



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, March 19, 2019 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 the January 15, 2019 meeting

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

Old Business

New Business

1. Zoning Amendment Request – Alex Wolcott – Amend §153.176 – *Commercial Zone – Permitted Uses* and §153.076(D) *General Regulations – Off-Street Parking and Loading – Table of Parking Requirements* – Add “Brewery” as Permitted Use and Create Parking Standard for Brewery with Secondary Uses
2. Zoning Amendment Request – Eddie Goodrich – Amend §153.101(A)(5) – *Ocean Impact Residential (OIR) Zone – Setbacks – Side Yard* – Reduce Side Yard Setback to Ten Feet for All Cluster Housing and Cottage Courts in the OIR
3. 2018 CAMA Land Use Plan Update – Final Draft Review

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 14th day of March 2019.

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 January 15, 2019 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 Howard Buchanan, James Almone, Mike Lowack, Ron Seidman, II, and Mary Simpson

Members Absent: Vacant Seat, Eddie Valdivieso

Others Present: Cameron Ray, Assistant Planning Director; Ryan Lang, Senior Planner; and Harriet Banner, Administrative Assistant

Call to Order

At 5:30 p.m., Chair Howard Buchanan called this meeting of the Kill Devil Hills Planning Board to order and welcomed everyone present. All members were present except for Eddie Valdivieso.

Agenda Approval

Mary Simpson made a motion to approve the agenda for this meeting as presented. James Almone seconded that motion, and the vote was 4-0.

Approval of the Minutes of the December 18, 2018 meeting

Ron Seidman made a motion to approve the minutes of the December 18, 2018 meeting as presented. Ms. Simpson seconded that motion, and the motion carried by 4-0 vote.

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

Response to Public Comment

Old Business

New Business

- 1. SITE PLAN REVIEW: CONDITIONAL USE – *Outer Banks Brewing Station* – Outdoor Dining Activity Area and Associated Site Improvements**

DRAFT

Assistant Planning Director Cameron Ray said that a commercial site plan review application was included in the packet materials and staff's most recent technical comments. The outdoor dining activity area includes an open-air bar, restroom and storage. All conditions have been addressed and staff recommended forwarding it to the Board of Commissioners recommending approval. Ben Cahoon, the owner's representative, was present at the meeting.

Mr. Seidman made a motion to forward the conditional use site plan for *Outer Banks Brewing Station* – Outdoor Dining Activity Area and Associated Site Improvements with a recommendation for approval as presented. Ms. Simpson seconded that motion, and the motion carried by 4-0 vote.

2. MINOR SUBDIVISION REVIEW – *Natures Walk: Phase 2* – 900/902 West Corrigan Street – Proposed 8-Lot Minor Subdivision

A minor subdivision plat meeting the requirements of Chapter 152 – *Subdivisions* was enclosed for the recently approved townhomes at this location. Section 152.25 – *Procedure for Subdivision Plat Approval* of Chapter 152, *Subdivisions* allows the Planning Board Chair to grant final plat approval of minor subdivision plats where no streets are proposed or improved, upon receipt of written technical review and certification of compliance from the Planning Director. This subdivision request falls into that category and was listed on this agenda for recordation in the minutes.

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

Response to Public Comment

Board Member Comment

Other Business

Adjournment

There being no further business before the Planning Board at this time, Mr. Seidman moved to adjourn this meeting. Mr. Almoney seconded the motion and approval was by a 4-0, vote.

It was 5:34 p.m.

