RAY

Senior Planner
RYAN LANG

Zoning Administrator
DONNA ELLIOTT

PLANNING DEPARTMENT

April 05, 2022

Memorandum

To: Historic Landmarks Commission

From: Cameron Ray, Assistant Planning Director

Subject: Certificate of Appropriateness Application – 2021 South Virginia Dare Trail, Christensen/Small Cottage – Request for Demolition

Attached is a Certificate of Appropriateness Application requesting demolition of 2021 South Virginia Dare Trail, the Christensen/Small Cottage. Attached is the application, parcel data sheet, and a survey/site plan of the existing structure. A notification letter has been sent to all adjacent property owners within 100' informing them that the owner has made application to the Historic Landmarks Commission for a Certificate of Appropriateness for the purpose of demolition.

Chapter 31.43 establishes regulations regarding Certificates of Appropriateness including definitions, when a certificate of appropriateness is required and applying for and Commission action on a Certificate of Appropriateness. According to the regulations *§31.48 Delay in Demolition of Landmark* in the event of a request for demolition, the Commission cannot deny approval of the request however the Commission can delay up to 365 days from the date of approval to allow the Commission to negotiate with the owner in an effort to preserve the structure. The only exception is if the owner would suffer extreme hardship the Commission can reduce the delay period. (See Language below)

§ 31.48 DELAY IN DEMOLITION OF LANDMARKS.
(A) (1) An application for a Certificate of Appropriateness authorizing the demolition, removal, or destruction of a designated landmark may not be denied except as provided in division (C) below. However, the effective date of such a certificate may be delayed for up to 365 days from the date of approval. The period of delay shall be reduced by the Commission if it finds that the owner would suffer extreme hardship or be permanently deprived of all beneficial use or return from such property by virtue of the delay. During the delay period the Commission shall negotiate with the owner in an effort to find a means of preserving the building, structure or site.

As you recall, the State's opinion is that the 365 days is very important to allow the Commission to negotiate with the owner a means for preservation. Staff recommends the Commission approve the certificate of appropriateness for demolition with a 365-day waiting period.

DocuSign Envelope ID: CDC7F69C-4123-425B-89EA-B23336ED6500

Town of Kill Devil Hills
Certificate of Appropriateness Application

Applicant

Name: SAGA Construction, Inc.
Address: 1314 S Croatan Highway, Suite 301
Kill Devil Hills, NC 27948
Phone: 252-441-9003
Fax: 252-489-4565
Cell: 252-207-8997

Property Owner

Name: William Small & JoAnn Small
Address: 39 Fairway Drive
Kitty Hawk, NC 27949
Phone:
Fax:
Cell:

Property Location

Address: 2021 S Virginia Dare Trail
Lot, Block: Pt 2, Blk 3, Sec 4
Subdivision: Nags Head Shores Amended Sec 4
Pin#: 989313240251

Project Categories (check all that apply):

- ☐ Exterior Alteration
- ☐ New Construction
- ☐ Addition
- ☑ Demolition

Supporting Information: *Please attach.*

Attach 8-1/2" x 11" sheets with written descriptions and drawing, photographs, and other graphic information necessary to completely describe the project. Use the checklist below to be sure your application is complete.

- ☐ **Written Description.** Describe clearly and in detail the nature of your project. Include exact dimensions for materials to be used. (e.g. Width of siding, window trim, etc.)
- ☐ **Plot Plan.** A plot plan showing relationship of buildings, additions, sidewalks, drives, trees, property lines, etc., must be provided if your project includes any addition, demolition, fences/walls, or other landscape work. Show accurate measurements.
- ☐ **Description of Materials** (provide samples if appropriate).
- ☐ **Photographs** of existing conditions.
- ☐ **Drawings** showing proposed work. Include one set of full size drawing when available
  - ☐ **Plan** Drawings.
  - ☐ Elevations drawings showing the new façade(s).
  - ☐ Dimensions shown on drawings

Signature of Applicant: DocuSigned by: Sunil Gupta 2/3/2022

Signature of Owner: DocuSigned by: William F. Small 2/7/2022

DocuSigned by: JoAnn Small 2/7/2022

Staff Use Only:
Received By: RL Date: 2/14/22 Fee: $50

County of Dare, North Carolina

*Owner and Parcel information is based on current data on file and was last updated on February 11 2022

