



TOWN OF KILL DEVIL HILLS

Land Where Flight Began

MEMORANDUM

October 16, 2019

TO: Mayor and Board of Commissioners

FROM: Debora P. Díaz, Town Manager 

REF: Public Hearings

1. Proposed amendments to Chapter 153, Zoning

At the direction of the Board of Commissioners, Staff drafted the following amendments to Chapter 153, Zoning, for review and consideration by the Planning Board. At its August 20, 2019, meeting, the Planning Board voted to forward them to the Board of Commissioners, with favorable recommendations. The Board of Commissioners scheduled the public hearings for tonight's meeting at the September 11, 2019 meeting. The Town Attorney has reviewed the proposed amendments and has found them to be in compliance with applicable North Carolina law.

A. Proposed Zoning Amendment—§ 153.073 Landscaping Requirements – Modify Landscaping Requirements to Include Single-Family and Duplex Dwellings with Greater Than 6,000 Square Feet Lot Coverage (Attached PH-1A)

If approved, this ordinance amendment will create landscaping buffer requirements for large single-family and duplex development. At the conclusion of the public hearing, a motion will be in order to approve, disapprove, or table the amendment for further consideration. Additionally, a finding must be established by the Board with respect to the change; therefore, in the motion to approve or disapprove the amendment, the following language should be included:

“The Board of Commissioners finds that the amendment to Chapter 153, Zoning, Modify Landscaping Requirements to Include Single-Family and Duplex Dwellings with Greater Than 6,000 Square Feet Lot Coverage – is (consistent) (inconsistent) with all comprehensive plans or other officially adopted plans of the Town of Kill Devil Hills that are applicable and that the amendment is (reasonable) (unreasonable) in the public interest because _____.”

B. Proposed Zoning Amendment – § 153.076 Off-Street Parking and Loading – Modify Parking Requirements for Single-Family and Duplex Dwellings with Eleven Bedrooms or More (Attached PH-1B)

If approved, this ordinance amendment will create increased off-street parking requirements for large single-family and duplex dwellings, including increased setbacks for parking areas, access aisle, and limit stacked parking.

At the conclusion of the public hearing, a motion will be in order to approve, disapprove, or table the amendment for further consideration. Additionally, a finding must be established by the Board with respect to the change; therefore, in the motion to approve or disapprove the amendment, the following language should be included:

“The Board of Commissioners finds that the amendment to Chapter 153, Zoning, Modify Parking Requirements for Single-Family and Duplex Dwellings with Eleven Bedrooms or More – is (consistent) (inconsistent) with all comprehensive plans or other officially adopted plans of the Town of Kill Devil Hills that are applicable and that the amendment is (reasonable) (unreasonable) in the public interest because _____.”