



TOWN OF KILL DEVIL HILLS

Land Where Flight Began

MEMORANDUM

December 9, 2024

TO: Mayor and Board of Commissioners

FROM: Debora P. Díaz, Town Manager 

REF: Public Hearings

1. Public Hearings (Attached PH-1A and PH-1B)

At the Board's November 18, 2024, meeting, these public hearings were scheduled. Notice for the following items has been published in the *Coastland Times*, and posted on the Town's bulletin boards, website at <https://www.kdhnc.com/1139/December-9-2024-Board-of-Commissioners-M> social media platforms, and has been disseminated through the Town's electronic distribution list, meeting or exceeding the N.C.G.S. requirements for public hearings.

Following its June 8, 2024, retreat, the Board directed Staff to research options to address identify and develop options to regulate 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 following amendments, recommending approval. Town Attorney Casey Varnell and Staff will be present at this meeting to address any statutory updates for the Board in its discussions of these amendments.

At the conclusion of these hearings, a motion will be in order to approve, disapprove, or table the item for further consideration.

A. **Proposed Zoning Amendment – 153.076 Off Street Parking and Loading – Modify Minimum Parking Space Size and Table of Parking Requirements Proposed Zoning Amendment – 153.002 Definitions, 153.076 Off Street**

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.