Submitted by:

Harriet B. Banner
Administrative Assistant

DRAFT

Director of
Planning and Inspections
MEREDITH GUNS



Assistant Director of
Planning and Inspections
CAMERON RAY

Building Inspector
MARTY SHAW
CHARLES THUMAN

Senior Planner
RYAN LANG

Code Enforcement Officer
JORDAN BLYTHE

Zoning Administrator
DONNA ELLIOTT

THE TOWN OF KILL DEVIL HILLS
NORTH CAROLINA

PLANNING DEPARTMENT

March 19, 2018

Memorandum

To: Planning Board

From: Cameron Ray, Assistant Planning Director 

Subject: Zoning Amendment Request—Alex Wolcott— Amend §153.176 Commercial Zone Permitted Uses and §153.076(D) Off-Street Parking and Loading, Table of Parking Requirements—Add Brewery as Permitted Use and Create Parking Standard for Brewery with Secondary Uses

Attached is a zoning amendment request submitted by Mike Robinson, P.E. on behalf of applicant Alex Wolcott to add *Brewery* as a permitted use in the commercial zoning district and create a parking standard for a *Brewery* with secondary uses. As proposed, a *Brewery* would have a parking ratio of 1 space per every 200 square feet of gross floor area and secondary use(s) would have a parking ratio as required of §153.076(D) Off-Street Parking and Loading. An application is attached for your review. The requested amendment is in line with the recent amendment to allow breweries as a secondary use to a restaurant be parked at 1 parking space per every 200 square feet of gross floor area.

Staff recommends forwarding the request with consistency statement to the Board of Commissioners with a favorable recommendation.



Kill Devil Hills Code Amendment Application

Name of Applicant: Alex Wolcott

Address of Applicant: P.O. Box 2185, Kitty Hawk, NC 27949

Telephone Number: 252-489-0336

Agent for Applicant (if applicable): Mike Robinson, P.E.

Agent Address: P.O. Box 2852, Kill Devil Hills, NC 27948

Telephone Number: 252-255-8026

I hereby request an amendment to the following specific section of the Town Code: _____

Sect. 153.176 Permitted Use in Commercial Zone and Sect. 153.076 Off Street Parking and Loading

Proposed language for code amendment: See attachment

Justification for Amendment: To add a usage for the Commercial Zone.

A parking standard for Brewery with secondary uses is also included.

Signature of Applicant/Agent: _____

Date Received: <u>3/14/19 (Revised)</u>	Staff Only:
Received by: <u>[Signature]</u>	

PROPOSED TEXT AMENDMENT TO THE TOWN OF KILL DEVIL HILLS CODE OF ORDINANCES, TITLE XV: LAND USAGE, CHAPTER 153, SPECIFICALLY TO COMMERCIAL ZONE (C) - SECTION 153.176- PERMITTED USES .

§ 153.176 PERMITTED USES.

Within the Commercial Zone, no lot, building or structure shall be used and no building or structure shall be erected which is intended or designed for any other than one or more of the following specified purposes:

- (A) Single-family dwellings;
- (B) Duplex dwellings;
- (C) Multi-family dwellings of three or more units per dwelling;
- (D) Hotels and motels;
- (E) On-site accessory structures;
- (F) Clinics, hospitals (with a maximum of 30 beds) and nursing homes;
- (G) Home occupations as defined herein;
- (H) Town-owned and leased facilities;
- (I) Playgrounds;
- (J) Auditoriums or convention centers, assembly halls, museums;
- (K) Places of worship, daycare centers, schools (public or private);
- (L) Banks, financial institutions, business or professional offices, post office;
- (M) Theaters;
- (N) Retail business, including drug or grocery stores, hardware stores, gift shops, clothing shops, book stores, music stores, bait and tackle shops, furniture stores, arts and crafts, florists, pet stores, produce markets, cycle and skate shops, photo shops, rental shops, electronic equipment, automobile sales, automobile rentals and repairs, hammocks, boat sales, boat rentals and repairs, automobile supplies, thrift/consignment stores, appliance store, toy stores, convenience store, taxicabs, car washes and home care systems;
- (O) Restaurants, bars, night clubs, drive-ins, bakeries, and outdoor waiting activity area(s);
- (P) Places of business where service is rendered, including barber shops, beauty parlors, nail salons, personal spa salons, electronic repair shops, shoe repair shops, dry cleaner, clothes tailor, laundromat, blue print shop, tanning salons, and realty and construction office without property management;
- (Q) Public or private parking lots;