Primary (34%) Owner Information:

SMALL, GASTON ELVIN III TIC
607 E MAIN ST
ELIZABETH CITY NC 27909

View Secondary Owner Information

Parcel Information:

Parcel: 008502000 PIN: 989313241105
District: 07- KILL DEVIL HILLS
Subdivision: NAGS HEAD SHORES AMENDED SEC 4
LotBlkSect: LOT: 3-4 BLK: 3 SEC: 4
Multiple Lots: -
PlatCabSlide: PL: 1 SL: 179 Units: 1
Deed Date: 11/10/2015
BkPg: 2058/0096
Parcel Status: ACTIVE

Property Use: RESIDENTIAL **2025 S VA DARE TRL**

BUILDING USE & FEATURES	**Tax Year Bldg Value: $324,000**	**Next Year Bldg Value: $324,000**
Building Use:	BEACH BOX	
Exterior Walls:	MODERN FRAME	**Actual Year Built:** 1970
Full Baths:	3 Half Baths: 0	
Bedrooms:	5	
Heat-Fuel:	3 - ELECTRIC	
Heat-Type:	2 - FORCED AIR	**Finished sqft for building 1:** 2700
Air Conditioning:	4 -CENTRAL W/AC	**Total Finished SqFt for all bldgs:** 2700

MISCELLANEOUS USE	**Tax Year Misc Value: $19,400**	**Next Year Misc Value: $19,400**

Misc Bldg b: (WD1) WOOD DECK OR RAMP Year Built: 1970 sqft: 80
Misc Bldg c: (WD1) WOOD DECK OR RAMP Year Built: 1970 sqft: 288
Misc Bldg d: (WD1) WOOD DECK OR RAMP Year Built: 2018 sqft: 704
Misc Bldg e: (WD1) WOOD DECK OR RAMP Year Built: 2018 sqft: 256

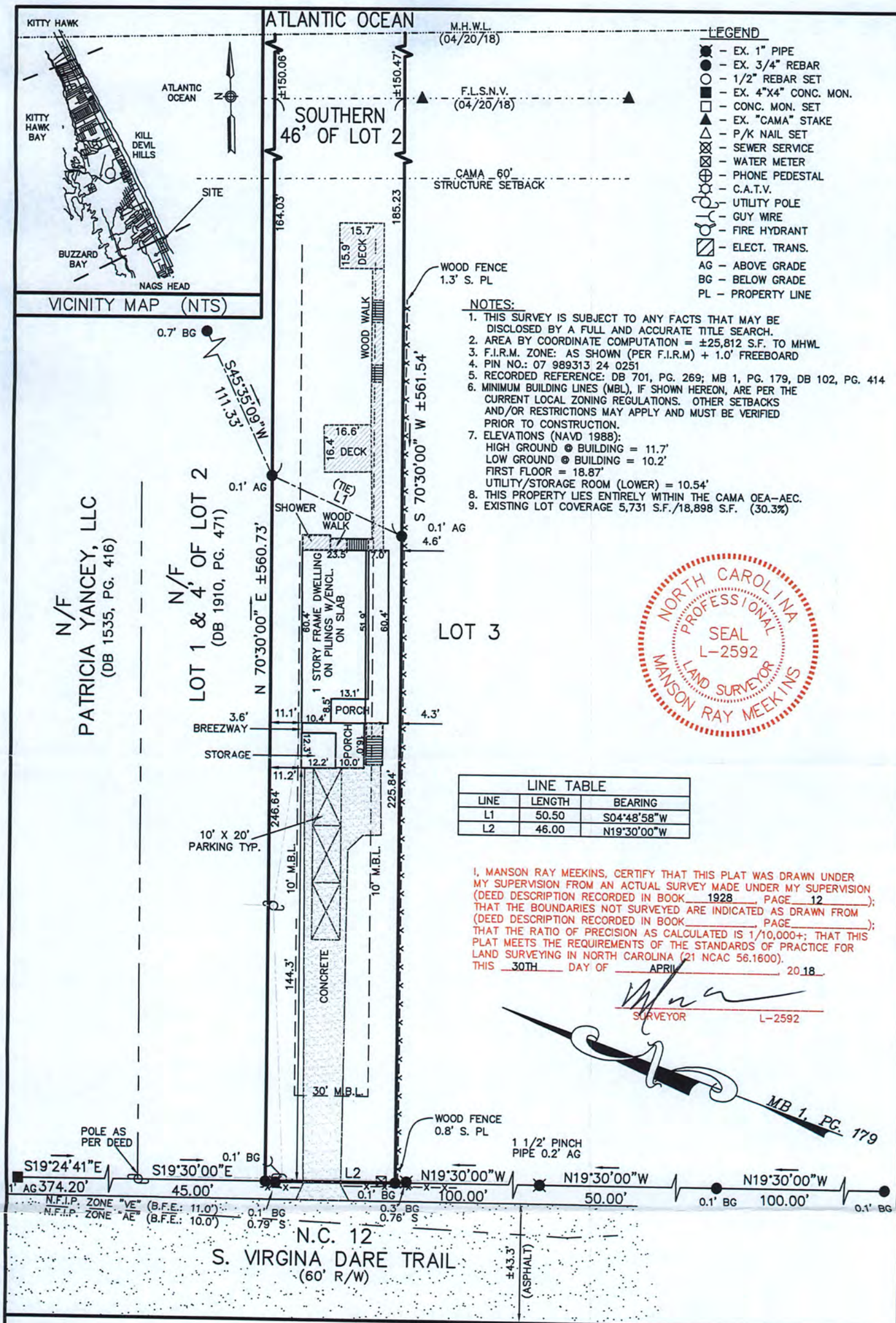
LAND USE	**Tax Year Land Value: $1,317,800**	**Next Year Land Value: $1,317,800**

