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THE TOWN OF KILL DEVIL HILLS
NORTH CAROLINA

PLANNING DEPARTMENT

December 14, 2021

Memorandum

To: Planning Board

From: Meredith Guns, Planning Director *MBG*

Subject: Amendment to the Town of Kill Devil Hills Official Zoning Map

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, multi-family was a special use in the RL zone, however the regulations have changed and multi-family 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.

In addition to the area around teacher 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. Attached is the proposed Zoning Map Amendment for Planning Board consideration.

On November 8, 2021 the Board of Commissioners agreed that this would be beneficial change to the zoning map specifically for the teacher housing expansion. This would allow for multi-family development at a much greater density and more lot coverage than 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, it will clean up some past zoning lines to make the area more consistent with the uses. After discussion, the Board of Commissioners forwarded this rezoning to the Planning Board for review and recommendation.

Staff recommends forwarding the attached Official Zoning Map Amendment to the Board of Commissioners with a favorable recommendation and consistency statement.

REVISED MAY, 1979
 REVISED AUGUST, 1984
 REVISED DECEMBER, 1985
 REVISED MARCH, 1988
 REVISED NOVEMBER, 1991
 REVISED JANUARY 10, 2000
 REVISED AUGUST 11, 2008
 REVISED NOVEMBER 09, 2020

TOWN OF
KILL DEVIL HILLS
 DARE COUNTY, NORTH CAROLINA

GRAPHIC SCALE
 600 0 600 1200
 SCALE IN FEET
 1 IN. = 600 FT.

THIS IS TO CERTIFY THAT THIS IS THE OFFICIAL ZONING MAP OF THE TOWN OF KILL DEVIL HILLS, NORTH CAROLINA, AS REFERRED TO IN ARTICLE XV SECTION 10.01(b), OF THE ZONING ORDINANCE OF THE TOWN, MANADOBY ACT OF 1972, AS AMENDED, WHICH IS ADMITTED.

WATSON TOWN CLERK

DRAFT OFFICIAL ZONING MAP
 ZONING DISTRICTS

- | | | |
|---|--------------|--|
|  | C | COMMERCIAL |
|  | G/I; Private | GOVERNMENT AND INSTITUTIONAL PRIVATE |
|  | G/I; Public | GOVERNMENT AND INSTITUTIONAL PUBLIC |
|  | MFED | MARITIME FOREST ENVIRONMENTAL DISTRICT |
|  | OIR | OCEAN IMPACT RESIDENTIAL DISTRICT |
|  | LI-1 | LIGHT INDUSTRIAL |
|  | LI-2 | LIGHT INDUSTRIAL ZONE II |
|  | RH | RESIDENTIAL HIGH DENSITY |
|  | RL | RESIDENTIAL LOW DENSITY |



INSERT #1 (NOT TO SCALE)

PROPOSED ZONING CHANGE
 FROM RL TO LI-2

PROPOSED ZONING CHANGE
 FROM RL TO MFED

