

Kitty Hawk Planning Board Meeting
June 16, 2022 – 6:00pm
Kitty Hawk Municipal Building

AGENDA

1. Call to Order/Attendance
2. Approval of Agenda
3. Approval of Minutes:
 - a. Minute of the May 26, 2022 Meeting will be presented for approval at s
4. Administrative Report:
 - a. Town Council Action – June 6, 2022
5. Public Comment
6. Special Use Permit:
 - a. 5121 N. Croatan Highway – Medical Office in the BC-2 (Beach Commercial) District
7. Comments:
 - a. Chairman Richeson
 - b. Planning Board Members
 - c. Town Attorney
 - d. Planning Director
8. Adjourn

1. Call to Order/Attendance:

Mr. Richeson called the Kitty Hawk Planning Board Meeting to order at approximately 6:02pm.

Members Present:

John Richeson, Chairman; Chuck Heath, Member; Jim Geraghty, Member; Casey Varnell, Town Attorney; Matt Spencer, Alternate

Absent:

Dusty Rhoads, Member; Bryan Parker, Vice-Chairman; Blair Meads, Alternate; Rob Testerman, Planning Director

Voting:

Due to the absence of Dusty Rhoads and Blair Meads, Matt Spencer will be A voting member for this meeting.

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2. **Approval of Agenda:**

Hearing no objections/corrections/additions to the June 16, 2022 Agenda, The Agenda was approved unanimously.

3. **Approval of Minutes:**

The Minutes of the May 26, 2022 Meeting will be presented for approval at the next Board Meeting.

4. **Administrative Report:**

- a. Town Council Action – June 6, 2022. Due to the absence of Mr. Testerman, the Administrative Report of the June 6, 2022 Meeting will be presented at the next Board Meeting.

5. **Public Comment:**

As there were no members in the audience, Mr. Richeson closed the “Public Comment” portion of the Meeting.

6. **Special Use Permit:**

- a. 5121 N. Croatan Highway – Medical office in the BC-2 (Beach Commercial) District.
- As Mr. Testerman was absent, Mr. Varnell presented the “Special Permit” to the Board.
 - The Applicant is requesting approval of a Special Use Permit to use an existing structure located at 5121 N. Croatan Highway as a medical office; specifically a plastic surgery office with spa services to be provided as well (massages, facials, etc.)
 - The proposed use would consist of one doctor and typically 3-4 additional staff at any given time. The medical office would serve as the office for the plastic surgeon who would perform surgeries at the hospital aside from minor procedures that do not require anesthesia which would be performed at that location.
 - Also, there are no specific conditions required by the Zoning Ordinance for approval of a ‘special use’ for a medical office within the BC-2 District.

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- As Mr. Varnell substituted for Mr. Testerman, he indicated that all ‘special use’ requirements in the Town Code, 42-99-(b)7 have been met as follows:
 - *does not materially endanger the public health & safety
 - *does meet all required conditions and specifications
 - *will not substantially injure the value of any adjoining property or be a public nuisance
 - *and, is in harmony with the area in which it is located and is in general conformity with the comprehensive plan.
 - Mr. Richeson stated that the site improvements would create a lot coverage of more than 60% which would require use of 90 sf of permeable pavement and asked if the Board should include such a ‘condition.’
 - Mr. Varnell stated that it wouldn’t hurt in including such a ‘condition’ and reiterated that the Board was not approving a site plan at this meeting and Mr. Richeson’s issue would be addressed during the Board’s ‘site plan review’ and that another option would be to note that the Board has reviewed the proposed building site and that the issue would need to be addressed by the Town Council.
 - Satisfied that this would be addressed with the ‘site plan review’ Mr. Richeson asked for a motion to be made and Mr. Geraghty made the following: ***“I recommend approval of the ‘special use permit’ for the establishment of a medical office to be located at 5121 N. Croatan Highway. The Board has found this proposal to be consistent with the Town’s Adopted Land Use Plan.”*** Mr. Richeson seconded and the motion was passed unanimously.
7. **Comments:**
Mr. Richeson and the Board Members had no further comments.
8. **Adjourn:** Hearing no further questions/comments from Member of the Board, Mr. Richeson adjourned the June 16, 2022 Planning Board Meeting at approximately 6:15pm