(R) Stores or shops for custom work or for producing products to be sold at retail on the premises, including art galleries, antique stores, jewelry shops, trophy and engraving shops, wood crafts and hobbies, sign business, frame shop;

(S) Swimming pools, tennis courts;

(T) Bed and breakfasts (see § 153.156(J) for requirements);

(U) Communication broadcast studios and sales offices;

(V) Motorcycle sales and service subject to the following conditions:

(1) All partially dismantled vehicles, cycles or parts shall be stored indoors;

(2) Applicants' operations comply with § 130.02;

(W) Rooming houses, boarding houses;

(X) Billiard parlors, video and amusement arcades;

(Y) Paint/wall treatment stores, carpet and flooring stores, windows and doors stores, video, audio and lighting stores, and pool and hot tub spa stores, such that the activity would not constitute warehousing as defined by this chapter;

(Z) Haunted houses; and

(AA) Indoor athletic and exercise facilities.

(BB) Shopping center/office complex.

(CC) Automated ice vending structure.

(DD) Astrology and tarot card office.

(EE) Internet and/or electronic gaming operations as defined in § 153.002 Definitions and regulated in § 153.310 Special Regulations for Internet and/or Electronic Gaming Operations;

(HH) Brewery.

PROPOSED TEXT AMENDMENT TO THE TOWN OF KILL DEVIL HILLS CODE OF ORDINANCES, TITLE XV: LAND USAGE, CHAPTER 153, SPECIFICALLY TO GENERAL REGULATIONS - SECTION 153.076- OFF STREET PARKING AND LOADING.

§ 153.076 OFF-STREET PARKING AND LOADING.

(D) *Table of parking requirements.*

Restaurant Use: Brewery with secondary use(s) (bar, restaurant, retail and the like)

Required Parking: 1 parking space per 200 square feet of gross floor area for the Brewery, plus parking for secondary uses as required in this chapter.

PLANNING BOARD REPORT

Per NCGS 160A-387, all proposed amendments to the zoning ordinance or zoning map shall have a written report provided from the Planning Board to the Town Council within 30 days of referral of the amendment to the Planning Board, or the Town Council may proceed in its consideration of the amendment without the Planning Board report. Furthermore, in no case is the Town Council bound by the recommendations, if any, of the Planning Board.

Per NCGS 160A-383, the Planning Board shall advise and comment on whether the proposed zoning amendment is consistent with all applicable officially adopted plans, and provide a written recommendation to the Town Council that addresses plan consistency and other matters as deemed appropriate by the Planning Board, but a comment by the Planning Board that a proposed amendment is inconsistent with the officially adopted plans shall not preclude consideration or approval of the proposed amendment by the Town Council.

PLANNING BOARD RECOMMENDATIONS

Proposed Amendment Title: Zoning Amendment Request—Alex Wolcott— Amend §153.176 Commercial Zone Permitted Uses and §153.076(D) Off-Street Parking and Loading, Table of Parking Requirements—Add Brewery as Permitted Use and Create Parking Standard for Brewery with Secondary Uses.

Approval: Planning Board finds that the proposed amendment to Zoning Amendment Request—Alex Wolcott— Amend §153.176 Commercial Zone Permitted Uses and §153.076(D) Off-Street Parking and Loading, Table of Parking Requirements—Add brewery as permitted use and create parking standard for brewery with secondary uses ***is/is not*** consistent with the adopted Land Use Plan.

Therefore, the Planning Board finds the proposed amendment is **consistent/inconsistent** with the objectives and policies contained in the Kill Devil Hills Land Use Plan and/ or other officially adopted plans of the Town that are applicable.

This report reflects the recommendation of the Planning Board with a vote of ___ to ___, this the nineteenth day of June, 2018.

