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Planning and Inspections
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Building Inspector
MARTY SHAW
CHARLES THUMAN

Code Enforcement Officer
JORDAN BLYTHE



Assistant Director of
Planning and Inspections
CAMERON RAY

Senior Planner
RYAN LANG

Permit Services Administrator
MICHELLE NICHOLS

THE TOWN OF KILL DEVIL HILLS
NORTH CAROLINA

PLANNING DEPARTMENT

April 14, 2025

Memorandum

To: Debbie Diaz, Town Manager

Form: Meredith Guns, Planning Director *JRG*

Subject: Conceptual Right of Way Improvement Plan for East Boundary St. (US158 to Wrightsville Blvd.)– Albemarle and Associates, LTD

Attached is a conceptual right of way plan submitted by Albemarle and Associates, LTD. The plan includes right of way improvements on East Boundary Street from US158 to Wrightsville Boulevard (approximately 175 linear feet). Currently, East Boundary Street is improved from US158 to the driveway entrance of 1217 South Croatan Highway (approximately 115 feet). This right-of-way is shown for improvement on the unimproved right of way assessment map adopted by the Board of Commissioners (see attached map).

On April 1, 2025, the Street Improvement Special Project Subcommittee forwarded the Boundary Street conceptual plan to the Board of Commissioners recommending approval with the following conditions:

1. Public Services Department and Town Engineer will approve final engineering plans prior to construction
2. All state and local permits will be secured prior to construction.



March 13, 2025

Meredith Guns, Planning Director
Town of Kill Devil Hills, NC
PO Box 1719
Kill Devil Hills, NC 27948

RE: East Boundary Street Extension

Dear Meredith:

Attached is a conceptual plan for extending East Boundary Street from the dead end just east of the driveway into Destination Fun to Wrightsville Ave to the east. This will allow better access to the rear parking lot without directing folks back onto the highway. Also attached is a \$100 fee for the review process. I have discussed this with Steve Albright and with Pete Burkheimer. I have forwarded a PDF of this plan to you for your use. This plan prints to an 11 x 17 sheet to be to scale. We have also included one PDF that has the Orthophoto underlying the plan for easier understanding of what is there now.

Please let us know if we need to provide any additional information.

Sincerely,

John M. DeLucia, PE

John M. DeLucia, PE
Principal

cc: File

**PRELIMINARY ONLY
NOT FOR
CONSTRUCTION**



Albemarle & Associates, Ltd.
115 West St. Clair Street
P.O. Box 3898, NC 27848
Phone: (252) 441-2113
Fax: (252) 441-0885
www.AlbemarleAssociates.com
Cert. of License NC, C-1027

