



TOWN OF KILL DEVIL HILLS

Land Where Flight Began

MEMORANDUM

September 12, 2022

TO: Mayor and Board of Commissioners

FROM: Debora P. Díaz, Town Manager

D. Díaz / CA

REF: New Business

3. Long-term housing discussion – joint meeting request (Attached NB-3)

Kill Devil Hills has been a pioneer in the area's commitment to long-term essential housing, including the development of the Outer Banks first workforce housing units. Planning Director Meredith Guns' attached memorandum highlights some of the more recent actions by this Board in striving to address this critical issue.

At its August 8, 2022, meeting, Board members expressed interest in conducting a joint worksession with the Planning Board to discuss and provide Staff direction on opportunities to increase long-term housing opportunities, utilizing the area's existing housing stock.

Staff recommends scheduling a joint worksession with the Planning Board in October: at the Board's October 10 meeting, the Planning Board's October 18 meeting, or a special meeting date selected by the Board.

Board guidance is requested.

Director of
Planning and Inspections
MEREDITH GUNS

Building Inspector
MARTY SHAW
CHARLES THUMAN

Code Enforcement Officer
JORDAN BLYTHE



Assistant Director of
Planning and Inspections
CAMERON RAY

Senior Planner
RYAN LANG

Zoning Administrator
DONNA ELLIOTT

THE TOWN OF KILL DEVIL HILLS
NORTH CAROLINA

PLANNING DEPARTMENT

September 12, 2022

Memorandum

To: Debbie Diaz, Town Manager

From: Meredith Guns, Planning Director *MGG*

Subject: Long term Housing Discussion – Joint Meeting Request

In recent months the Board of Commissioners has focused on the current long range housing issues that is occurring throughout all of Dare County. The Board has already taken strides in helping to provide long term housing through amendments to the Town Code including: changing setback for mixed use development in the Commercial Zone, allowing Accessory Dwelling Units in the Commercial and Light Industrial Zones, allowing Cluster homes in the Residential Zone (with restrictions) and increasing the Floor Area Ratio for multifamily development in the Light Industrial Zone.

The Board of Commissioners has expressed interest in more dynamic changes to increase long term housing opportunities in Kill Devil Hills. Staff has suggested that there may be several opportunities using the Town's existing housing stock including but not limited to:

- Possible Zoning alternatives to mandate long term housing is specific zoning districts (prohibit short term rentals)
- Grant funding for voluntary conversion from short to long term housing
- Possible State bill to allow for tax reductions for long term housing
- Lessen regulations for duplex and ADU's in all zoning districts
- Lessen setbacks for mixed use development in the Light Industrial Zone
- Incentive mixed use development with zoning concession for long term development

Staff recommends setting a joint worksession with the Planning Board to provide direction on possible amendment and possibly create a public input campaign to seek citizen input on the issue. Staff recommends the worksession be held in October, either at the regularly schedule Board of Commissioners meeting on October 10th, the regularly scheduled Planning Board meeting on October 18th or set a special meeting date chosen by the Board.

Board guidance is requested.