Land Description : 07-Ocean front

TOTAL LAND AREA: 36000.00 square feet

	Tax Year Total Value: $1,661,200	**Next Year Total Value: $1,661,200**

**Values shown are on file as of February 11 2022*



LEGEND

- EX. 1" PIPE
- EX. 3/4" REBAR
- 1/2" REBAR SET
- EX. 4"X4" CONC. MON.
- CONC. MON. SET
- EX. "CAMA" STAKE
- P/K NAIL SET
- SEWER SERVICE
- WATER METER
- PHONE PEDESTAL
- C.A.T.V.
- UTILITY POLE
- GUY WIRE
- FIRE HYDRANT
- ELECT. TRANS.

AG – ABOVE GRADE
BG – BELOW GRADE
PL – PROPERTY LINE

NOTES:

1. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
2. AREA BY COORDINATE COMPUTATION = ±25,812 S.F. TO MHWL
3. F.I.R.M. ZONE: AS SHOWN (PER F.I.R.M) + 1.0' FREEBOARD
4. PIN NO.: 07 989313 24 0251
5. RECORDED REFERENCE: DB 701, PG. 269; MB 1, PG. 179, DB 102, PG. 414
6. MINIMUM BUILDING LINES (MBL), IF SHOWN HEREON, ARE PER THE CURRENT LOCAL ZONING REGULATIONS. OTHER SETBACKS AND/OR RESTRICTIONS MAY APPLY AND MUST BE VERIFIED PRIOR TO CONSTRUCTION.
7. ELEVATIONS (NAVD 1988):
   HIGH GROUND @ BUILDING = 11.7'
   LOW GROUND @ BUILDING = 10.2'
   FIRST FLOOR = 18.87'
   UTILITY/STORAGE ROOM (LOWER) = 10.54'
8. THIS PROPERTY LIES ENTIRELY WITHIN THE CAMA OEA–AEC.
9. EXISTING LOT COVERAGE 5,731 S.F./18,898 S.F. (30.3%)

NORTH CAROLINA PROFESSIONAL SEAL L-2592 LAND SURVEYOR MANSON RAY MEEKINS

LINE TABLE		
LINE	LENGTH	BEARING
L1	50.50	S04°48'58"W
L2	46.00	N19°30'00"W

I, MANSON RAY MEEKINS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 1928, PAGE 12); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM (DEED DESCRIPTION RECORDED IN BOOK _____, PAGE _____); THAT THE RATIO OF PRECISION AS CALCULATED IS 1/10,000+; THAT THIS PLAT MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).
THIS 30TH DAY OF APRIL, 2018.

