Director of
Planning and Inspections
MEREDITH GUNS

Building Inspector
MARTY SHAW
CHARLES THUMAN

Code Enforcement Officer
JORDAN BLYTHE

THE TOWN OF KILL DEVIL HILLS
NORTH CAROLINA

Assistant Director of
Planning and Inspections
CAMERON RAY

Senior Planner
RYAN LANG

Zoning Administrator
DONNA ELLIOTT

PLANNING DEPARTMENT

April 11, 2022

Memorandum

To: Debbie Diaz, Town Manager

From: Cameron Ray, Assistant Planning Director

Subject: Zoning Map Amendment Request – Lots 9-15, Block 18, Kill Devil Hills Realty Corp Subdivision

Attached is a Zoning Map Amendment Request "rezoning" submitted by Eddie Goodrich for lots 9-15, block 18, Kill Devil Hills Realty Corp Subdivision. The request proposes a change from the current zoning classification of Low Density Residential Zone (RL) to Commercial Zone (C). Additionally, attached is the latest adopted zoning map (adopted 01/26/2022), Dare County GIS map identifying the lots included in the request, original subdivision plat, and Staff review comments.

In accordance with the 2020 Kill Devil Hills Land Use Plan, the Town's Zoning is considered a pyramid zoning scheme. This method uses zoning districts to definitively set apart land uses based on intensity, while including bulk and height regulations. At the top of the pyramid you have your most restrictive zoning districts such as Maritime Forrest and Low Density Residential and at the bottom you have your least restrictive zoning districts such as Light Industrial 1&2 and Commercial. For example, in Kill Devil Hills, Commercial or Light Industrial zoning allows for more intensive and higher density land uses such as multi-family, manufacturing, warehouses, restaurants, retail, etc. while Low Density Residential or Maritime Forest only allow for Single Family/Duplex Dwellings. In this pyramid zoning scheme uses can slide down into more intensive zones, but not up. For example, Single Family Dwellings can be developed in the Commercial Zone (high intensity zone), but restaurants cannot be developed in Low Density Residential (low intensity zone). This type of zoning allows property owners the right for broad development types in high intensive zones, but provides power of protection in low intensive zones.

The Low Density Residential Zone was established for the principle use of land for single-family residences intended to preserve and enhance low-to-medium density neighborhoods. The zoning classification that is being requested is for Commercial Zone. This zone was established to encourage convenient and accessible sales, entertainment, and professional/business facilities to the general public in a manner that will not infringe, nor degrade the natural qualities of residential neighborhoods.

Currently, the adjacent property owners have an expectation for existing land uses in this area. This zoning change will infringe and degrade the natural qualities of the neighborhood. Several items that could affect the neighborhood are; variety of commercial permitted uses that would be allowed, increased height, increased bulk, increased allowable noise limits including higher decibels and extended

hours of allowed noise, increased lighting, higher allowable density and lot coverage, and increased traffic.

Lots in the Kill Devil Hills Realty Corp. subdivision were platted in 1953 and were sized appropriately for the use of single family development west of US158. As illustrated on the adopted zoning map, the commercial zoning district follows a consistent line from Boundary Street north to Colington Road. The requested rezoning would create inconsistency with the adopted Town Zoning Map. The Town Land Use Plan Future Land Use Map (Map 13 Page 5-4 attached) illustrates these lots for the future land use "Low Density Residential" and was adopted to show the Town's vision for future land use and to be uses as a foundational guide for rezoning decisions.

Although the applicants request indicates the intent for the map amendment is to construct multi-family housing, any use currently allowed in the Commercial Zone (153.176) would be permitted with a zoning designation change. See attached list of permitted and special uses for the Commercial Zone.

The request is not consistent with the 2020 Kill Devil Hills Land Use Plan Specifically, Goal 7: "Preserve Kill Devil Hills' residential areas" (Page 6-3) and Land Use Compatibility Policy P.10: "The Town will maintain its three-tier approach to land use and housing mix, with land west of US 158 primarily used for its permanent population residing in single-family dwellings" (Page 6-7).

The request is inconsistent with the 2020 Kill Devil Hills Land Use Plan, as well as inconsistent with the methodology of the Zoning Code, and creates potential negative affects adjacent properties.

