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**Kitty Hawk Planning Board Meeting,  
December 16, 2021 ~ 6:00 p.m.  
Kitty Hawk Municipal Building**

**Agenda**

1. Call to Order/Attendance
2. Approval of Agenda
3. Approval of Minutes:
  - a. November 10, 2021
4. Administrative Report:
  - a. Town Council Action
5. Public Comment
6. Zoning Text Amendment:
  - a. Proposal to amend Sec. 42-414(b) adding multifamily dwelling developments as a special use, not to exceed 14 dwellings per acre.
  - b. Proposal to amend Sec. 42-250(d)7 to allow a reduction in the 50 separation zone between commercial and residential zones when certain conditions are met.
  - c. Proposal to amend Sec. 42-1 amending the definition of lot coverage to allow 500 square feet of pool surface area to be exempted from lot coverage calculations
7. Commercial Site Plan Review:
  - a. 5201 N Croatan Hwy: Proposal to develop a retail commercial development, use permitted by-right.
8. Comments:
  - a. Chairman Richeson
  - b. Planning Board Members
  - c. Town Attorney
  - d. Planning Director
9. Adjourn