SURVEYOR L-2592

MB 1, PG. 179

AS-BUILT SURVEY FOR

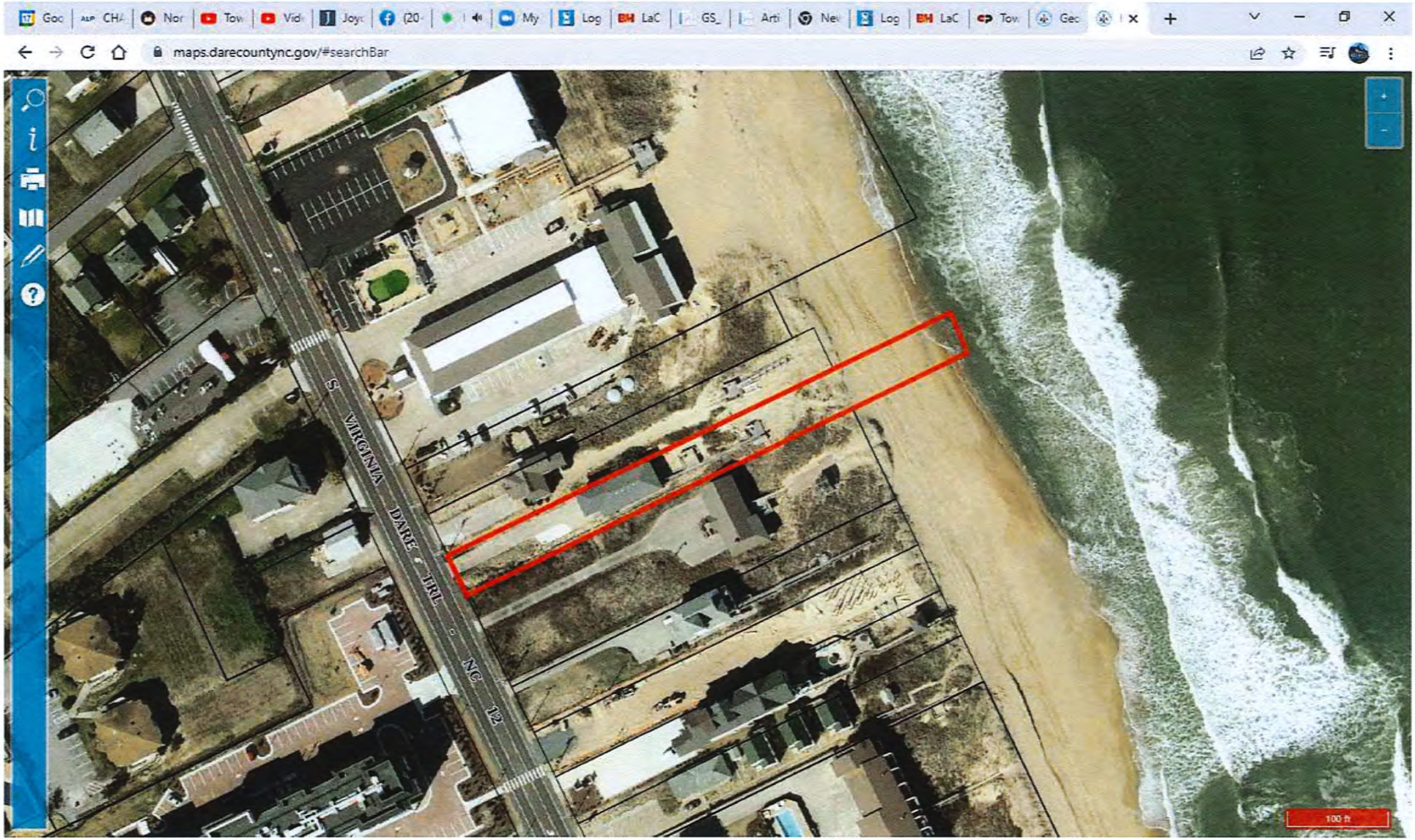
WILLIAM & JOANN SMALL

SOUTH 46' OF LOT 2 – BLOCK 3 – SECTION 4 – NAGS HEAD SHORES
KILL DEVIL HILLS – ATLANTIC TOWNSHIP – DARE COUNTY – NORTH CAROLINA

40 20 0 40
1 inch = 40 ft.

