

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

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**PLANNING DEPARTMENT**

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April 20, 2021

Memorandum

To: Planning Board

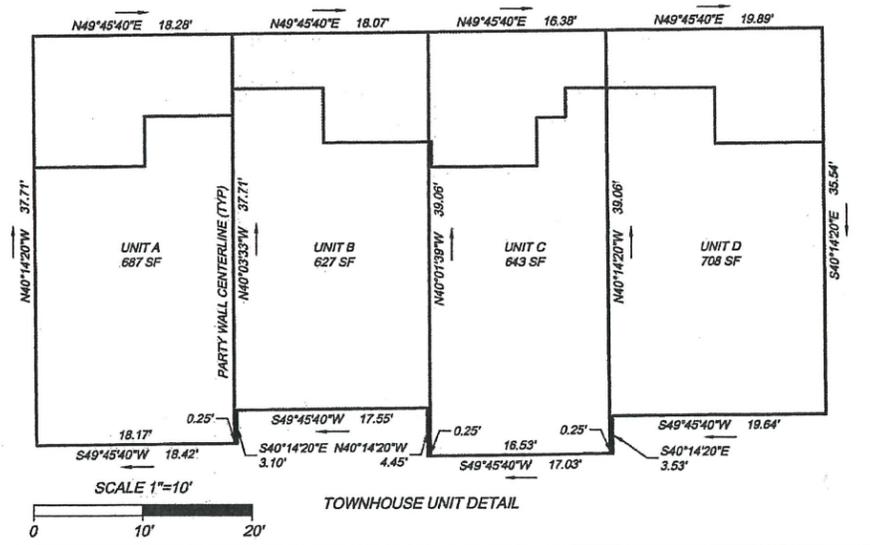
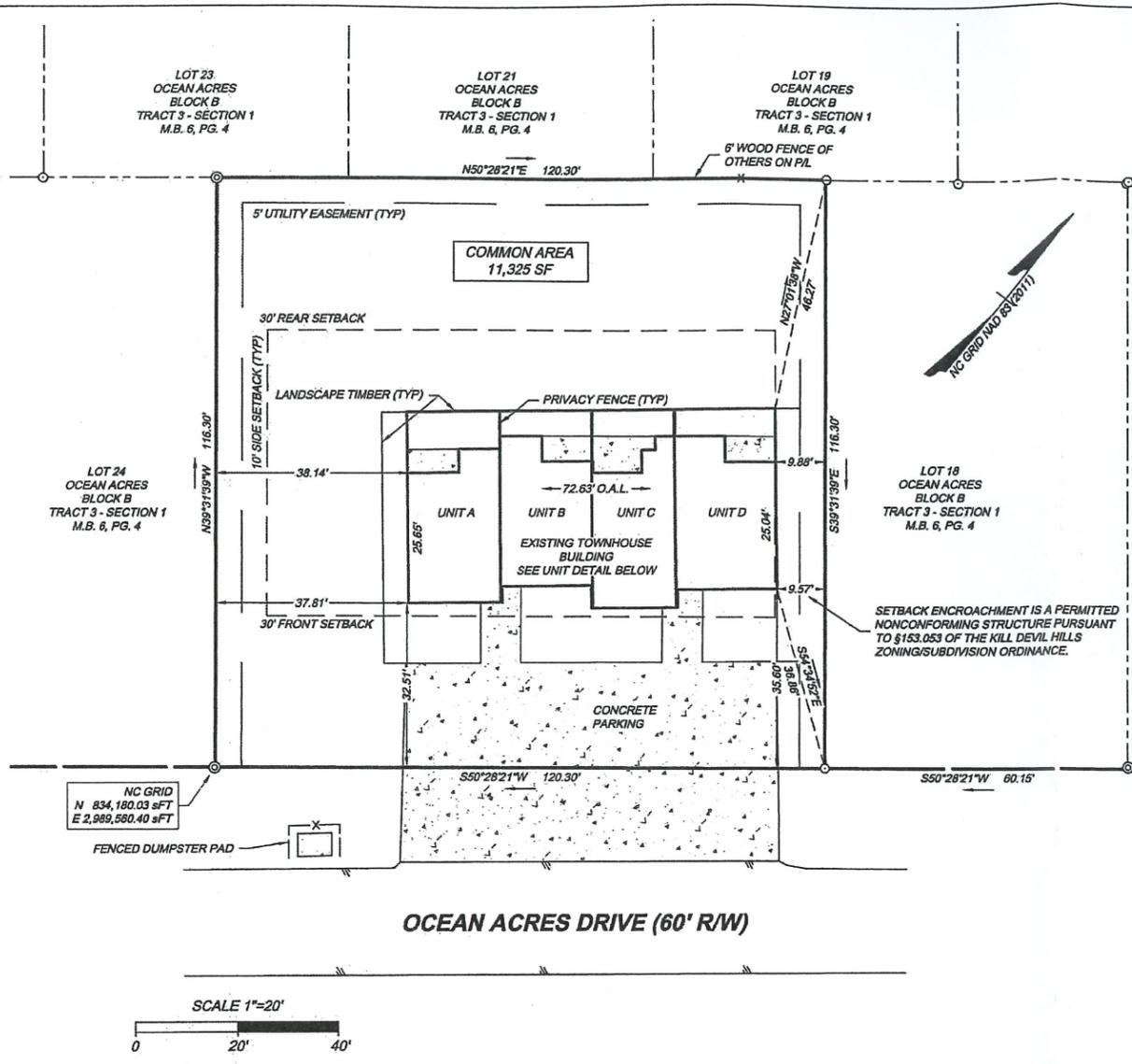
From: Cameron Ray, Assistant Planning Director 

