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**THE TOWN OF KILL DEVIL HILLS
NORTH CAROLINA**

PLANNING DEPARTMENT

February 9, 2021

Memorandum

To: Debbie Diaz, Town Manager

From: Meredith Guns, Planning Director *MBG*

Subject: Proposed Zoning Amendments Chapter 153, Zoning – Reduce Minimum Lot Size to 15,000 Square Feet for *Duplex Dwelling Units* in 153.160(B)(2) Residential High, 153.180(B)(2) Commercial, 153.210(B)(2) Light Industrial Two and 153.230(B)(2) Light Industrial One

At the December 14, 2020 Board of Commissioners meeting, the Board discussed several housing options with the intent to relax some existing regulations specifically duplex dwelling units.

The Board directed staff to reduce lot size for duplex dwellings to 15,000 square feet in zoning districts that allow multi-family dwellings on the same lot size. This includes duplex regulations in the Residential High, Commercial, Light Industrial 2 and Light Industrial 1 Zoning Districts.

At the January 11, 2021 Board of Commissioners meeting, the Board forwarded the proposed amendments to the Planning Board for consideration.

Below are the proposed to 153.160(B)(2) Residential High, 153.180(B)(2) Commercial, 153.210(B)(2) Light Industrial 2 and 153.230(B)(2) Light Industrial 1:

153.160(B)(2) Site Requirements Residential High

(B) Lot Area

(2) The minimum building site for a duplex shall be ~~20,000~~ **15,000** square feet.

153.180(B)(2) Site Requirements Commercial

(B) Lot Area

(2) The minimum building site for a duplex shall be ~~20,000~~ **15,000** square feet.

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153.210(B)(2) Site Requirements Light Industrial 2

(B) Lot Area

(2) The minimum building site for a duplex shall be ~~20,000~~ 15,000 square feet.

153.230(B)(2) Site Requirements Light Industrial 1

(B) Lot Area

(2) The minimum building site for a duplex shall be ~~20,000~~ 15,000 square feet.

On February 19, 2021 the Planning Board reviewed the above amendments and forwarded them to the Board of Commissioners recommending approval. Staff recommends setting the required public hearing for March 8, 2021.

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

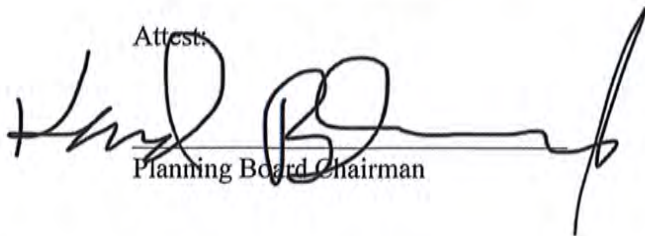
Proposed Amendment Title: Proposed Zoning Amendments Chapter 153, Zoning – Reduce Minimum Lot Size to 15,000 Square Feet for *Duplex Dwelling Units* in 153.160(B)(2) Residential High, 153.180(B)(2) Commercial, 153.210(B)(2) Light Industrial Two and 153.230(B)(2) Light Industrial One

Approval: Planning Board finds that the proposed amendments Chapter 153, Zoning to Reduce Minimum Lot Size to 15,000 Square Feet for *Duplex Dwelling Units* in 153.160(B)(2) Residential High, 153.180(B)(2) Commercial, 153.210(B)(2) Light Industrial Two and 153.230(B)(2) Light Industrial One is consistent with the adopted Land Use Plan.

Therefore, the Planning Board finds the proposed amendment is consistent 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 7 to 0, this the eighteenth day of January, 2021.

Attest:



Planning Board Chairman



Secretary of Planning Board