On March 15, 2022 the Planning Board recommended denial for the Zoning Map Amendment as requested for lots 9-15, block 18, Kill Devil Hills Realty Corp Subdivision. Staff recommends setting the required public hearing for April 27, 2022.

Kill Devil Hills
Zoning Amendment Application
Chapter 153 Zoning

Name of Applicant: George E. Goodrich

Address of Applicant: P.O. Box 3629

Telephone Number: Kill Devil Hills, NC 27948

Agent for Applicant (if applicable): N/A

Agent Address:

Telephone Number:

I hereby request an amendment to the following specific section of the Zoning Ordinance:

Change Zoning Map

Proposed language for zoning amendment: Rezone Lots 9 thru 15, Blk, 18, Kill Devil Hills Realty Corp. Subd to Commercial Zone. See attached.

Justification for Amendment: Year round multifamily housing

A $250.00 non-refundable application fee is due and payable to the Town of Kill Devil Hills.

Signature of Applicant/Agent: George E. Goodrich

Staff Only:

Date Received: 2/28/2022

Received by:

Town of Kill Devil Hills

FEB 28 2022

Planning & Inspections Department

§ 153.176 PERMITTED USES.

Within the Commercial Zone, no lot, building or structure shall be used and no building or structure shall be erected which is intended or designed for any other than one or more of the following specified purposes:

(A) Single-family dwellings;

(B) Duplex dwellings;

(C) Multi-family dwellings of three or more units per dwelling;

(D) Hotels and motels;

(E) On-site accessory structures; accessory dwelling units;

(F) Clinics, hospitals (with a maximum of 30 beds) and nursing homes;

(G) Home occupations as defined herein;

(H) Town-owned and leased facilities;

(I) Playgrounds;

(J) Auditoriums or convention centers, assembly halls, museums;

(K) Places of worship, daycare centers, schools (public or private);

(L) Banks, financial institutions, business or professional offices, post office;

(M) Theaters;

(N) Retail business, including drug or grocery stores, hardware stores, gift shops, clothing shops, book stores, music stores, bait and tackle shops, furniture stores, arts and crafts, florists, pet stores, produce markets, cycle and skate shops, photo shops, rental shops, electronic equipment, automobile sales, automobile rentals and repairs, hammocks, boat sales, boat rentals and repairs, automobile supplies, thrift/consignment stores, appliance store, toy stores, convenience store, taxicabs, car washes and home care systems;

(O) Restaurants, bars, night clubs, drive-ins, bakeries, and outdoor waiting activity area(s);

(P) Places of business where service is rendered, including barber shops, beauty parlors, nail salons, personal spa salons, electronic repair shops, shoe repair shops, dry cleaner, clothes tailor, laundromat, blue print shop, tanning salons, and realty and construction office without property management;

(Q) Public or private parking lots;

(R) Stores or shops for custom work or for producing products to be sold at retail on the premises, including art galleries, antique stores, jewelry shops, trophy and engraving shops, wood crafts and hobbies, sign business, frame shop;

(S) Swimming pools, tennis courts;

(T) Bed and breakfasts (see § 153.312 for requirements);

(U) Communication broadcast studios and sales offices;

(V) Motorcycle sales and service subject to the following conditions:

(1) All partially dismantled vehicles, cycles or parts shall be stored indoors;

(2) Applicants' operations comply with § 130.02;

(W) Rooming houses, boarding houses;

(X) Billiard parlors, video and amusement arcades;

(Y) Paint/wall treatment stores, carpet and flooring stores, windows and doors stores, video, audio and lighting stores, and pool and hot tub spa stores, such that the activity would not constitute warehousing as defined by this chapter;

(Z) Haunted houses; and

(AA) Indoor athletic and exercise facilities.

(BB) Shopping center/office complex.

(CC) Automated ice vending structure.

(DD) Astrology and tarot card office.

(EE) Internet and/or electronic gaming operations as defined in § 153.002 Definitions and regulated in § 153.314 Internet and/or Electronic Gaming Accessory Business Use.

(FF) Cottage court. See § 153.310 for additional regulations.

(GG) Cluster homes. See § 153.311 for additional regulations.

(HH) Brewery.

