



TOWN OF KILL DEVIL HILLS
Land Where Flight Began

MEMORANDUM

February 9, 2021

TO: Mayor and Board of Commissioners

FROM: Debora P. Díaz, Town Manager

REF: Old Business

1. Old Business

A. Conditional use site plan – Bermuda Bay PUD – Section 200A – amendment site plan for two (2) four (4)-story multi-family structures and associated site improvements (Attached OB-1A)

BB Southampton Mews, LLC has submitted plans for the proposed construction of two, four-story multi-family structures, 112 units of either one or two bedrooms each, and associated site improvements. All materials have been previously provided to the BOC.

On December 15, 2020, the Planning Board reviewed and recommended BOC approval of this conditional use site plan. At its January 11, 2021, meeting the Board of Commissioners scheduled a public hearing for Wednesday, January 27, 2021. At the electronically-conducted public hearing, the BOC received comments from the public via email and on the Zoom meeting platform. Although the public hearing was closed, no action was taken by the BOC at that time due to the requirement for the Board to receive public comment for 24 hours following (N.C.G.S. 166A-19.24); those comments have been included as part of the meeting's record. The BOC directed that action will be scheduled for this meeting.

info

From: Penny M <penny.muslimani@gmail.com>
Sent: Wednesday, January 27, 2021 8:02 PM
To: info
Subject: Public Comment concerning Conditional use site plan - Bermuda Bay PUD - Section 200A

Good evening,

While it is clear that SAGA has no respect for nor desire to hear comments from the residents in Bermuda Bay, I hope that the town will at least consider our comments/concerns and address them. I understand that our personal concerns may never out way those of business and commerce.but I fail to see why the developer is moving away from the existing plans for Southampton Mews (7 townhome buildings each of 10 units).

I am not opposed to change, but when I bought my condo in Oct 2019 I was happy with the area and loved that we had a good mix of permanent, second-home and vacation rental properties. I fell in love with the layout of this community and the amenities that Bermuda Bay offers. I myself am a permanent resident at 1506 Bailey's Bay Rd.

I had no idea that the developer would be able to change the design and build apartments that would not be a part of our HOA or even require our permission. This will be adding 112 units of long term renters, which will most likely be 200+ additional cars to our tranquil area on a daily basis.

I have additional concerns with how the rental apartment buildings will reduce not only the value of my property but also the safety of our community at large. Many of us utilize the sidewalks for exercise, we already have a strain on our dumpster capacity (say what you will, the renters will use them too), speeding on our roadway along with the wear and tear will also become an issue.

I love the tranquility of our neighborhood that I bought into and while I support growth, that growth should remain within the existing site plan that included 7 townhome buildings each of 10 units. We should not allow SAGA to disregard every existing homeowners investment.

Thank you for taking comments and I hope the town will consider it's residents' concerns and deny SAGA's PUD change request. SAGA could certainly proceed addressing the town's housing issues by developing the land as originally designed and approved with the 7 townhouse buildings.

Penny Muslimani
1506 Bailey's Bay Rd

info

From: Linda Perry <palsun60@yahoo.com>
Sent: Thursday, January 28, 2021 1:30 PM
To: info
Subject: Bermuda Bay conditional site plan

Mayor and Board of Commissioners,

I was not going to submit my comments because I did not believe it would make any difference in particular against a builder who'd be bringing in tax dollars. After listening to your meeting this evening I was heartened to learn the value you place on residence comments. Thank you for changing my mind.

I bought my home in Bermuda Bay almost 5 years ago. I discussed with the realtors along with the builder who finished out the development, how the last piece owned by SAGA was going to be developed. Because of how the PUD read I made my purchase. I did not want to be in an environment that was unsafe for a single woman. Specifically, a single woman who is a runner.

I have concerns regarding safety with both the volume of traffic and crime along with the impact to my home value.

I have found that individuals that have a vested interest or own their property take much better care of their home and their community. Generally, renters come and go and really do not have interest or pride in the community they impact. Many seem to have a mindset of not my property, not my problem or why should I care. These types of behaviors and attitudes impact safety, crime and property values.

I respectfully ask you to keep SAGA to the site plan perimeters they agreed to when they purchased the land.

Thank you,

Linda deMey
703-431-3273
1308 Devonshire Rd

Sent from [Mail](#) for Windows 10