



TOWN OF KILL DEVIL HILLS

Land Where Flight Began

MEMORANDUM

November 18, 2024

TO: Mayor and Board of Commissioners

FROM: Debora P. Díaz, Town Manager

REF: Consent Agenda

1. Minutes (Attached CA-1A)

A. October 14, 2024

2. Monthly Report (Attached CA-2A)

A. September 2024

3. Partnership Organization Reports (Attached CA-3A)

A. Nags Head Woods Ecological Preserve

The Town supports four partnership organizations that serve the citizens of Kill Devil Hills: the Community Care Clinic of Dare, Interfaith Community Outreach, Outer Banks YMCA, and Nags Head Woods Ecological Preserve. A requirement of the Town's partnership is an annual report of the organization's activities and service to the community. Aaron McCall, Northeast Regional Steward, has submitted the facility's 2023-2024 annual report, which highlights the preserve's operations.

4. Resolution Approving Conveyance of Property from the Town of Kill Devil Hills to Another Unit of Government in North Carolina Pursuant to N.C.G.S. 160A-274 (Attached CA-4)

In response to the recent storm events that affected western North Carolina communities, our Police Department has identified two police vehicles, which were already authorized to be surplus, that could be transferred to the City of Hendersonville, N.C.; State statute permits such a transfer. Staff followed guidance from the UNC School of Government, along with consultation with the Town Attorney, to develop the attached *Resolution Approving Conveyance of Property from the Town of Kill Devil Hills to Another Unit of Government in North Carolina Pursuant to N.C.G.S. 160A-274*. The resolution was approved through Board consensus electronically to expedite the transfer to the storm-ravaged community.

Approval of the Consent Agenda will record the Board's action into the record of the meeting.

5. Schedule Public Hearings (Attached CA-5A and CA-5B)

Following its June 8, 2024, retreat, the Board directed Staff to research options to address identify and develop options to limit density and development in the Ocean Impact Residential Zone (OIR). Staff presented regulatory options for the Board to discuss during its September 9, 2024, meeting, including the potential of the Floor Area Ratio (FAR) density measurement. At the Board's October 14, 2024, meeting, Staff shared a presentation on its finalized recommendations, which included the amendments below. At its November 12, 2024, meeting, the Planning Board reviewed and forwarded the amendments, recommending approval:

A. Proposed Zoning Amendment – 153.076 Off Street Parking and Loading – Modify Minimum Parking Space Size and Table of Parking Requirements

This amendment is intended to meet the requirements of N.C.G.S. 160D while also promoting safer parking areas and regulating density consistently with existing developments and historical land use regulations.

B. Proposed Zoning Amendment – 153.002 Definitions, 153.076 Off Street Parking and Loading, 153.096 Permitted Use Ocean Impact Residential Zone, and 153.100 Site Requirements Ocean Impact Residential Zone – Define Large Single-Family Dwelling, Require an Access Aisle, and Apply Floor Area Ratio (FAR) for Large Single Family Dwellings (over 6,000 SF)

This amendment limits bulk, density, and parking in the Ocean Impact Residential Zone (OIR) by defining large single-family dwellings, requiring an access aisle, and applying a tiered Floor Area Ratio (FAR) for large single-family dwellings.

Staff recommends approval of the requested amendments and to schedule public hearings for Monday, December 9, 2024, at 6:00 p.m. Approval of the Consent Agenda will schedule these items each for public hearing.

Staff recommends approval of the Consent Agenda and a motion would be in order.