(Ord. 91-08, passed 11-18-91; Am. Ord. 94-01, passed 1-26-94; Am. Ord. 96-1, passed 2-22-96; Am. Ord. 97-01, passed 1-13-97; Am. Ord. 99-01, passed 1-11-99; Am. Ord. 99-08, passed 5-10-99; Am. Ord. 00-02, passed 1-10-00; Am. Ord. 01-02, passed 2-28-01; Am. Ord. 02-06, passed 3-13-02; Am. Ord. 02-09, passed 6-10-02; Am. Ord. 04-08, passed 5-26-04; Am. Ord. 04-21, passed 11-17-04; Am. Ord. 05-12, passed 8-8-05; Am. Ord. 07-17, passed 10-24-07; Am. Ord. 08-04, passed 1-14-08; Am. Ord. 10-03, passed 4-12-10; Am. Ord. 11-17, passed 8-8-11; Am. Ord. 12-02, passed 2-13-12; Am. Ord. 12-22, passed 11-14-12; Am. Ord. 12-24, passed 12-10-12; Am. Ord. 13-16, passed 10-14-13; Am. Ord. 15-7, passed 9-21-15; Am. Ord. 16-19, passed 6-27-18; Am. Ord. 16-23, passed 1-14-19; Am. Ord. 16-25, passed 4-24-19; Am. Ord. 17-28, passed 3-8-21)

§ 153.177 CONDITIONAL USES.

(A) *Outdoor recreational activities.* Outdoor recreational activities limited to batting cages, miniature golf, ballfields, bumper boats, driving ranges, skateboard ramps, go-kart tracks, bumper car facilities, small amusement rides with maximum capacity of 24 persons, or trampoline with harness and tether shall be conditional uses in the commercial zone.

(1) The site for such activity must be at least two acres in size.

(2) No portion of the principal use, except parking and grassed areas, including natural grass putting courses, shall be located within 50 feet of the boundary line. No portion of the principal use, except parking, shall be located within 100 feet of the boundary line if adjoining a residential area or abutting a street that adjoins a residential area.

(3) The height of the structure or device shall not exceed 40 feet above the general ground elevation of the site.

(4) No loudspeaker devices for music or other broadcasting or amplification shall be used in connection with such activity so as to create a noise hazard or nuisance.

(5) The principal use must be screened by a fence no less than six feet in height and buffered with dense vegetation which is no less than ten feet in height to screen the area from adjoining districts. Where natural vegetation does not provide sufficient screening, the boundaries of the site must be planted with dense vegetation which will reach a mature growth of eight to ten feet within three years. Suitable plant types shall be those recommended by the U.S. Department of Agriculture for coastal areas. (Appendix A)

(6) The principal use shall be located in such a manner so as not to act as a traffic hazard for passing motorists and shall not have any spotlights or other lighting devices which shall interfere with either the adjoining uses or property or automotive traffic on adjoining streets or highways.

(7) The Planning Board may recommend to the Board of Commissioners, and the Board of Commissioners may impose, any additional conditions that they determine are appropriate to insure that the off-site effects and any adverse effects to adjoining districts are kept to a minimum. The following conditions shall apply to skateboard ramps as conditional uses in the commercial zone:

(a) The skateboard ramp structure shall be approved by a North Carolina certified engineer;

(b) Time of operation shall be limited to 9:00 a.m. to 10:00 p.m.;

(c) Sound mitigation features shall be incorporated into construction of all skateboard ramps;

(d) Installation of skateboard ramp must meet current industry standards;

(e) Each owner of a skateboard ramp facility shall be required to submit to the town, annually upon renewal of the appropriate privilege license(s), a certificate of insurance verifying liability insurance coverage relieving the town of all liability;

(f) A provision for security of the skateboard ramp facility during hours of non-use and non-operation shall be included as a part of any application for this conditional use.

(8) The Planning Board may recommend to the Board of Commissioners, and the Board of Commissioners may impose, any additional conditions that they determine are appropriate to ensure that the off-site effects and any adverse effects to adjoining districts are kept to a minimum. The following conditions shall apply to go-kart tracks and bumper car facilities as conditional uses in the commercial zone:

(a) Time of operation shall be limited to 9:00 a.m. to 11:00 p.m. during Daylight Saving Time and 9:00 a.m. to 10:00 p.m. during Eastern Standard Time;

(b) Sound mitigation features shall be incorporated into construction of all go-kart tracks and bumper car facilities;

(c) Installation of go-kart tracks and bumper car facilities must meet current industry standards;

(d) A provision for security of the go-kart track and bumper car facilities during hours of non-use and non-operation shall be included as a part of any application for this conditional use;

(e) Carts and cars shall be powered by electric motors to limit engine noise of facility;

(f) The track and bumper car area shall be fenced or physically separated from customer observation areas or other features deemed hazardous to the participants/observers; and

(g) Noise limits shall be consistent with § 153.185.