Subject: MINOR SUBDIVISION REVIEW – Ocean Acres Townhomes: 220 Ocean Acres Drive –  
Proposed 4-Lot Minor Subdivision

A minor subdivision meeting the requirements of *§152 Subdivisions* is enclosed for the Ocean Acres Townhomes at 220 Ocean Acres in the Low Density Residential Zone. The sketch plan and preliminary plat requirements have been waived and the technical review certified by the Planning Director consistent with *§152.25*. A minor subdivision requires approval by the Planning Board Chairman prior to recordation.

This action will be recorded for compliance with *§152.25* of the subdivision ordinance.

S:\1109\46735 - 218 & 220 W Ocean Acres Drive - Kill Devil Hills, NC\DWG\46735 - 218 & 220 W Ocean Acres Drive.dwg | Plotted on 4/13/2021 10:47 AM | by John Sawyer



I, JASON A. MIZELLE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; DEED DESCRIPTION RECORDED IN DEED BOOK 2031, PAGE 360; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN THE REFERENCES SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

F(11) A. THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 13TH DAY OF APRIL, 2021.

*Jason A. Mizelle*  
 JASON A. MIZELLE, PLS L-4917

I, JASON A. MIZELLE, PLS, CERTIFY THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION BY AN ACTUAL FIELD SURVEY UNDER MY SUPERVISION, THAT THIS PLAT ACCURATELY DEPICTS THE LEGAL BOUNDARIES AND PHYSICAL LOCATION OF THE UNITS AND OTHER IMPROVEMENTS RELATIVE TO THOSE BOUNDARIES; THAT THIS PLAT IS PREPARED IN ACCORDANCE WITH NCGS 47F, ARTICLE 2.

*Jason A. Mizelle*  
 JASON A. MIZELLE, PLS L-4917

**OWNER CERTIFICATE**

I HEREBY CERTIFY THAT I AM THE OWNER (OR REPRESENTATIVE) OF THE PROPERTY HEREON AND I AGREE WITH THIS DIVISION AS SHOWN.

