



TOWN OF KILL DEVIL HILLS

Land Where Flight Began

MEMORANDUM

January 8, 2018

TO: Mayor and Board of Commissioners

FROM: Debora P. Diaz, Town Manager 

REF: New Business

- 1. Preliminary plat review and potential approval – SAGA Construction and Development – proposed *Water Oak Subdivision*, 70 residential lots, open space, sound access, and associated improvements – Morrison Tract, Parcel # 00404590, 1300 West First Street near the physical end of the road, immediately adjacent to the northern boundary Wright Woods Subdivision (Attached NB-1)**

The preliminary subdivision plat for *Water Oak Subdivision* was reviewed by the Planning Board at its December 19, 2017 meeting. *Water Oak Subdivision* is the first new non-exempt subdivision in Kill Devil Hills since 2005 when *Lake Ridge Estates Subdivision*, on Old Nags Head Woods Road, was approved.

Water Oak Subdivision, which is proposed to be completed in phases that are identified on the plat, will have 70 residential lots, and includes open space, sound access and associated improvements for subdivision property owners.

The preliminary plat has been reviewed by appropriate departments and the Town Engineer, all of whom worked extensively to ensure the plat meets the requirements of the Town Code. One condition remained at the time of the Planning Board meeting, but it has since been resolved. The revised preliminary plat meets all requirements of Chapter 152, Subdivisions.

A copy of the sections of the Subdivision Ordinance pertaining to preliminary plat and final plat requirements and approval is included with this memorandum.

Staff recommends approval of the preliminary plat for *Water Oak Subdivision* as presented and a motion will be in order.

Director of
Planning and Inspections
MEREDITH GUNS

Chief Building Inspector
MATT LOWCHER

Building Inspector
MARTY SHAW

Code Enforcement Officer
CHARLES THUMAN



Assistant Director of
Planning and Inspections
BRYAN BRIGHTBILL

Senior Planner
CAMERON RAY

Zoning Administrator
DONNA ELLIOTT


THE TOWN OF KILL DEVIL HILLS
NORTH CAROLINA

PLANNING DEPARTMENT

January 8, 2018

Memorandum

To: Debbie Diaz, Town Manager

From: Bryan Brightbill, Assistant Planning Director 

Subject: PRELIMINARY PLAT REVIEW—SAGA Construction and Development—Morrison Tract—
Proposed 'Water Oak' Subdivision, 70 Residential Lots, Open Space, Sound Access, and
Associated Improvements

Enclosed is a preliminary subdivision plat submitted by SAGA Construction and Development for a proposed residential subdivision on the parcel known as the Morrison Tract (Parcel: 004045901, PIN: 988413222536). The proposed 'Water Oak' subdivision calls for 70 residential lots, open space, sound access and associated improvements. The applicant has proposed completing the project in several phases which are identified on the plat per §152(A)(32). The Planning Board reviewed the proposal on December 19, 2017 and forwarded to the Board of Commissioners recommending approval subject to one condition that has since been addressed. The revised preliminary plat now meets all requirements of §152 *Subdivisions*.

Per §152.27, the preliminary plat must be reviewed by both the Planning Board and Board of Commissioners. Once action is taken on the preliminary plat the applicant must present the proposal for right-of-way improvements to the Street Improvement Special Project Subcommittee and the Board of Commissioners prior to starting construction on the improvements within the right-of-way. Once these improvements have been constructed there is a process for their review and approval which must occur prior to the issuance of a building permit for any residential structures.

Staff recommends approval of the preliminary subdivision plat as presented.

ATTACHMENT NB-1