(h) The minimum lot size for go-kart track and bumper car facilities shall not be less than 4.4 acres.

(B) *Body piercing business.* Body piercing establishment that is properly licensed in accordance with the regulations outlined within Ch. 114.

(C) Overhead transmission systems in accordance with §§ 153.280 - 153.288.

(D) *Wind turbines.*

(1) The site size for installation of a wind turbine shall be a minimum of one acre and shall have a separation of a minimum of 100 feet from any other wind turbine tower.

(2) Noise limits shall be consistent with § 153.185.

(3) The tower height shall not exceed 80 feet. The rotor size shall not exceed 23 feet in diameter. The combined height of the tower and rotor shall not exceed 92 feet above finished grade at the base of the tower.

(4) The tower shall be set back from all property lines a minimum distance equal to the combined height of the tower and rotor. In addition, the tower shall be set back from US 158 Bypass (Croatan Highway) and NC 12 (Virginia Dare Trail) a minimum distance of 250 feet.

(5) The turbine and tower shall be designed to withstand maximum wind speeds as stipulated in the North Carolina Building Code.

(6) The tower shall be self-supporting tubular tower (monopole); self-supporting lattice tower; or a guyed-lattice type tower with a minimum guy radius of 50% of tower height, and a maximum guy radius of 90% of tower height. No portion of the tower or guyed wires will interfere with fire lanes.

(7) A North Carolina licensed professional engineer must seal all structural plans.

(8) The base of the tower shall be secured in such a way to prevent unauthorized climbing.

(9) The power processor shall not exceed a rated power of ten kilowatts, and shall have an output of 240VAC, 60 hz, 1Ph. The processor shall be UL certified 1741, and in compliance with IEEE 929 & 519.

(10) No lighting (unless required by FAA Regulations) or signage of any kind shall be permitted on the tower or wind turbine.

(11) The tower and turbine shall be neutral in color and not create a visual distraction from the ground level.

(12) At such time the turbine is no longer functioning the tower shall be removed within 120 days.

(13) The tower, turbine and guy wires will meet all applicable FAA Regulations.

(14) No type of communications antennae or array, or antennae of any kind shall be allowed to be installed or connected to the wind turbine structure.

(E) *Dog day care facility.*

(1) Outdoor areas must be enclosed with metal, wood, or masonry fencing. Screening consistent with § 153.073(F)(2)(c) must be provided directly adjacent to the enclosure. Outdoor areas must provide an appropriate setback to any incompatible uses or zones. Vacant parcels shall be screened as if developed as residential.

(2) The number of dogs shall be specified and shall be in proportion to the size of the facility and setting.

(3) Hours of operation shall be specified as to preclude overnight kenneling.

(4) A written management plan addressing operations of facility, specifically to minimize odor and noise must be provided.

(5) Parking shall be provided at a ratio of 1 space per 200 square feet of indoor area.

(6) Dare County Health Department approval is required.

(7) The Planning Board may recommend to the Board of Commissioners, and the Board of Commissioners may impose, any additional conditions that they determine are appropriate to ensure that the off-site effects and any adverse effects to adjoining properties are kept to a minimum.

(F) *Veterinary hospital/clinic.*

(1) All pens and kennels shall be located in an enclosed, heated and air conditioned building.

(2) Outdoor areas must be enclosed with metal, wood, or masonry fencing. Screening consistent with § 153.073(F)(2)(c) must be provided directly adjacent to the enclosure. Outdoor areas must provide an appropriate setback to any incompatible uses or zones. Vacant parcels shall be screened as if developed as residential.

(3) The service of a boarding kennel, as defined in this chapter, shall not be allowed.

(4) A written management plan must be provided addressing operations of facility, specifically to minimize odor and noise.

(5) Parking shall be provided at a ratio of 1 space per 200 square feet of indoor area.

(6) Dare County Health Department approval is required.

(7) The Planning Board may recommend to the Board of Commissioners, and the Board of Commissioners may impose, any additional conditions that they determine are appropriate to ensure that the off-site effects and any adverse effects to adjoining properties are kept to a minimum.

