

Minutes of the August 18, 2020, 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, Mark Evans, Mike Lowack, Mary Simpson, and Eddie Valdivieso

Members Absent: Ron Seidman, II and James Almoney

Others Present: Meredith Guns, Planning Director; Cameron Ray, Assistant Planning Director; and Jennifer Stecher, Clerk to the Planning Board

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.

Agenda Approval

Mr. Evans moved to approve the agenda for this meeting, as presented. Mr. Valdivieso seconded that motion, and the motion carried by 4-0 vote.

Approval of the Minutes of the July 21, 2020 meeting

Mr. Evans moved to approve the minutes of the July 21, 2020, meeting, as presented. Mr. Valdivieso 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. Zoning Amendment Request - Tracy Ryder -153.181 (B) Setbacks for Mixed Use Development (Dwelling and Business) – Request to modify setback for mixed use development to commercial standards rather than residential standards

Planning Director Meredith Guns explained that the proposed zoning amendment would modify the setbacks for a mixed use development to the commercial setback standards, rather

than the residential high standards. She stated the amendment could benefit the Town by encouraging mixed use development and increasing availability of affordable housing throughout the Town. Ms. Guns explained the current mixed use development is always full and it would be good to have another alternative to housing. Mike Lowack inquired if the corner lot setbacks would still be in effect, Ms. Guns confirmed that they would. She said that during administrative reviews Staff requested a text revision, which was consented to by the applicant.

Mr. Valdivieso moved to forward the proposed zoning amendment – 153.181 (B) Setbacks for Mixed Use Development (Dwelling and Business) – request to modify setback for mixed use development to commercial standards rather than residential standards as modified and accompanying consistency statement to the Board of Commissioners with a favorable recommendation. Ms. Simpson seconded motion, which passed with a unanimous, 4-0, vote.

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

Response to Public Comment

Board Member Comment

Other Business

Mr. Valdivieso announced that he must resign from Planning Board, and will submit a written letter of resignation with effective date. He will be starting a new job at the end of the month. Members of staff thanked Mr. Valdivieso for his years of dedicated service to the Town.

Adjournment

There being no further business before the Planning Board at this time, Mr. Evans moved to adjourn this meeting. Mr. Valdivieso seconded the motion, which passed with a unanimous, 4-0, vote.

It was 5:35 p.m.

Submitted by:

Jennifer Stecher
Clerk to the Planning Board