

Minutes of the October 12, 2021, meeting of the Kill Devil Hills Planning Board held at 5:30 p.m. in the Meeting Room of the Administration Building, 102 Town Hall Drive, off Colington Road.

Members Present: Chairperson Howard Buchanan, Vice Chairperson Mark Evans, T. Dillon Heikens, Mike Lowack, Natalie Painter, Ron Seidman, II, and Mary Simpson.

Others Present: Cameron Ray, Assistant Planning Director; Ryan Lang, Senior Planner; and Jennifer Stecher, Clerk to the Planning Board

Call to Order

At 5:30 p.m., Chairperson Howard Buchanan called the October 12, 2021, meeting of the Kill Devil Hills Planning Board to order and welcomed everyone present.

Agenda Approval

Ms. Simpson moved to approve the agenda for this meeting, as presented. Mr. Seidman seconded the motion, which carried by a unanimous, 7-0, vote.

Approval of the Minutes of the August 17, 2021 meeting

Mr. Evans moved to approve the minutes of the August 17, 2021, meeting, as presented. Ms. Simpson seconded the motion, which carried by a unanimous, 7-0, vote.

Public Comment

Response to Public Comment

Old Business

New Business

1. Election of Chairperson

Mr. Lowack made a motion to nominate Howard Buchanan for Chairperson of the Planning Board. Mr. Heikens seconded the motion, which carried by a unanimous, 7-0, vote.

2. Site Plan Review – Proposed Oceanfront Amenity Area Reconstruction – 2029 South Virginia Dare Trail in the Ocean Impact Residential Zone

The site plan review is submitted by Michael Robinson, P.E. for the proposed reconstruction of the oceanfront amenity area at 2029 South Virginia Dare Trail. The proposed

plan calls for reconstruction of the oceanfront amenity area, including snack bar, and covered patron seating area, within the previous building footprint that was damaged by fire. The architectural design has been changed from the original design. The pool and front bathroom remain in place. A site plan for this parcel was approved by the Board of Commissioners on May 13, 2019. The current commercial site plan application, proposed site plan, and building plans are included in the meeting packet.

The applicant has addressed most of the staff's initial technical review comments; however, the following conditions remain to be addressed:

- The Town planner notes the roof height should have a minimum roof height of 6 feet measured from the top plate to the ridge.
- The Town building inspector notes the gate adjacent to the outside showers swings in the wrong direction and opens into the shower area which creates an accessibility issue.

Staff recommends that the Planning Board forward the plan to the Board of Commissioners with a favorable recommendation after the above listed conditions have been addressed.

Mr. Evans made a motion to forward the Site Plan Review of the Proposed Oceanfront Amenity Area Reconstruction at 2029 South Virginia Dare Trail in the Ocean Impact Residential Zone and consistency statement to the Board of Commissioners pending the two listed items are addressed. Mr. Seidman seconded the motion, which carried by a unanimous, 7-0, vote.

Public Comment

Response to Public Comment

Board Member Comment

Adjournment

There being no further business before the Planning Board at this time, Mr. Heikens moved to adjourn the meeting. Mr. Evans seconded the motion, which passed with a unanimous, 7-0, vote.

It was 5:38 p.m.

Submitted by:

Jennifer Stecher
Planning Board Clerk