(G) *Event garden(s).*

(1) Event gardens shall be an accessory use to a hotel or motel on the same lot. To meet the definition of "on the same lot", lots or tracts utilized with this commercial conditional use shall be combined by either (a) a recombination plat prepared by a professional land surveyor for recordation at the Office of the Dare County Register of Deeds, or (b) a restrictive covenant tying the lots together for purposes of the conditional use prepared by an Attorney for recordation at the Office of the Dare County Register of Deeds. The format of the restrictive shall be reviewed and approved by the Town Attorney prior to recordation.

(2) The site designated for an event garden shall be a minimum of one acre in size.

(3) The area designated for the event garden shall be buffered on all sides by either a landscaped, earthen berm and/or decorative fencing constructed of block and/or wood no less than eight feet in overall, combined height.

(4) Any structures, temporary or permanent, associated with an event garden shall comply with § 153.181 Commercial Zone Setbacks.

(5) Event gardens shall comply with § 153.180(E) Commercial Zone Lot Coverage. Any tent erected for more than 30 consecutive days shall be considered lot coverage.

(6) Event gardens shall not begin operation before 7:00 a.m. and must cease at 11:00 p.m.

(7) An event that exceeds the approved capacity of the event garden shall be required to obtain special event permit in accordance with Chapter 111 Special Events – Charitable Events.

(H) *Outdoor dining activity area(s).*

(1) Outdoor dining activity area(s) shall be accessory to restaurant use only, not including drive-in restaurants.

(2) Outdoor dining activity area(s) shall have no scheduled events or activities before 7:00 a.m. nor after 11:00 p.m. on any day. There will be no music or games between 11:00 p.m. and 7:00 a.m.

(3) No cooking or serving utilities including grilles, bars or drink dispensers shall be permitted. All such cooking and serving utilities shall be contained within the principal building.

(4) Lighting and sound (including music or noise) must comply with the Town Code. Signage shall comply with the Town Code, including signs on umbrellas.

(5) The area must be kept clean of litter and maintained in a safe and sanitary condition.

(6) Appropriate waste receptacles with affixed lids shall be provided.

(7) On sides not adjoining the principal building the area designated as outdoor waiting activity area(s) shall be bordered by a minimum four foot high fence, with the exception of elevated, covered decks for which fencing requirements are already in place, and shall be buffered with landscaping as set forth in § 153.073(F)(2)(b).

(8) Outdoor dining activity area(s) may not be roofed or shaded in any way other than standard table umbrellas. Erection of a tent subject to a special use or event permit from the town is not prohibited.

(9) Outdoor dining activity area(s) shall comply with minimum parking requirements for the primary structure as set forth in § 153.076.

(10) Outdoor dining activity area(s) must have Health Department approval and meet all aspects of the NC Building Code.

(11) Application for a conditional use permit shall include a standard commercial site plan and a written description of the function of the area including hours of operation, types of games or activities provided and what food and beverages if any may be consumed in the area. Means of compliance with outdoor alcoholic beverage consumption shall be included.

(12) The Planning Board may recommend to the Board of Commissioners, and the Board of Commissioners may impose, any additional conditions that they determine are appropriate to ensure that the off-site effects and any adverse effects to adjoining properties are kept to a minimum.

(Ord. 91-08, passed 11-18-91; Am. Ord. 93-06, passed 6-14-93; Am. Ord. 96-05, passed 4-24-96; Am. Ord. 97-05, passed 6-25-97; Am. Ord. 01-02, passed 2-28-01; Am. Ord. 01-08, passed 7-25-01; Am. Ord. 02-09, passed 6-10-02; Am. Ord. 06-20, passed 8-14-06; Am. Ord. 07-16, passed 10-24-07; Am. Ord. 08-07, passed 2-27-08; Am. Ord. 10-01, passed 1-11-10; Am. Ord. 11-08, passed 5-25-11; Am. Ord. 11-21, passed 10-10-11; Am. Ord. 12-04, passed 3-28-12; Am. Ord. 13-3, passed 3-20-13; Am. Ord. 13-4, passed 4-24-13; Am. Ord. 13-16, passed 10-14-13; Am. Ord. 15-15, passed 5-16-16)

