

**Minutes of the Tuesday, October 13, 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, James Almoney, T. Dillon Heikens, Mary Simpson, and Ron Seidman, II

**Members Absent:** Mark Evans, Mike Lowack

**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**

Ms. Simpson moved to approve the agenda for this meeting, as presented. Mr. Seidman seconded that motion, and the motion carried by 5-0 vote.

**Approval of the Minutes of the August 18, 2020 meeting**

Ms. Simpson moved to approve the minutes of the August 18, 2020, meeting, as presented. Mr. Almoney seconded that motion, and the motion carried by 5-0 vote.

**Public Comment**

**Response to Public Comment**

**Old Business**

**New Business**

**1. Election of Chair and Vice Chair**

Mr. Seidman nominated Chip Almoney for Vice Chair, Chair Buchanan seconded the motion. Chip Almoney was unanimously approved for Vice Chair by 5-0 vote. Mr. Seidman nominated Howard Buchanan for Chair, Ms. Simpson seconded the motion. Howard Buchanan was unanimously approved for Chair by 5-0 vote.

**1. Conditional Site Plan Review – Bermuda Bay P.U.D. – Section 200A – Amend Site Plan for (2) Four Story Multi-Family Structures and Associated Site Improvements**

Assistant Planning Director Cameron Ray presented a Conditional Use Site Plan submittal by BB Southampton Mews, LLC for Bermuda Bay P.U.D., Section 200A amending the previously approved conditional use site plan. The plan includes a proposed amendment to the conditional use site plan including (2) four story multi-family structures (apartment style mostly 1 or 2 bedroom units) including 112 units with 192 overall bedrooms and associated site improvements with the development name “Somerset.” He noted the previously approved Bermuda Bay P.U.D., section 200A site plan included (7) multi-family buildings (townhome style mostly 3-bedroom units), including 70 units and 196 bedrooms with associated site improvements with the development name “Southampton Mews.” The applicant received Staff’s initial technical review comments; however, Mr. Ray highlighted the items that have not been addressed, which have been included in the meeting materials.

Staff recommended the Planning Board’s denial of the revised Conditional Use Site Plan for Section 200A Bermuda Bay P.U.D. for the following reasons:

1. The plan does not meet requirements of Kill Devil Hills Town Code Section §153.313 (E)(1) and §153.267(B)(1)(a).
2. The plan does not address Staff comments from Town Engineer or Public Services.

Mr. Ray suggested that the Planning Board could table this plan so the applicant has time to revise and comply with Town requirements. The developer briefly touched on each item and noted the remedy to gain compliance for each item in an effort to make sure he understood what was necessary for the plan to be approved at next month’s Planning Board meeting. The applicant, Sumit Gupta, agreed to Mr. Ray’s recommendation to table the Site Plan until the next Planning Board meeting.

Mr. Almoney moved to table the Conditional Site Plan Review – Bermuda Bay P.U.D. – Section 200A – Amend Site Plan for (2) Four Story Multi-Family Structures and Associated Site Improvements until the next meeting. Ms. Simpson seconded motion and the motion carried by 5-0 vote.

**Public Comment**

**Response to Public Comment**

**Board Member Comment**

Chair Buchanan welcomed the newest member of the Planning Board, T. Dillon Heikens.

## **Other Business**

### **Adjournment**

There being no further business before the Planning Board at this time, Mr. Heikens moved to adjourn this meeting. Mr. Almoney seconded the motion, which passed with a unanimous, 5-0, vote.

It was 5:44 p.m.

Submitted by:

Jennifer Stecher  
Clerk to the Planning Board