Attest:

Planning Board Chairman

Secretary of Planning Board

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

March 19, 2018

Memorandum

To: Planning Board

From: Meredith Guns, Planning Director

Subject: Zoning Amendment Request—Eddie Goodrich— Amend §153.101 Ocean Impact Residential (OIR) Zoning District (A) Setbacks— (5) Reduce Side Yard Setback to Ten Feet for All Cluster Housing and Cottage Courts in the OIR

Attached is a zoning amendment request submitted by Eddie Goodrich to amend §153.101 Ocean Impact Residential zoning district (A) setbacks by creating a separate side yard setback of ten feet for all cluster housing and cottage courts. As the applicant proposed, it would change cottage courts/cluster housing side yard setbacks in the OIR from 12 feet to 10 feet on a lot that meets the site requirements of this use of a minimum of 100 feet. Currently, this setback of 12 feet applies to all lot widths over 75 feet within the OIR including multifamily development, single-family dwellings, and cottage courts/cluster homes, etc. Cottage courts/cluster homes can also be considered multifamily under many circumstances, mainly the similarity in density. As you recall, over the past year, Mr. Goodrich recently requested the addition of Cottage Courts Cottage courts and cluster housing the Commercial and Ocean Impact Residential Zone. Both have been adopted by the Board of Commissioners. However, in his request to add Cluster Home to permitted uses he requested reduction in setbacks. The Planning Board was not favorable to that portion of the amendment and the applicant removed the language.

The current request is asking to reduce side yard setbacks by two feet in the Ocean Impact Residential Zone from 12 feet to 10 feet (total 4 foot reduction). Staff does **not** support this change. The purpose of land use setbacks are to provide separation, safety, privacy and environmental protections. This request does not support this intent. The Ocean Impact Residential Zone is one of the Town's most restrictive zones and reducing setbacks to allow more density and more buildings would not be consistent with the zone or the Land Use Plan.

Additionally, this creates an inequality throughout the zone for properties with widths of 75 feet or more. As proposed, a single-family dwelling, multifamily dwellings and duplexes will be required to meet a minimum 12-foot setback on a lot width greater than 75 feet in width. In contrast, a cluster home or cottage court development with a minimum of three independent dwellings will have lesser setback of 10 feet, with a greater lot width requirement of 100 feet. Structure size on a lot cannot be a factor in consideration of the request because building size is not regulated in the Zoning Ordinance. Structure size is an arbitrary point with no legitimacy because there are no regulations regarding size. It becomes the property owner's development preference as to whether the structure is large or small.

Staff recommends forwarding the attached amendment request and inconsistency statement to the Board of Commissioners recommending denial for the reasons stated above.

PLANNING BOARD REPORT

Per NCGS 160A-387, all proposed amendments to the zoning ordinance or zoning map shall have a written report provided from the Planning Board to the Town Council within 30 days of referral of the amendment to the Planning Board, or the Town Council may proceed in its consideration of the amendment without the Planning Board report. Furthermore, in no case is the Town Council bound by the recommendations, if any, of the Planning Board.

Per NCGS 160A-383, the Planning Board shall advise and comment on whether the proposed zoning amendment is consistent with all applicable officially adopted plans, and provide a written recommendation to the Town Council that addresses plan consistency and other matters as deemed appropriate by the Planning Board, but a comment by the Planning Board that a proposed amendment is inconsistent with the officially adopted plans shall not preclude consideration or approval of the proposed amendment by the Town Council.

PLANNING BOARD RECOMMENDATIONS

Proposed Amendment Title: Zoning Amendment Request— Eddie Goodrich— Amend §153.101 Ocean Impact Residential (OIR) Zoning District (A) Setbacks— (5) Reduce Side Yard Setback to Ten Feet for All Cluster Housing and Cottage Courts in the OIR

Denial: Planning Board finds that the proposed amendment to Zoning Amendment Request—Eddie Goodrich— Amend §153.101 Ocean Impact Residential Zoning District (A) Setbacks—(5) Establish Separate Side Yard Setback of Ten Feet for All Cluster Housing and Cottage Courts ***is not*** consistent with the adopted Land Use Plan.