Ray, Cameron

From: Harris, Dana
Sent: Tuesday, March 1, 2022 12:37 PM
To: Ray, Cameron
Subject: RE: Zoning Map Amendment Request - Lots 9-15, Blk 18, Kill Devil Hills Realty Corp Subdivision

Cameron

Changing the area to Commercial from low density Residential will allow the noise decibels to increase:

130.02 NOISE

(C) *Maximum Permitted Sound Levels By Zoning Classification.*

(2) Sounds Affecting Residential Zones. (Ocean Impact Residential Zone, Low Density, Residential Zones, Maritime Forest Environmental District, High Density Residential Zone) It shall be unlawful to create, cause or allow any mechanical, amplified or sound from any source which registers more **than 60 dB(A) during daytime hours or 55 dB(A) during nighttime hours** at or beyond the property line of the property from which the sound originates.

(3) Sounds affecting Commercial and Industrial Zones. (Commercial Zone, Light Industrial One Zone, Light Industrial Two Zone) It shall be unlawful to create, cause or allow any mechanical, amplified or sound from any source which registers more than **75 dB(A) during daytime hours or 65 dB(A) during nighttime hours** at or beyond the property line from which the sound originates

(4) When the zoning classification of the property where the sound originates differs from the zoning classification of the adjoining sound receiving property, then the maximum permitted sound level which will apply will be the higher of the two.

Need to be considered: This increased decibel allowance could cause problems for the surrounding Low Density residential residents, especially those close to the changed zone, who built /bought in the area for the quieter residential environment knowing the area in question was low density residential zones. People may complain on noises originating from zone but since it originates from a commercial zone the db would now be 75 instead of 60 in daytime and 65 instead of 55 at night time.

.

Thanks

Dana

From: Ray, Cameron
Sent: Tuesday, March 1, 2022 11:12 AM
To: Albright, Steve <Steve@kdhnc.com>; Dail, Derek <derek@kdhnc.com>; Elliott, Donna <DONNA@kdhnc.com>; Guns, Meredith <MEREDITH@kdhnc.com>; Lang, Ryan <rlang@kdhnc.com>; Harris, Dana <dharris@kdhnc.com>; Risoldi, John <JOHNR@kdhnc.com>; Thuman, Charles <charles@kdhnc.com>; Shaw, Marty <marty@kdhnc.com>
Subject: Zoning Map Amendment Request - Lots 9-15, Blk 18, Kill Devil Hills Realty Corp Subdivision
Importance: High

Good Morning All,

PLANNING BOARD REPORT

Per NCGS 160D-604(b), Zoning Amendments. – Subsequent to initial adoption of a zoning regulation, all proposed amendments to the zoning regulation or zoning map shall be submitted to the planning board for review and comment. If no written report is received from the planning board within 30 days of referral of the amendment to that board, the governing board may act on the amendment without the planning board report. The governing board is not bound by the recommendations, if any, of the planning board.

Per NCGS 160D-604(d), Plan Consistency – When conducting a review of proposed zoning text or map amendments pursuant to this section, the planning board shall advise and comment on whether the proposed action is consistent with any comprehensive plan that has been adopted and any other officially adopted plan that is applicable. The planning board shall provide a written recommendation to the governing board that addresses plan consistency and other matters as deemed appropriate by the planning board, but a comment by the planning board that a proposed amendment is inconsistent with the comprehensive plan shall not preclude consideration or approval of the proposed amendment by the governing board. If a zoning map amendment qualifies as a "large-scale rezoning" under G.S. 160D-602(b), the planning board statement describing plan consistency may address the overall rezoning and describe how the analysis and policies in the relevant adopted plans were considered in the recommendation made.

PLANNING BOARD RECOMMENDATIONS

Proposed Amendment Title: Zoning Map Amendment Request – Lots 9-15, Block 18, Kill Devil Hills Realty Corp Subdivision

Approval/Denial: Planning Board finds that the Zoning Map Amendment Request – Lots 9-15, Block 18, Kill Devil Hills Realty Corp Subdivision ***is/is not*** consistent with the adopted Land Use Plan.

