

Minutes of the December 14, 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, and Natalie Painter

Members Absent: Ron Seidman, II and Mary Simpson

Others Present: 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 December 14, 2021, meeting of the Kill Devil Hills Planning Board to order.

Agenda Approval

Mr. Evans moved to approve the agenda for this meeting, as presented. Ms. Painter seconded the motion, which carried by a unanimous, 4-0, vote.

Approval of the Minutes of the November 14, 2021 meeting

Mr. Heikens moved to approve the minutes of the November 14, 2021, meeting, as presented. Ms. Painter seconded the motion, which carried by a unanimous, 4-0, vote.

Public Comment

Response to Public Comment

Old Business

New Business

1. 2022 Planning Board Meeting Schedule

Chairperson Buchanan made board members aware that a revised list of the 2022 proposed Planning Board meeting schedule was put at each members' seat, different from the one that was in the original meeting packet. There was an update to the May 2022 date because the N>C> Primary has changed, and Town Hall serves as a polling site. Mr. Lowack requested that the December 2022 meeting date be changed from the 20th to the 13th.

Mr. Evans moved to approve the 2022 revised Planning Board meeting schedule with the change of the December meeting moved to December 13. Mr. Lowack seconded the motion, which carried by a unanimous, 4-0, vote.

2. Amendment to the Town of Kill Devil Hills Official Zoning Map

Staff has been in discussion with the engineer for Dare County Board of Education, John Delucia, 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 Residential Low 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 address some zoning irregularities that are a result of zoning in the 1980s. The proposed Zoning Map Amendment was included with the meeting materials. On November 8, 2021, the Board of Commissioners forwarded this rezoning to the Planning Board for review and consideration

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

Mr. Evans moved to forward the favorable recommendation of the amendment to the Official Town of Kill Devil Hills Zoning Map, with consistency statement, to the Board of Commissioners. Mr. Heikens seconded the motion, which carried by a unanimous, 4-0, vote.

Public Comment

Response to Public Comment

Board Member Comment

Adjournment

There being no further business before the Planning Board at this time, Mr. Lowack moved to adjourn the meeting. Ms. Painter seconded the motion, which passed with a unanimous, 4-0, vote.

It was 5:38 p.m.

Submitted by:

Jennifer Stecher
Planning Board Clerk