OWNER / REPRESENTATIVE \_\_\_\_\_ DATE \_\_\_\_\_

I, \_\_\_\_\_, A NOTARY PUBLIC OF \_\_\_\_\_ COUNTY,

NORTH CAROLINA, DO HEREBY CERTIFY THAT \_\_\_\_\_

PERSONALLY APPEARED BEFORE ME THIS DATE AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING CERTIFICATE.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_  
 MY COMMISSION EXPIRES \_\_\_\_\_

**KILL DEVIL HILLS CERTIFICATE**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH GS §160A-376 & §152.59A-E OF THE SUBDIVISION CODE OF THE TOWN OF KILL DEVIL HILLS PLANNING BOARD FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF DARE COUNTY.

PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

NORTH CAROLINA, DARE COUNTY

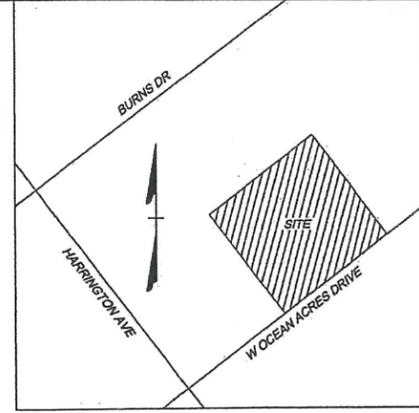
I, \_\_\_\_\_, REVIEW OFFICER OF DARE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

**NOTES:**

- PIN: 988316945277  
 218 & 220 OCEAN ACRES DRIVE  
 KILL DEVIL HILLS, NC 27948  
 TOTAL AREA: 13,990 SF
  - ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
  - THE PROPERTY IS LOCATED IN FLOOD ZONE "X" AS SHOWN ON FLOOD MAP PANEL 3720988300K, DATED JUNE 19, 2020 AND SUBJECT TO CHANGE BY FEMA.
  - THERE ARE NO N.G.S. MONUMENTS WITHIN 2,000' OF THE SITE.
  - A WETLAND DELINEATION HAS NOT BEEN PERFORMED ON THIS PROPERTY.
  - RL ZONE BUILDING SETBACKS FOR LOT AREA EXCEEDING 7,500 SF:  
 30' FRONT  
 10' SIDE  
 30' REAR
- SETBACK ENCROACHMENT IS A PERMITTED NONCONFORMING STRUCTURE PURSUANT TO §153.053 OF THE KILL DEVIL HILLS ZONING/SUBDIVISION ORDINANCE.

7.) REVISED 04-13-2021 PER PLANNING DEPT.



**VICINITY MAP**  
 (NOT TO SCALE)

**LEGEND**

EXISTING IRON ROD (EIR)	○
EXISTING IRON PIPE (EIP)	⊙
SET IRON ROD (SIR)	●
PROPERTY BOUNDARY	—————
ADJACENT PROPERTY LINES	- - - - -
PROPERTY TIES	- - - - -
BUILDING SETBACK	—————
RIGHT-OF-WAY	—————
UTILITY EASEMENT	—————
EDGE OF PAVEMENT	—————
FENCE	-X- -X-

A MINOR SUBDIVISION FOR  
**OCEAN ACRES TOWNHOMES**  
 CREATING UNITS A - D AND COMMON AREA  
 BEING LOTS 20 & 22, OCEAN ACRES, BLOCK B, TRACT 3, SECTION 1, M.B. 6, PG. 4  
 ATLANTIC TOWNSHIP DARE COUNTY NORTH CAROLINA

**TIMMONS GROUP**

1805 West City Drive, Unit E, Elizabeth City, NC 27909  
 TEL 252.621.5030 www.timmons.com  
 North Carolina License Number C-1652

SCALE: VARIES	FILE NO: 46735	DATE OF SURVEY: OCTOBER 7, 2020	DRAFTED: JHS	DATE: MARCH 22, 2021	CHECKED: JAM
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