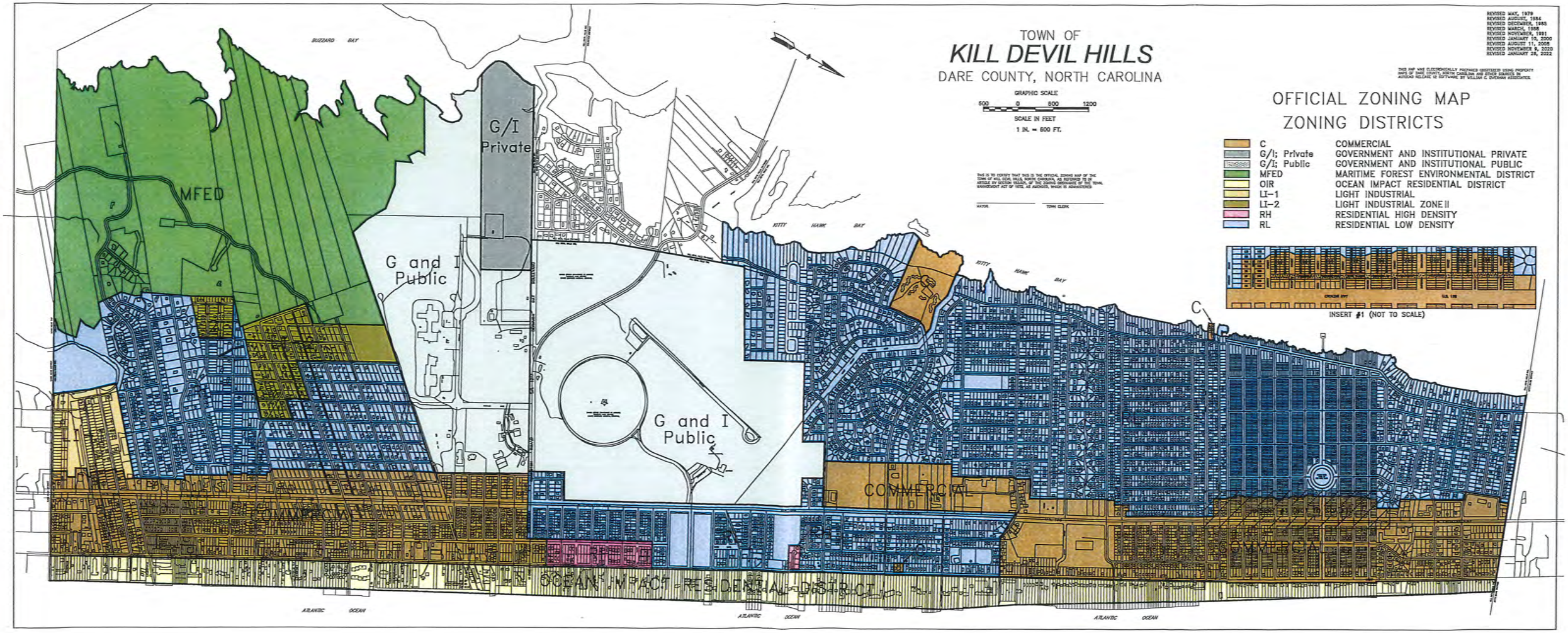
Therefore, the Planning Board finds the proposed amendment is **consistent/inconsistent** with the objectives and policies contained in the Kill Devil Hills Land Use Plan and/ or other officially adopted plans of the Town that are applicable.

