



TOWN OF KILL DEVIL HILLS

Land Where Flight Began

MEMORANDUM

April 12, 2021

TO: Mayor and Board of Commissioners

FROM: Debora P. Díaz, Town Manager 

REF: Public Hearings

1. Public Hearings (Attached PH-1A and 1B)

A. Zoning Amendment Request—Albemarle & Associates, Ltd— amend Chapter 153, Zoning, §153.076(A)(12)(d) Off-Street Parking and Loading to allow stacked employee parking for hotels and motels

Albemarle & Associates, Ltd. has proposed an amendment to §153.076(A)(12)(d), Off-Street Parking and Loading, to allow stacked employee parking for hotels and motels. This proposed amendment would allow hotels and motels to arrange employee parking in a configuration currently permitted for restaurants. Assistant Planning Director Cameron Ray's attached memorandum highlights the current employee parking standards for restaurants, which include stacked parking not exceeding 15% of required spaces, with signage and a maximum of two spaces deep.

On February 16, 2021, the Planning Board reviewed the amendment and recommended approval. At its March 8, 2021, meeting, the BOC scheduled this public hearing.

At the conclusion of the public hearing, a motion will be in order to approve, disapprove, or table the amendment for further consideration. Additionally, a finding must be established by the Board with respect to the change; therefore, in the motion to approve or disapprove the amendment, the following language must be included:

“The Board of Commissioners finds that the proposed amendment to §153.076(A)(12)(d) Off-Street Parking and Loading to allow stacked employee parking for hotels and motels is (consistent)(inconsistent) with all comprehensive plans or other official adopted plans of the Town of Kill Devil Hills that are applicable and that the amendment is (reasonable)(unreasonable) in the public interest because _____

_____.”

B. Amended Conditional Use Site Plan – Leslie Hornfeck – Unit 808-E Eighth Avenue, Nature’s Walk, in the Light Industrial Two Zone – to modify site plan to remove workforce housing designation from Unit 808E

Ms. Leslie Hornfeck, owner of 808-E Eighth Avenue, in the Nature’s Walk complex, has requested a change in the unit’s designation from workforce housing to a market rate unit.

At the conclusion of this public hearing, a motion will be in order to approve, disapprove, or table the amended conditional use site plan for 808-E Eighth Avenue in the Light Industrial Two Zone, to convert the property from workforce housing to market rate housing.



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(KDH Town Seal)

NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that on Monday, April 12, 2021, at 6:00 p.m., the Kill Devil Hills Board of Commissioners will hold in-person public hearings in the Meeting Room at the Administration Building, 102 Town Hall Drive, off Colington Road. Observing the Governor's orders regarding indoor gatherings, the public hearings will be conducted in-person and limited public seating, observing social distancing guidelines including mandatory masks, will be available in the meeting room. The public hearings also will be live-streamed on the Town's Facebook page <https://www.facebook.com/townofkdh/>. At the public hearings, the Board of Commissioners will receive public comment, both written and oral, on the following items:

- A. Zoning Amendment Request—Albemarle & Associates, Ltd.— amendment to Chapter 153, Zoning, §153.076(A)(12) (d) Off-Street Parking and Loading – to allow stacked employee parking for hotels and motels
- B. Amended Conditional Use Site Plan – Leslie Hornfeck – Unit 808 E Eighth Avenue, Nature's Walk, in the Light Industrial Two Zone – to modify site plan to remove workforce housing designation from Unit 808E

Information on these items may be viewed on Kill Devil Hills' website: <https://www.kdhnc.com/895/April-12-2021-Board-of-Commissioners-Mee> or in the Town Clerk's Office, 102 Town Hall Drive, Kill Devil Hills. Arrangements can be made for personal inspection of the item materials by contacting the Town Clerk at 252-449-5300, or by emailing odell@kdhnc.com.

Written comments, which will be included with the record of the public hearings, may be submitted to the Town Clerk, P.O. Box 1719, Kill Devil Hills, NC 27948, or by e-mail to: info@kdhnc.com. Comments must include your name and address, and should be limited to three minutes when read aloud (five minutes when speaking for a group).

At these public hearings, the Board of Commissioners may take action on the items, with such action to include approval, disapproval, or tabling the item for further consideration.

Posted this 11th day of March 2021.

James Michael O'Dell
Deputy Town Clerk

Coastland Times: Please publish as a legal ad in the following editions:

03/31/2021
04/07/2021