Engineering - Environmental - Land Planning

NORTH CAROLINA

DARE COUNTY

ATLANTIC TOWNSHIP

KILL DEVIL HILLS

ROAD AND DRAINAGE PLAN

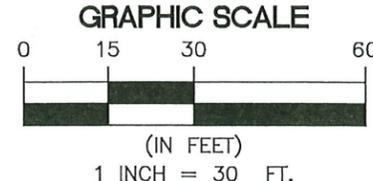
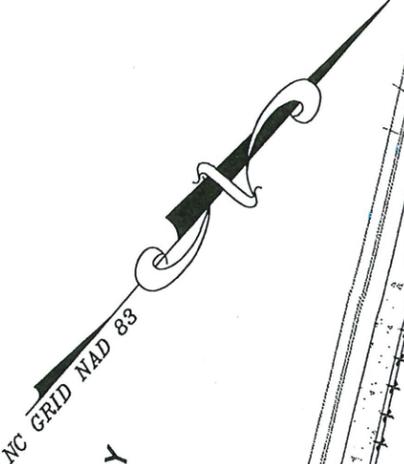
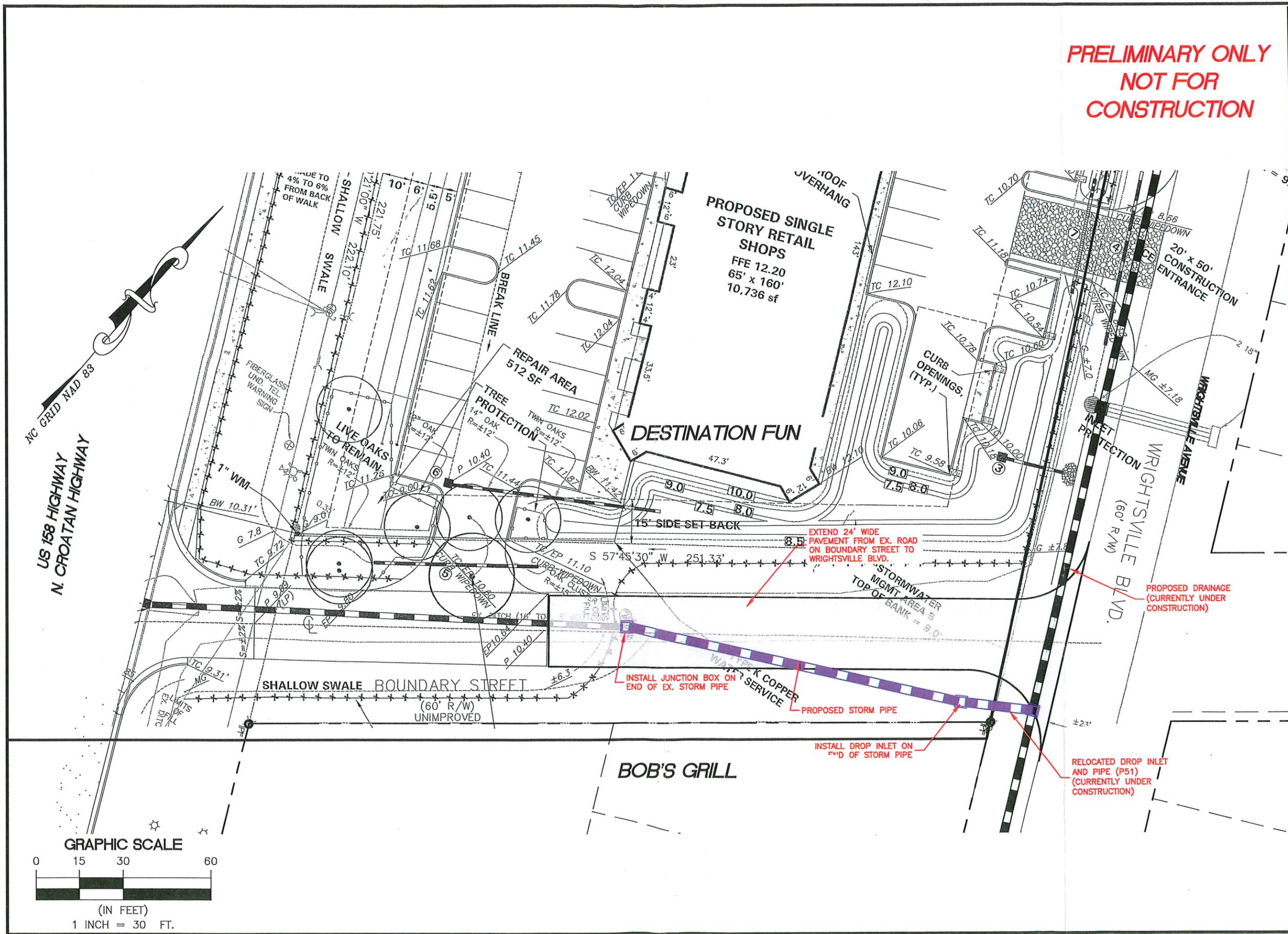
BOUNDARY STREET EXTENSION

DATE:	03/18/2025
SURVEYED:	JMD
DESIGNED:	JMD
DRAWN:	KCA
CHECKED:	JMD
FILE:	07365B

SCALE:
1" = 30'

SHEET:
C201

07365B



Guns, Meredith

From: Guns, Meredith
Sent: Thursday, March 20, 2025 8:29 AM
To: Albright, Steve; Ray, Cameron; Lang, Ryan; Dail, Derek; Pete Burkheimer (PBurkheimer@american-ea.com)
Subject: FW: boundary
Attachments: 07365B - Boundary Street Extension 2025-03-18 ortho.pdf; 07365B - Boundary Street Extension 2025-03-18.pdf; Ltr to M Guns 03-19-25.pdf

Attached is a preliminary plan for a private developer to improve a public ROW. This will go to the Street Improvement Subcommittee and the Board of Commissioners for approval. Just a reminder the approval will be to allow a private developer to improve a public ROW. The approval has typically approved with a condition that final construction plans must be reviewed and approved by the Public Services department and Town Engineer.

Please provide your comments on for this ROW to be improved by a private developer Wednesday, March 19, 2025. Your comments will be included for the Street Subcommittee and Board of Commissioners.

I am working to schedule a street meeting toward the end of the month or early April depending on availability.

Thank you
Meredith

From: John DeLucia <johnd@albemarleassociates.com>
Sent: Wednesday, March 19, 2025 3:19 PM
To: Guns, Meredith <MEREDITH@kdhnc.com>
Cc: Albright, Steve <Steve@kdhnc.com>
Subject: FW: boundary

Meredith

Here is the PDF of the plan with and without the orthophoto. It prints to 11 x17
I will deliver the letter and one copy to you with the \$100 fee later this afternoon around 4:15 or so.

Sincerely:

John

John M. DeLucia, PE

Vice President

Albemarle & Associates, Ltd.

Johnd@AlbemarleAssociates.com

www.AlbemarleAssociates.com

PO Box 3989, Kill Devil Hills, NC 27948 (Mail)

115 West Saint Clair Street, Kill Devil Hills, NC 27948 (Street Address)

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From: Kim Angus <kima@albemarleassociates.com>
Sent: Wednesday, March 19, 2025 2:38 PM
To: John Delucia <johnd@albemarleassociates.com>
Subject: boundary

Printed with and without the ortho.

Kimberly C. Angus
Albemarle & Associates, LTD
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PO Box 3989
Kill Devil Hills, NC 27948
(252) 441-2113
kima@albemarleassociates.com

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