FILE: 1306112 SURVEYED: 04/20/18 PM PLATTED: 04/22/18 MJ

SEABOARD SURVEYING & PLANNING, INC. C-1536
103F W. WOOD HILL DR., P.O. BOX 58, NAGS HEAD, NC 27959
OFFICE: (252) 480-9998 FAX: (252) 480-0571


maps.darecountync.gov/#searchBar
S VIRGINIA DARE TRL
NC 12
100 ft

County of Dare, North Carolina

*Owner and Parcel information is based on current data on file and was last updated on February 11 2022

Primary (100%) Owner Information:

SMALL, W.F. EUX
SMALL, JOANN N EUX
39 FAIRWAY DR
KITTY HAWK NC 27949

Parcel Information:

Parcel: 012375000 PIN: 989313240251
District: 07- KILL DEVIL HILLS
Subdivision: NAGS HEAD SHORES AMENDED SEC 4
LotBlkSect: LOT: PT 2 BLK: 3 SEC: 4
Multiple Lots: -
PlatCabSlide: PL: 1 SL: 179 Units: 1
Deed Date: 12/23/2014
BkPg: 1994/0724
Parcel Status: ACTIVE

Property Use: Historic Deferment

2021 S VA DARE TRL

BUILDING USE & FEATURES	**Tax Year Bldg Value: $183,500**	**Next Year Bldg Value: $183,500**
Building Use:	BUNGALOW OR OLD STYLE	
Exterior Walls:	MODERN FRAME	**Actual Year Built:** 1955
Full Baths:	1 Half Baths: 1	
Bedrooms:	4	
Heat-Fuel:	3 - ELECTRIC	
Heat-Type:	2 - FORCED AIR	**Finished sqft for building 1:** 1263
Air Conditioning:	4 -CENTRAL W/AC	**Total Finished SqFt for all bldgs:** 1263
MISCELLANEOUS USE	**Tax Year Misc Value: $7,800**	**Next Year Misc Value: $7,800**

Misc Bldg a: (WD1) WOOD DECK OR RAMP Year Built: 1970 sqft: 428
Misc Bldg b: (WD1) WOOD DECK OR RAMP Year Built: 1970 sqft: 240
Misc Bldg c: (WD1) WOOD DECK OR RAMP Year Built: 1970 sqft: 256

LAND USE	**Tax Year Land Value: $913,500**	**Next Year Land Value: $913,500**

Land Description : 07-Ocean front

TOTAL LAND AREA: 16500.00 square feet

Tax Year Total Value: $1,104,800 **Next Year Total Value: $1,104,800**

**Values shown are on file as of February 11 2022*

THE TOWN OF KILL DEVIL HILLS
NORTH CAROLINA

HISTORIC LANDMARK COMMISSION

102 Town Hall Drive • P O Box 1719
Kill Devil Hills, North Carolina 27948
(252) 449-5300 • www.kdhnc.com

March 22, 2022

Frederick Pendleton Markham Small
283 Dryride Rd.
Elizabeth City, NC 27909

Dear Adjacent Property Owner(s):

The purpose of this letter is to advise you that an application for a Certificate of Appropriateness – request for demolition of property – has been submitted to the Town of Kill Devil Hills by the property owner of 2021 South Virginia Dare Trail. You are receiving this notice as an adjacent property owner (2025 South Virginia Dare Trail). The nature of the application is to seek approval for the demolition of property, which is a designated Kill Devil Hills Historic Landmark.

The Historic Landmark Commission (HLC) will conduct a hearing on this matter on Tuesday, April 5, 2022, at 8:30 a.m. in the Town Hall Meeting Room, 102 Town Hall Drive, Kill Devil Hills. At that time, you may appear and present any arguments you may have for or against the granting of this Certificate of Appropriateness request.

Should you have any questions, please contact Senior Planner Ryan Lang, at 252-449-5318 or by email at rlang@kdhnc.com.

Sincerely,

James Michael O'Dell
Town Clerk

[*Please note: this item was originally scheduled for the March 1, 2022, HLC meeting, which was cancelled.*]

County of Dare, North Carolina

*Owner and Parcel information is based on current data on file and was last updated on February 11 2022

Primary (100%) Owner Information:

ROBINSON, JULIE OWENS JRO
JONES, DIANNE OWENS JRO
203 DOGWOOD TRL
ELIZABETH CITY NC 27909

Parcel Information:

Parcel: 022900000 PIN: 989313240235
District: 07- KILL DEVIL HILLS
Subdivision: NAGS HEAD SHORES AMENDED SEC 4
LotBlkSect: LOT: 1 & 4' OF 2 BLK: 3 SEC: 4
Multiple Lots: -
PlatCabSlide: PL: 1 SL: 179 Units: 1
Deed Date: 12/12/2017
BkPg: 2209/0911
Parcel Status: ACTIVE

Property Use: Historic Deferment

2019 S VA DARE TRL

BUILDING USE & FEATURES	**Tax Year Bldg Value: $103,200**	**Next Year Bldg Value: $103,200**
Building Use:	BUNGALOW OR OLD STYLE	
Exterior Walls:	MODERN FRAME	**Actual Year Built:** 1945
Full Baths:	2 Half Baths: 0	
Bedrooms:	4	
Heat-Fuel:	3 - ELECTRIC	
Heat-Type:	2 - FORCED AIR	**Finished sqft for building 1:** 1554
Air Conditioning:	4 -CENTRAL W/AC	**Total Finished SqFt for all bldgs:** 1554
MISCELLANEOUS USE	**Tax Year Misc Value: $1,700**	**Next Year Misc Value: $1,700**

Misc Bldg b: (WD1) WOOD DECK OR RAMP Year Built: 1980 sqft: 168

LAND USE	**Tax Year Land Value: $928,000**	**Next Year Land Value: $928,000**

Land Description : 07-Ocean front

TOTAL LAND AREA: 17000.00 square feet

Tax Year Total Value: $1,032,900 **Next Year Total Value: $1,032,900**

**Values shown are on file as of February 11 2022*

THE TOWN OF KILL DEVIL HILLS
NORTH CAROLINA

HISTORIC LANDMARK COMMISSION

102 Town Hall Drive • P O Box 1719
Kill Devil Hills, North Carolina 27948
(252) 449-5300 • www.kdhnc.com

March 22, 2022

Julie Owens Robinson
Dianne Owens Jones
203 Dogwood Trail
Elizabeth City, NC 27909

Dear Adjacent Property Owner(s):

The purpose of this letter is to advise you that an application for a Certificate of Appropriateness – request for demolition of property – has been submitted to the Town of Kill Devil Hills by the property owner of 2021 South Virginia Dare Trail. You are receiving this notice as an adjacent property owner (2019 South Virginia Dare Trail). The nature of the application is to seek approval for the demolition of property, which is a designated Kill Devil Hills Historic Landmark.

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Should you have any questions, please contact Senior Planner Ryan Lang, at 252-449-5318 or by email at rlang@kdhnc.com.

Sincerely,

James Michael O'Dell
Town Clerk

[*Please note: this item was originally scheduled for the March 1, 2022, HLC meeting, which was cancelled.*]

County of Dare, North Carolina

*Owner and Parcel information is based on current data on file and was last updated on February 11 2022

Primary (100%) Owner Information:
RODERER, SHARON
P.O. BOX 802
NAGS HEAD NC 27959

Parcel Information:
Parcel: 005171000 PIN: 989313147131
District: 07- KILL DEVIL HILLS
Subdivision: SUBDIVISION - NONE
LotBlkSect: LOT: BLK: SEC:
Multiple Lots: -
PlatCabSlide: PL: SL: Units: 1
Deed Date: 06/25/2021
BkPg: WB21E/0333
Parcel Status: ACTIVE

Property Use: RESIDENTIAL

2018 S VA DARE TRL

BUILDING USE & FEATURES	**Tax Year Bldg Value: $101,900**	**Next Year Bldg Value: $101,900**
Building Use:	FLAT ROOF	
Exterior Walls:	MODERN FRAME	**Actual Year Built:** 1955
Full Baths:	1 Half Baths: 0	
Bedrooms:	2	
Heat-Fuel:	3 - ELECTRIC	
Heat-Type:	3 - ELECTRIC	**Finished sqft for building 1:** 1182
Air Conditioning:	2 -NON-CENTRAL	**Total Finished SqFt for all bldgs:** 1182
MISCELLANEOUS USE	**Tax Year Misc Value: $0**	**Next Year Misc Value: $0**

