

Director of
Planning and Inspections
MEREDITH GUNS

Building Inspector
MARTY SHAW
CHARLES THUMAN

Code Enforcement Officer
JORDAN BLYTHE



Assistant Director of
Planning and Inspections
CAMERON RAY

Senior Planner
RYAN LANG

Zoning Administrator
DONNA ELLIOTT

THE TOWN OF KILL DEVIL HILLS
NORTH CAROLINA

PLANNING DEPARTMENT

February 16, 2021

Memorandum

To: Planning Board

From: Cameron Ray, Assistant Planning Director 

Subject: Zoning Amendment Request—Albemarle & Associates, Ltd— Amend §153.076(A)(12)
(d) Off-Street Parking and Loading to Allow Stacked Employee Parking for Hotels and Motels

Attached is a Zoning Amendment request from Albemarle & Associates, Ltd and staff review comments. The request to allow for the use “Hotels and Motels” to be able to configure parking for employees in a stacked configuration at the same standards that is currently allowed for the use “Restaurants”. Currently, the regulation for restaurant employee parking allows for the parking to be arranged in a stacked configuration not to exceed 15% of total required spaces, max of (2) stacked parking spaces deep, and required signage to indicate that this parking area is for employees only. The applicant is requesting that this be modified to allow the use “Hotels and Motels”.

Staff recommends the Planning Board forward the Zoning Amendment request below and consistency statement to the Board of Commissioners with a favorable recommendation.

§ 153.076 OFF-STREET PARKING AND LOADING.

(A) *Detailed specifications.* Required off-street parking spaces are permanent areas and shall not be used for any other ground purpose; and shall be constructed in accordance with generally accepted engineering practices.

(12) Vehicle circulation and movement.

(d) Spaces for restaurant and hotel/motel employee parking may be arranged in a stacked configuration (spaces one in front of another) not to exceed 15% of the total required spaces. Stacking may not be deeper than two spaces, both of which shall be considered stacked. Signs shall indicate the location of employee parking spaces.

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 Amendment—§153.076(A)(12)(d) Off-Street Parking and Loading to Allow Stacked Employee Parking for Hotels and Motels

Approval/Denial: Planning Board finds that the Proposed Zoning Amendment §153.076(A)(12)(d) Off-Street Parking and Loading to Allow Stacked Employee Parking for Hotels and Motels *is/is not* consistent with the adopted Land Use Plan.

Therefore, the Planning Board finds the proposed amendment is **consistent/inconsistent** 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 ____ to ____, this the Sixteenth day of February, 2020.

Attest:

Planning Board Chairman

Secretary of Planning Board



Kill Devil Hills
Zoning Amendment Application
Chapter 153 Zoning

Name of Applicant: Albemarle & Associates, LTD John M. DeLucia, PE

Address of Applicant: PO Box 3989 Kill Devil Hills, NC 115 W St. Clair St., Kill Devil Hills, NC

Telephone Number: 252 441-2113 Ext 204

Agent for Applicant (if applicable): _____

Agent Address: _____

Telephone Number: _____

I hereby request an amendment to the following specific section of the Zoning Ordinance: _____

153.076 OFF-STREET PARKING AND LOADING A (12) (d)

Proposed language for zoning amendment: _____

Spaces for restaurant "and Hotel/Motel" employee parking may be arranged in a stacked configuration (spaces one in front of another) not to exceed 15% of the total required spaces. Stacking may not be deeper than two spaces, both of which shall be considered stacked. Signs shall indicate the location of employee parking spaces.

Justification for Amendment: To allow stacked employee parking for Hotel/Motels at the same standard as Restaurants

A \$250.00 non-refundable application fee is due and payable to the Town of Kill Devil Hills.

Signature of Applicant/Agent: John M. DeLucia, PE

Date Received: <u>2/5/2021</u>	Staff Only:
Received by: <u>[Signature]</u>	

Ray, Cameron

From: Harris, Dana
Sent: Monday, February 8, 2021 9:34 AM
To: Ray, Cameron
Subject: RE: Zoning Amendment Request - Albemarle & Associates, Ltd - 153.076(A)(12)(d) Off-Street Parking and Loading: Stacked Employee Parking for Hotels and Motels

Cameron,

If the change is approved and Since planning will approve the plans for the parking if they are safe for the Public, I do not see anything at this time that would create additional responsibilities for the Police Department or the safety of the public.