Therefore, the Planning Board finds the proposed amendment is **inconsistent** with the objectives and policies contained in the Kill Devil Hills Land Use Plan and/ or other officially adopted plans of the Town that are applicable.

This report reflects the recommendation of the Planning Board with a vote of ___ to ___, this the _____ day of March 2019.

Attest:

Planning Board Chairman

Secretary of Planning Board



Kill Devil Hills
Zoning Amendment Application
Chapter 153 Zoning

Name of Applicant: Eddie Goodrich

Address of Applicant: PO. Box 3629, Kill Devil Hills, NC 27948

Telephone Number: 252 475 0874

Agent for Applicant (if applicable): n/a

Agent Address: _____

Telephone Number: _____

I hereby request an amendment to the following specific section of the Zoning Ordinance: _____

Ocean Impact Residential OIR Section 153.101(A) Setbacks

Proposed language for zoning amendment: (5) For all Cluster Housing and Cottage Court the side yard setback shall be 10 feet

Justification for Amendment: Consistency in side yard setbacks. The current side yard setback for a 2500 sqft or less house in a Cottage Court or Cluster Housing, which must be constructed on no less than a 100 foot wide lot is 12 feet whereas the side yard setback on a 50 foot wide lot is 10 feet and a much larger structure, perhaps 5000 sqft or greater can be constructed. Also the side yard setback in the Commercial Zone is currently 10 feet as well

A \$250.00 non-refundable application fee is due and payable to the Town of Kill Devil Hills.

Signature of Applicant/Agent: George E. Goodrich

Date Received: <u>2/5/19</u>	Staff Only:
Received by: <u>RL</u>	

Ray, Cameron

From: Risoldi, John
Sent: Friday, March 08, 2019 9:34 AM
To: Ray, Cameron
Subject: RE: Zoning Amendment Request - 153.101 (A) Setbacks (5) Cluster Housing/Cottage Court Side Yard Setback

No comments at this time.



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: Ray, Cameron <Cameron@kdhnc.com>
Sent: Wednesday, March 06, 2019 9:12 AM
To: Guns, Meredith <MEREDITH@kdhnc.com>; Lang, Ryan <rlang@kdhnc.com>; Albright, Steve <Steve@kdhnc.com>; Dail, Derek <derek@kdhnc.com>; Pete Burkhimer <PBurkhimer@american-ea.com>; Shaw, Marty <marty@kdhnc.com>; Thuman, Charles <charles@kdhnc.com>; Harris, Dana <dharris@kdhnc.com>; Risoldi, John <JOHNR@kdhnc.com>
Subject: Zoning Amendment Request - 153.101 (A) Setbacks (5) Cluster Housing/Cottage Court Side Yard Setback
Importance: High

Attached is a Zoning Amendment Request submitted by Eddie Goodrich. The amendment is a request to reduce side yard setbacks for cluster housing and cottage courts in the Ocean Impact Residential Zoning District. Currently, all cluster housing and cottage courts have a side yard setback of 12' and the request is to reduce it to 10'.

Please provide your comments no later than **NOON Monday, March 10, 2019**. Your comments are important and will be part of the Planning Board and Board of Commissioners packet material for this request.

Sincerely,

Cameron Ray, CFM
Assistant Planning Director
PO Box 1719

Ray, Cameron

From: Thuman, Charles
Sent: Thursday, March 07, 2019 10:06 AM
To: Ray, Cameron
Subject: RE: Zoning Amendment Request - 153.101 (A) Setbacks (5) Cluster Housing/Cottage Court Side Yard Setback

No comments at this time.