LAND USE	**Tax Year Land Value: $155,900**	**Next Year Land Value: $155,900**

Land Description : 07-Residential Beach Rd

TOTAL LAND AREA: 6000.00 square feet

Tax Year Total Value: $257,800 **Next Year Total Value: $257,800**

**Values shown are on file as of February 11 2022*

THE TOWN OF KILL DEVIL HILLS
NORTH CAROLINA

HISTORIC LANDMARK COMMISSION

102 Town Hall Drive • P O Box 1719
Kill Devil Hills, North Carolina 27948
(252) 449-5300 • www.kdhnc.com

March 22, 2022

Sharon Roderer
P.O. Box 802
Nags Head, NC 27959

Dear Adjacent Property Owner(s):

The purpose of this letter is to advise you that an application for a Certificate of Appropriateness – request for demolition of property – has been submitted to the Town of Kill Devil Hills by the property owner of 2021 South Virginia Dare Trail. You are receiving this notice as an adjacent property owner (2018 South Virginia Dare Trail). The nature of the application is to seek approval for the demolition of property, which is a designated Kill Devil Hills Historic Landmark.

The Historic Landmark Commission (HLC) will conduct a hearing on this matter on Tuesday, April 5, 2022, at 8:30 a.m. in the Town Hall Meeting Room, 102 Town Hall Drive, Kill Devil Hills. At that time, you may appear and present any arguments you may have for or against the granting of this Certificate of Appropriateness request.

Should you have any questions, please contact Senior Planner Ryan Lang, at 252-449-5318 or by email at rlang@kdhnc.com.

Sincerely,

James Michael O'Dell
Town Clerk

[*Please note: this item was originally scheduled for the March 1, 2022, HLC meeting, which was cancelled.*]

County of Dare, North Carolina

*Owner and Parcel information is based on current data on file and was last updated on February 11 2022

Primary (100%) Owner Information:
FIRST FLIGHT HOTEL LLC
1880 RICHMOND RD
WILLIAMSBURG VA 23185

Parcel Information:
Parcel: 005153000 PIN: 989313137856
District: 07- KILL DEVIL HILLS
Subdivision: SUBDIVISION - NONE
LotBlkSect: LOT: PARCEL 1-R BLK: SEC:
Multiple Lots: -
PlatCabSlide: PL: I SL: 361 Units: 0
Deed Date: 08/01/2016
BkPg: 2110/0864
Parcel Status: ACTIVE

Property Use: HOTEL, MOTEL, COTTAGE COURT **2028 S VA DARE TRL**

BUILDING USE & FEATURES	**Tax Year Bldg Value: $13,069,600**	**Next Year Bldg Value: $13,069,600**
Building Use:	HOTEL/MOTEL LO RISE	
Exterior Walls:		**Actual Year Built:** 2019
Full Baths:	Half Baths:	
Bedrooms:		
Heat-Fuel:		
Heat-Type:		**Finished sqft for building 1:**
Air Conditioning:		**Total Finished SqFt for all bldgs:**
MISCELLANEOUS USE	**Tax Year Misc Value: $136,500**	**Next Year Misc Value: $136,500**

Misc Bldg b: (PC1) PAVING CONCRETE AVERAGE Year Built: 2019 sqft: 58400

LAND USE	**Tax Year Land Value: $3,280,500**	**Next Year Land Value: $3,280,500**

Land Description : 07-Commercial Ocean InfluenceLand Description b: : 07-Commercial Ocean Influence

TOTAL LAND AREA: 3.29 acres

Tax Year Total Value: $16,486,600 **Next Year Total Value: $16,486,600**

**Values shown are on file as of February 11 2022*

THE TOWN OF KILL DEVIL HILLS
NORTH CAROLINA

HISTORIC LANDMARK COMMISSION

102 Town Hall Drive • P O Box 1719
Kill Devil Hills, North Carolina 27948
(252) 449-5300 • www.kdhnc.com

March 22, 2022

First Flight Hotel LLC
1880 Richmond Rd.
Williamsburg, VA 23185

Dear Adjacent Property Owner(s):

The purpose of this letter is to advise you that an application for a Certificate of Appropriateness – request for demolition of property – has been submitted to the Town of Kill Devil Hills by the property owner of 2021 South Virginia Dare Trail. You are receiving this notice as an adjacent property owner (2028 South Virginia Dare Trail). The nature of the application is to seek approval for the demolition of property, which is a designated Kill Devil Hills Historic Landmark.