Dana

From: Ray, Cameron
Sent: Monday, February 8, 2021 9:25 AM
To: Elliott, Donna <DONNA@kdhnc.com>; Albright, Steve <Steve@kdhnc.com>; Dail, Derek <derek@kdhnc.com>; Harris, Dana <dharris@kdhnc.com>; Tilley, Troy <troy@kdhnc.com>; Lang, Ryan <rlang@kdhnc.com>; Guns, Meredith <MEREDITH@kdhnc.com>
Subject: Zoning Amendment Request - Albemarle & Associates, Ltd - 153.076(A)(12)(d) Off-Street Parking and Loading: Stacked Employee Parking for Hotels and Motels
Importance: High

Attached is a Zoning Amendment Request from Albemarle & Associates, Ltd. The request is to allow for Hotels and Motels to configure parking for employees in a stacked configuration at the same standards that the KDH Town Code allows Restaurants. This request would allow Hotels and Motels to have stacked employee parking not to exceed 15% of the total required parking spaces, max of (2) stacked parking spaces deep, and required signage to indicate that this parking area is for employees only.

Please provide your comments by **END OF DAY, Wednesday, February 10, 2021**. Your comments are important and will be provided to the Planning Board and Board of Commissioners when considering the proposed request.

Sincerely,

Cameron Ray, CFM
Assistant Planning Director
PO Box 1719
Kill Devil Hills, NC 27948
252-449-5311 phone
252-441-4102 fax
www.kdhnc.com



Ray, Cameron

From: Tilley, Troy
Sent: Monday, February 8, 2021 1:21 PM
To: Ray, Cameron
Subject: RE: Zoning Amendment Request - Albemarle & Associates, Ltd - 153.076(A)(12)(d) Off-Street Parking and Loading: Stacked Employee Parking for Hotels and Motels

Fire has no concerns as long as it does not impact established fire lanes or access to fire department connections.

Troy N. Tilley
Fire Chief
Town of Kill Devil Hills, NC
252-480 4060 ext. 5222

From: Ray, Cameron <Cameron@kdhnc.com>
Sent: Monday, February 08, 2021 9:25 AM
To: Elliott, Donna <DONNA@kdhnc.com>; Albright, Steve <Steve@kdhnc.com>; Dail, Derek <derek@kdhnc.com>; Harris, Dana <dharris@kdhnc.com>; Tilley, Troy <troy@kdhnc.com>; Lang, Ryan <rlang@kdhnc.com>; Guns, Meredith <MEREDITH@kdhnc.com>
Subject: Zoning Amendment Request - Albemarle & Associates, Ltd - 153.076(A)(12)(d) Off-Street Parking and Loading: Stacked Employee Parking for Hotels and Motels
Importance: High

Attached is a Zoning Amendment Request from Albemarle & Associates, Ltd. The request is to allow for Hotels and Motels to configure parking for employees in a stacked configuration at the same standards that the KDH Town Code allows Restaurants. This request would allow Hotels and Motels to have stacked employee parking not to exceed 15% of the total required parking spaces, max of (2) stacked parking spaces deep, and required signage to indicate that this parking area is for employees only.

Please provide your comments by **END OF DAY, Wednesday, February 10, 2021**. Your comments are important and will be provided to the Planning Board and Board of Commissioners when considering the proposed request.

Sincerely,

[Cameron Ray, CFM](#)
Assistant Planning Director
PO Box 1719
Kill Devil Hills, NC 27948
252-449-5311 phone
252-441-4102 fax
www.kdhnc.com



Ray, Cameron

From: Lang, Ryan
Sent: Thursday, February 11, 2021 7:49 AM
To: Ray, Cameron
Subject: Re: Zoning Amendment Request - Albemarle & Associates, Ltd - 153.076(A)(12)(d) Off-Street Parking and Loading: Stacked Employee Parking for Hotels and Motels

I do not see any issues.

Thanks,

Ryan

From: Ray, Cameron <Cameron@kdhnc.com>
Sent: Monday, February 8, 2021 9:25 AM
To: Elliott, Donna <DONNA@kdhnc.com>; Albright, Steve <Steve@kdhnc.com>; Dail, Derek <derek@kdhnc.com>; Harris, Dana <dharris@kdhnc.com>; Tilley, Troy <troy@kdhnc.com>; Lang, Ryan <rlang@kdhnc.com>; Guns, Meredith <MEREDITH@kdhnc.com>
Subject: Zoning Amendment Request - Albemarle & Associates, Ltd - 153.076(A)(12)(d) Off-Street Parking and Loading: Stacked Employee Parking for Hotels and Motels

Attached is a Zoning Amendment Request from Albemarle & Associates, Ltd. The request is to allow for Hotels and Motels to configure parking for employees in a stacked configuration at the same standards that the KDH Town Code allows Restaurants. This request would allow Hotels and Motels to have stacked employee parking not to exceed 15% of the total required parking spaces, max of (2) stacked parking spaces deep, and required signage to indicate that this parking area is for employees only.

Please provide your comments by **END OF DAY, Wednesday, February 10, 2021**. Your comments are important and will be provided to the Planning Board and Board of Commissioners when considering the proposed request.

Sincerely,

[Cameron Ray, CFM](#)
Assistant Planning Director
PO Box 1719
Kill Devil Hills, NC 27948
252-449-5311 phone
252-441-4102 fax
www.kdhnc.com