Charles Thuman
Building Inspector
Town of Kill Devil Hills
102 Townhall Drive
Kill Devil Hills, NC 27948
252-449-5312
charles@kdhnc.com

From: Ray, Cameron <Cameron@kdhnc.com>
Sent: Wednesday, March 6, 2019 9:12 AM
To: Guns, Meredith <MEREDITH@kdhnc.com>; Lang, Ryan <rlang@kdhnc.com>; Albright, Steve <Steve@kdhnc.com>; Dail, Derek <derek@kdhnc.com>; Pete Burkheimer <PBurkheimer@american-ea.com>; Shaw, Marty <marty@kdhnc.com>; Thuman, Charles <charles@kdhnc.com>; Harris, Dana <dharris@kdhnc.com>; Risoldi, John <JOHNR@kdhnc.com>
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Please provide your comments no later than **NOON Monday, March 10, 2019**. Your comments are important and will be part of the Planning Board and Board of Commissioners packet material for this request.

Sincerely,

Cameron Ray, CFM
Assistant Planning Director
PO Box 1719
Kill Devil Hills, NC 27948
252-449-5311 phone
252-441-4102 fax
www.kdhnc.com



Ray, Cameron

From: Dail, Derek
Sent: Friday, March 08, 2019 8:32 AM
To: Ray, Cameron; Guns, Meredith; Lang, Ryan; Albright, Steve; Pete Burkheimer; Shaw, Marty; Thuman, Charles; Harris, Dana; Risoldi, John
Subject: RE: Zoning Amendment Request - 153.101 (A) Setbacks (5) Cluster Housing/Cottage Court Side Yard Setback

Public Services has no comment.

Derek A. Dail, P.E.

Assistant Public Services Director
Town of Kill Devil Hills
107 Town Hall Drive
PO Box 1719
Kill Devil Hills, NC 27948
Office – 252-480-4085
Fax – 252-441-6136
www.kdhnc.com



From: Ray, Cameron <Cameron@kdhnc.com>
Sent: Wednesday, March 06, 2019 9:12 AM
To: Guns, Meredith <MEREDITH@kdhnc.com>; Lang, Ryan <rlang@kdhnc.com>; Albright, Steve <Steve@kdhnc.com>; Dail, Derek <derek@kdhnc.com>; Pete Burkheimer <PBurkheimer@american-ea.com>; Shaw, Marty <marty@kdhnc.com>; Thuman, Charles <charles@kdhnc.com>; Harris, Dana <dharris@kdhnc.com>; Risoldi, John <JOHNR@kdhnc.com>
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Please provide your comments no later than **NOON Monday, March 10, 2019**. Your comments are important and will be part of the Planning Board and Board of Commissioners packet material for this request.

Sincerely,

Cameron Ray, CFM
Assistant Planning Director
PO Box 1719
Kill Devil Hills, NC 27948
252-449-5311 phone
252-441-4102 fax

Ray, Cameron

From: Pete Burkheimer <PBurkheimer@american-ea.com>
Sent: Friday, March 08, 2019 8:35 AM
To: Ray, Cameron; Guns, Meredith; Lang, Ryan; Albright, Steve; Dail, Derek; Shaw, Marty; Thuman, Charles; Harris, Dana; Risoldi, John
Subject: RE: Zoning Amendment Request - 153.101 (A) Setbacks (5) Cluster Housing/Cottage Court Side Yard Setback

Town Engineer has no objection to this.