The Historic Landmark Commission (HLC) will conduct a hearing on this matter on Tuesday, April 5, 2022, at 8:30 a.m. in the Town Hall Meeting Room, 102 Town Hall Drive, Kill Devil Hills. At that time, you may appear and present any arguments you may have for or against the granting of this Certificate of Appropriateness request.

Should you have any questions, please contact Senior Planner Ryan Lang, at 252-449-5318 or by email at rlang@kdhnc.com.

Sincerely,

James Michael O'Dell
Town Clerk

[*Please note: this item was originally scheduled for the March 1, 2022, HLC meeting, which was cancelled.*]

County of Dare, North Carolina

*Owner and Parcel information is based on current data on file and was last updated on February 11 2022

Primary (34%) Owner Information:

SMALL, GASTON ELVIN III TIC
607 E MAIN ST
ELIZABETH CITY NC 27909

View Secondary Owner Information

Parcel Information:

Parcel: 008502000 PIN: 989313241105
District: 07- KILL DEVIL HILLS
Subdivision: NAGS HEAD SHORES AMENDED SEC 4
LotBlkSect: LOT: 3-4 BLK: 3 SEC: 4
Multiple Lots: -
PlatCabSlide: PL: 1 SL: 179 Units: 1
Deed Date: 11/10/2015
BkPg: 2058/0096
Parcel Status: ACTIVE

Property Use: RESIDENTIAL **2025 S VA DARE TRL**

BUILDING USE & FEATURES	**Tax Year Bldg Value: $324,000**	**Next Year Bldg Value: $324,000**
Building Use:	BEACH BOX	
Exterior Walls:	MODERN FRAME	**Actual Year Built:** 1970
Full Baths:	3 Half Baths: 0	
Bedrooms:	5	
Heat-Fuel:	3 - ELECTRIC	
Heat-Type:	2 - FORCED AIR	**Finished sqft for building 1:** 2700
Air Conditioning:	4 -CENTRAL W/AC	**Total Finished SqFt for all bldgs:** 2700

MISCELLANEOUS USE	**Tax Year Misc Value: $19,400**	**Next Year Misc Value: $19,400**

Misc Bldg b: (WD1) WOOD DECK OR RAMP Year Built: 1970 sqft: 80
Misc Bldg c: (WD1) WOOD DECK OR RAMP Year Built: 1970 sqft: 288
Misc Bldg d: (WD1) WOOD DECK OR RAMP Year Built: 2018 sqft: 704
Misc Bldg e: (WD1) WOOD DECK OR RAMP Year Built: 2018 sqft: 256

LAND USE	**Tax Year Land Value: $1,317,800**	**Next Year Land Value: $1,317,800**

Land Description : 07-Ocean front

TOTAL LAND AREA: 36000.00 square feet

Tax Year Total Value: $1,661,200 **Next Year Total Value: $1,661,200**

**Values shown are on file as of February 11 2022*

THE TOWN OF KILL DEVIL HILLS
NORTH CAROLINA

HISTORIC LANDMARK COMMISSION

102 Town Hall Drive • P O Box 1719
Kill Devil Hills, North Carolina 27948
(252) 449-5300 • www.kdhnc.com

March 22, 2022

Anita Lister Small Oldham
Gaston Elvin Small III
607 East Main Street
Elizabeth City, NC 27909

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[*Please note: this item was originally scheduled for the March 1, 2022, HLC meeting, which was cancelled.*]

petite
TOWN OF KILL DEVIL HILLS
PUBLIC HEARING
DATE: Tuesday April 5 2022
TIME: 6:30 p.m.
LOCATION: Town Hall Meeting Room
KILL DEVIL TOWN HALL
102 Town Hall Drive
Kill Devil Hills, NC
APPLICATION: Conditional Use Application - 2109 South Virginia Dare Trail - Christensen/Small Cottage - Request for addition to property
For more information about this application contact the Planning and Inspections Dept. at (252) 449-5316

petite
TOWN OF KILL DEVIL HILLS
PUBLIC HEARING
DATE: Tuesday April 5, 2022
TIME: 8:30 a.m
LOCATION: Town Hall Meeting Room
KILL DEVIL TOWN HALL
102 Town Hall Drive
Kill Devil Hills, NC
APPLICATION: Certificate of Appropriateness Application – 2021 South Virginia Dare Trail - Christensen / Small Cottage
Request for demolition of property
For more information about this application contact the Planning and Inspections Dept. at (252) 449-5318