



TOWN OF KILL DEVIL HILLS

Land Where Flight Began

MEMORANDUM

June 14, 2023

TO: Mayor and Board of Commissioners

FROM: Debora P. Díaz, Town Manager

REF: Public Hearings

Notices for the following items have been published in the *Coastland Times*, meeting or exceeding the N.C.G.S. requirements for public hearings. The notice has been posted on the Town's bulletin boards, the Town's website at <https://www.kdhnc.com/1106/June-14-2023-Board-of-Commissioners-Meet>, social media platforms, and has been disseminated through the Town's electronic distribution list.

At the conclusion of these public hearings, which were scheduled by the Board of Commissioners at its May 24, 2023, meeting, a motion will be in order to approve, disapprove, or table each item for further consideration.

1. **Special Use Site Plan (Attached PH-1A)**

A. **Site Plan Review — 207 W. Martin Street — Proposed Cluster Home Development in the Low Density Residential Zone — Including 10 “3-bedroom” and 11 “2-Bedroom” Long-Term Residential Units**

Senior Planner Ryan Lang's attached memorandum details House Engineering's submittal for the proposed construction of a 10 3-bedroom and 11 2-bedroom single-family dwelling Cluster Home development for 207 West Martin Street. As the proposed development is a Special Use, a public hearing is required as a part of the Board's consideration.

The Planning Board reviewed this proposal at its May 16, 2023, meeting and agreed to forward it to the BOC with a recommendation for approval, subject to conditions that have been addressed by the applicant on the plans submitted for this hearing.

Town Attorney Casey Varnell will be present to assist the BOC in conducting this quasi-judicial hearing.

2. Zoning Amendment Request (Attached PH-2A)

A. Zoning Amendment Request – §153.180(C) Commercial Zone Density – Change Density Measurement to Floor Area Ratio (FAR)

Assistant Planning Director Cameron Ray's attached memorandum highlights the requested zoning amendment submitted by Eddie Goodrich. If adopted, the amendment would change the density measurement for multi-family dwellings, cottage courts, and cluster homes in the Commercial Zoning District to Floor Area Ratio (FAR) from units per acre. In addition, FAR adjustments can be made with additional side yard setbacks and buffers.

At its May 16, 2023, meeting, the Planning Board recommended approval of the amendment as presented.

Additionally, a finding must be established by the Board with respect to each change; therefore, in the motion to approve or disapprove this amendment, language has been included for the each item below:

“The Board of Commissioners finds that the amendment to Chapter 153 Zoning, §153.180(C) Commercial Zone Density – Change Density Measurement to Floor Area Ratio (FAR) is (consistent) (inconsistent) with all comprehensive plans or other officially adopted plans of the Town of Kill Devil Hills that are applicable and that the amendment is (reasonable) (unreasonable) in the public interest because _____.”

3. Town Manager's Recommended Budget for Fiscal year 2023/2024 (Attached PH-3)

At its May 24, 2023, meeting, the BOC was presented with the Town Manager's Recommended Budget for Fiscal Year 2023/2024, in accordance with the Local Government and Fiscal Control Act. Members received a bound, paper copy of the Town Manager's Recommended Budget; a General Worksession was also scheduled for this evening's meeting.

The Town's website provides links to the full budget document and a budget portal gateway, where the public has been encouraged to share its input. Bound copies of the Recommended Budget have been placed in the Town Hall lobby and the KDH Library.

No Board action is necessary at this time.