Pete Burkheimer, PE

Senior Consultant



448 Viking Drive, Suite 170

Virginia Beach, VA 23452

(757) 468-6800 office; (757) 478-5970 cell

pburkheimer@american-ea.com

wpburkheimer1@gmail.com

From: Ray, Cameron <Cameron@kdhnc.com>
Sent: Wednesday, March 06, 2019 9:12 AM
To: Guns, Meredith <MEREDITH@kdhnc.com>; Lang, Ryan <rlang@kdhnc.com>; Albright, Steve <Steve@kdhnc.com>; Dail, Derek <derek@kdhnc.com>; Pete Burkheimer <PBurkheimer@american-ea.com>; Shaw, Marty <marty@kdhnc.com>; Thuman, Charles <charles@kdhnc.com>; Harris, Dana <dharris@kdhnc.com>; Risoldi, John <JOHNR@kdhnc.com>
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Please provide your comments no later than **NOON Monday, March 10, 2019**. Your comments are important and will be part of the Planning Board and Board of Commissioners packet material for this request.

Sincerely,

Cameron Ray, CFM

Assistant Planning Director

PO Box 1719

Kill Devil Hills, NC 27948

252-449-5311 phone

252-441-4102 fax

www.kdhnc.com

Ray, Cameron

From: Shaw, Marty
Sent: Wednesday, March 06, 2019 9:22 AM
To: Ray, Cameron
Subject: RE: Zoning Amendment Request - 153.101 (A) Setbacks (5) Cluster Housing/Cottage Court Side Yard Setback

No comments.

From: Ray, Cameron
Sent: Wednesday, March 6, 2019 9:12 AM
To: Guns, Meredith <MEREDITH@kdhnc.com>; Lang, Ryan <rlang@kdhnc.com>; Albright, Steve <Steve@kdhnc.com>; Dail, Derek <derek@kdhnc.com>; Pete Burkheimer <PBurkheimer@american-ea.com>; Shaw, Marty <marty@kdhnc.com>; Thuman, Charles <charles@kdhnc.com>; Harris, Dana <dharris@kdhnc.com>; Risoldi, John <JOHNR@kdhnc.com>
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Please provide your comments no later than **NOON Monday, March 10, 2019**. Your comments are important and will be part of the Planning Board and Board of Commissioners packet material for this request.

Sincerely,

Cameron Ray, CFM
Assistant Planning Director
PO Box 1719
Kill Devil Hills, NC 27948
252-449-5311 phone
252-441-4102 fax
www.kdhnc.com



Ray, Cameron

From: Harris, Dana
Sent: Wednesday, March 06, 2019 10:03 AM
To: Ray, Cameron
Subject: RE: Zoning Amendment Request - 153.101 (A) Setbacks (5) Cluster Housing/Cottage Court Side Yard Setback

Cameron

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

Dana

From: Ray, Cameron
Sent: Wednesday, March 06, 2019 9:12 AM
To: Guns, Meredith <MEREDITH@kdhnc.com>; Lang, Ryan <rlang@kdhnc.com>; Albright, Steve <Steve@kdhnc.com>; Dail, Derek <derek@kdhnc.com>; Pete Burkhimer <PBurkhimer@american-ea.com>; Shaw, Marty <marty@kdhnc.com>; Thuman, Charles <charles@kdhnc.com>; Harris, Dana <dharris@kdhnc.com>; Risoldi, John <JOHNR@kdhnc.com>
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Please provide your comments no later than **NOON Monday, March 10, 2019**. Your comments are important and will be part of the Planning Board and Board of Commissioners packet material for this request.

Sincerely,

Cameron Ray, CFM
Assistant Planning Director
PO Box 1719
Kill Devil Hills, NC 27948
252-449-5311 phone
252-441-4102 fax
www.kdhnc.com



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

March 19, 2019

Memorandum

To: Planning Board

From: Meredith Guns, Planning Director *JMG*

Subject: 2018 CAMA Land Use Plan Update – Final Draft

A copy of the final draft was distributed on March 01, 2019 for your review prior to the Planning Board meeting. Please bring your copy and be prepared to discuss this at the meeting.

After discussion, Staff recommends the Planning Board forward the 2018 CAMA Land Use Plan Update – Final Draft to the State for a consistency review. Once State comments have been addressed, the plan can be adopted by the Board of Commissioners.