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

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**PLANNING DEPARTMENT**

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November 8, 2021

Memorandum

To: Board of Commissioners

From: Ben Sproul, Mayor

Subject: Proposed Zoning Map Amendment

The Town staff has been in discussion with John Delucia, engineer for Dare County Board of Education, about expansion of the existing teacher housing. This property is located in the Residential Low Zoning District. When the project was originally constructed, multifamily was a special use in the RL zone, however the regulations have changed and multifamily is no longer a use that is permitted in the zone. The Dare County Board of Education would like to rezone their property to Light Industrial Two Zone, which is the district adjacent to the property. This rezoning change would allow for the multi-family teaching housing expansion they are proposing and make the existing development conforming.

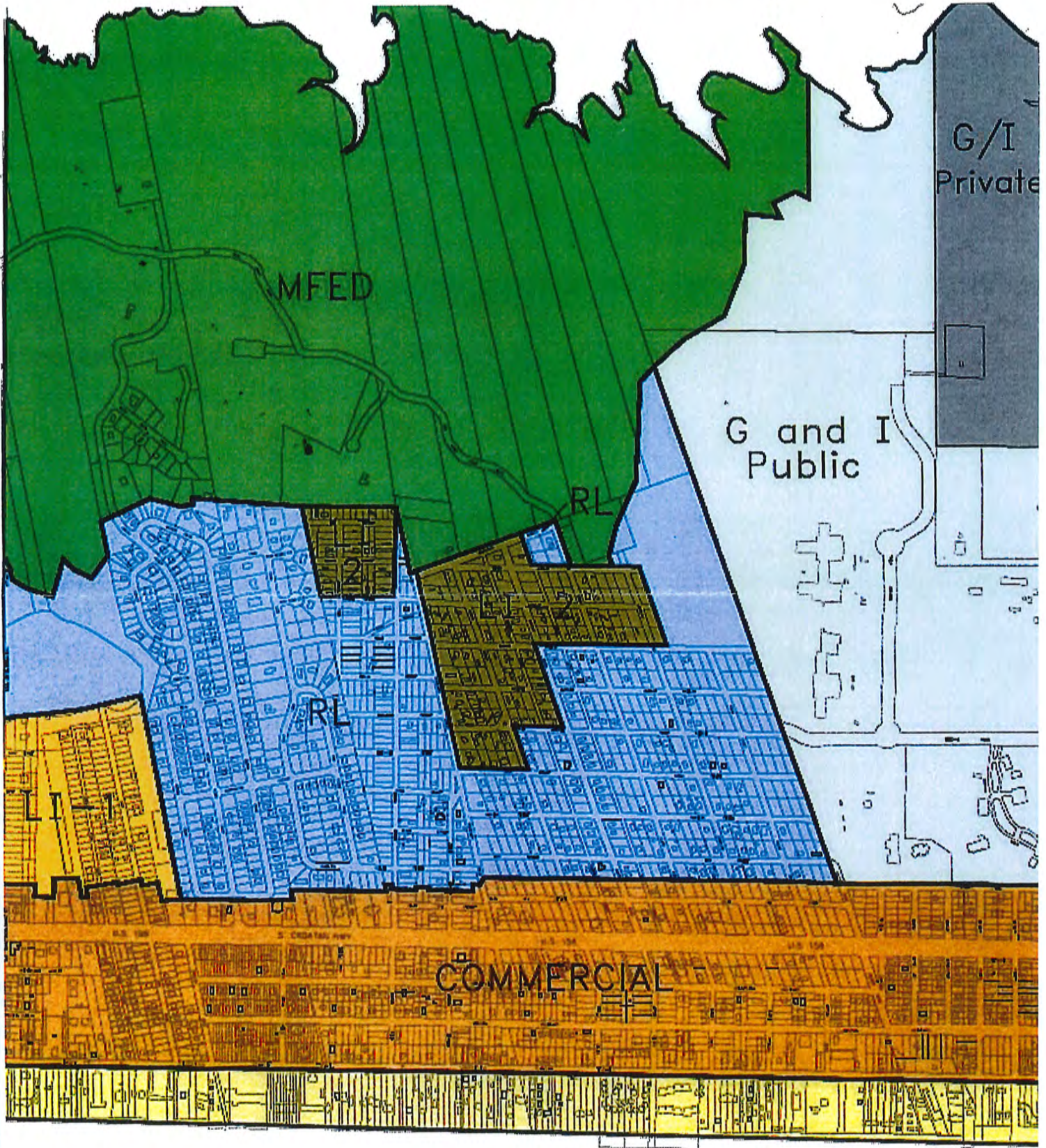
While reviewing the zoning in this area, I would like to propose that this map amendment request be generated by the Board of Commissioners. If the Board of Commissioners requested staff to rezone this lot to Light Industrial Two to create conformity and allow for future expansion of the much needed housing, staff would also like to clean up some zoning lines that were originally adopted in the 1980's based on the actual use of the property. I have attached the current zoning map and a second map of what I would propose the Board of Commissioners send to the Planning Board for consideration.

This would be a beneficial change to the zoning map specifically for the teacher housing expansion which would allow for multifamily development at a much greater density and more lot coverage that was previously allowed in the RL zone. This change would allow for the Dare County Board of Education to look at a larger project now and into the future. Additionally, if it is a Town initiated amendment we could clean up some past zoning lines to make the area more consistent with the uses.

Board consensus to direct staff to move forward with a zoning map amendment is requested.



# Existing





# Proposed