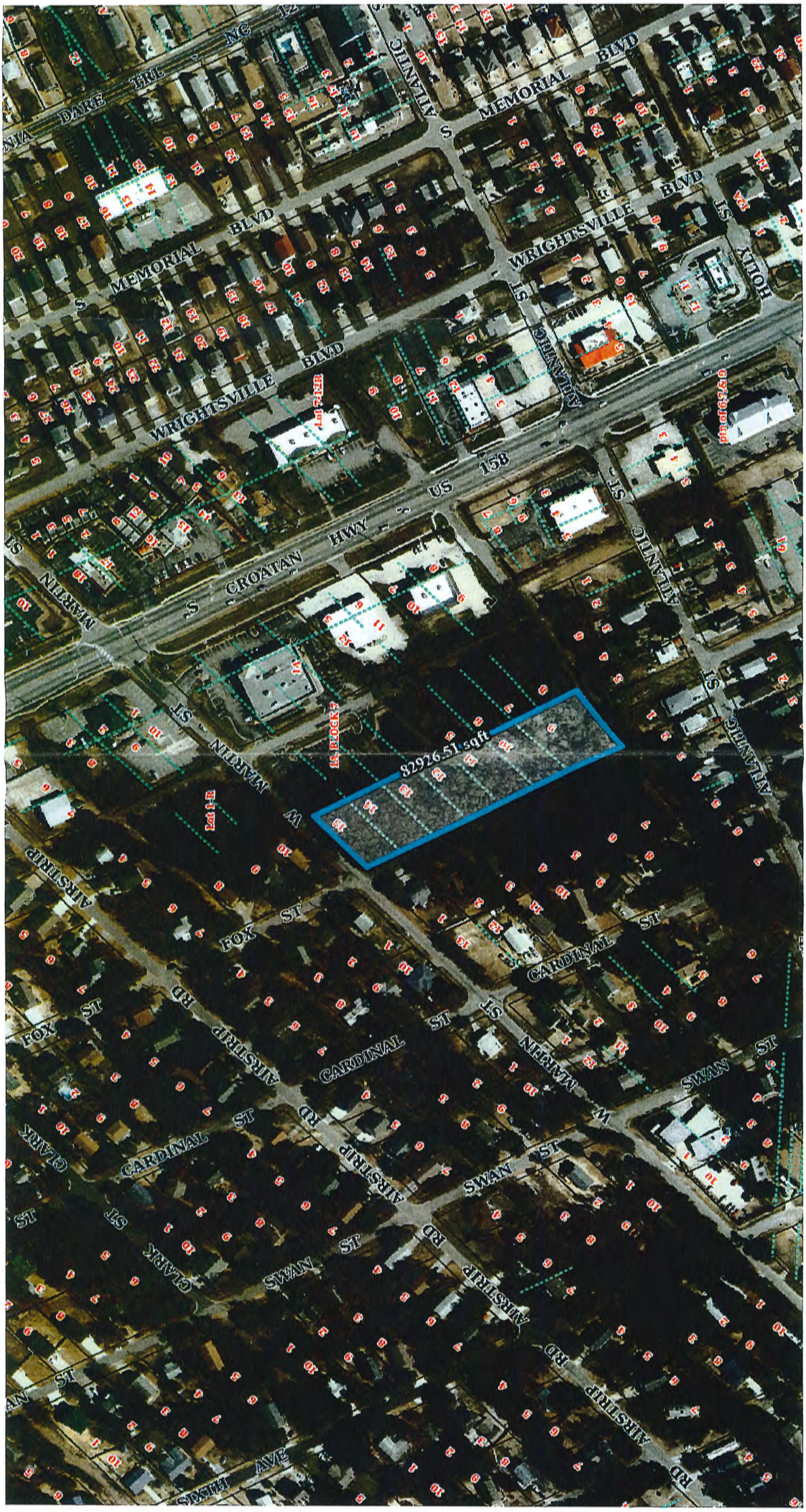
This report reflects the recommendation of the Planning Board with a vote of 4 to 0, this the Fifteenth day of March, 2022.

Attest:

Planning Board ~~Chairman~~ VICE CHAIRPERSON

Secretary of Planning Board


TOWN OF
KILL DEVIL HILLS
DARE COUNTY, NORTH CAROLINA
GRAPHIC SCALE
500 0 500 1200
SCALE IN FEET
1 IN. = 600 FT.
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 9, 2020
REVISED JANUARY 28, 2022
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)
BUZZARD BAY
KITTY HAWK BAY
MFED
G/I Private
G and I Public
G and I Public
C
COMMERCIAL
COMMERCIAL
OCEAN IMPACT RESIDENTIAL DISTRICT
ATLANTIC OCEAN


82926.51 sqft
Lot 7-12B
Lot 1-R
BLOCK 3
S CROATAN HWY
US 158
S MEMORIAL BLVD
WRIGHTSVILLE BLVD
S ATLANTIC ST
HOLLY ST
MARTIN ST
W FOX ST
CARDINAL ST
SWAN ST
AIRSTRIP RD
CLARK ST
SMITH AVE

Unofficial Document

[redacted]

KILL DEVIL HILL REALTY CORP.
LOCATED AT KILL DEVIL HILL, DARE CO.
NORTH CAROLINA.
SCALE 1" = 200' MAY 23 1953
J.E. HENRY, C.L.S.

J.E. Henry

Boundary line survey by
Sub-division survey

52
53