

Minutes of the Tuesday, January 17, 2023, meeting of the Kill Devil Hills Planning Board held at 5:30 p.m. in the Town Hall Meeting Room of 102 Town Hall Drive, Kill Devil Hills.

Members Present: Becky Breiholz, T. Dillon Heikens, Mike Lowack, Ron Seidman, II, and Mary Simpson

Members Absent: Chairperson Howard Buchanan, and Natalie Painter

Others Present: Ryan Lang, Senior Planning; and Jennifer Stecher, Administrative Assistant/Deputy Town Clerk

Call to Order

At 5:30 p.m., Vice Chairperson Ron Seidman called the Tuesday, January 17, 2023, meeting of the Kill Devil Hills Planning Board to order.

Agenda Approval

Mary Simpson moved to approve the agenda for this meeting, as presented. Dillon Heikens seconded the motion, and the motion carried by a unanimous, 5-0, vote.

Approval of the Minutes of the October 18, 2022 meeting

Becky Breiholz moved to approve the minutes of the October 18, 2022, meeting, as presented. Mary Simpson seconded that motion, and the motion carried by a unanimous, 5-0, vote.

Public Comment

Response to Public Comment

Ongoing Business

New Business

1. 2023 Meeting Schedule

Staff passed out a memo, which will be part of the meeting packet, listing the third Tuesday of each month for the Planning Board meeting schedule of 2023. Ms. Breiholz made a motion to approve the proposed 2023 meeting schedule for the Planning Board. Ms. Simpson seconded the motion, and the motion carried by a unanimous, 5-0, vote.

2. Site Plan Review - 2000 N. Croatan Highway in the Commercial Zone - Proposed 2,015 Square Foot Car Wash and Associated Site Improvements

The proposed site plan at 2000 N. Croatan Highway in the Commercial Zone, to construct a new 2,015 square foot drive thru carwash, 20 parking spaces, and associated site modifications. The proposed car wash is a permitted use in the Commercial Zone (*N*) *Retail Business* (car wash). The packet includes a commercial site plan application, proposed site plan, proposed architectural plans, hydrology report, applicant's response to Staff's Tech 2 comments, and willingness to serve from KDHWTP, LLC. The applicant has addressed most of Staff's initial technical review comments but a few minor conditions remain to be addressed. Staff provided an updated site plan that helps to address some of the Tech 2 comments, and will be included in the meeting materials. Staff recommended that the Planning Board forward the plan to the Board of Commissioners with a favorable recommendation after the listed conditions have been addressed.

Jeff Carter of Carter Engineering Consultants, the civil engineer on the project and Mike Bradley of White Cap Auto Spa, the developer on the project, both were present to answer any questions from the Planning Board. Mr. Carter answered the board members' questions regarding some of the items that need to be addressed. Senior Planner Ryan Lang clarified that the company is not required to resubmit for another 2 weeks, which will be enough time to address the remainder of the Staff's technical comments before it will go before the Board of Commissioners.

Mr. Lowack moved to approve the proposed site plan at 2000 N. Croatan Highway in the Commercial Zone to construct a 2,015 Square Foot Car Wash and Associated Site Improvements and forward to the Board of Commissioners once listed conditions have been met. Ms. Simpson seconded the motion, and the motion carried by a unanimous, 5-0, vote.

Public Comment

Response to Public Comment

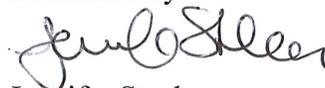
Board Member Comment

Adjournment

There being no further business before the Planning Board at this time, Mr. Heikens moved to adjourn the meeting. Ms. Simpson seconded the motion, which passed with a unanimous, 5-0, vote.

It was 5:45 p.m.

Submitted by:



Jennifer Stecher

Administrative Assistant/Deputy Town Clerk