

Kitty Hawk Planning Board Meeting
January 16, 2025 – 6 p.m.
Kitty Hawk Municipal Building, Smith Room

Minutes

The Town of Kitty Hawk Planning Board held its regularly scheduled meeting on Thursday, January 16, 2025. This meeting was held in the Smith Room at the Kitty Hawk Municipal Building, 101 Veterans Memorial Drive, Kitty Hawk, NC.

1.) Call to Order: 6:00 p.m.

Attendance:

Members Present: John Richeson, Chairman Chuck Heath, Member
Matt Spencer, Member Dave Morton, Alternate

Members Absent: Jim Geraghty, Member Blair Meads, Alternate
Bryan Parker, Vice Chairman

Others Present: Rob Testerman, Planning Director
Jessica Everett, Administrative Zoning Technician

Voting: Dave Morton, Alternate

2.) Approval of Agenda:

MOTION

Chairman Richeson: All right, this brings us to item two, the approval of the agenda. We need to modify item number three, the draft minutes of the December 12th, 2024 meeting. They will be ready for the next meeting. Does anybody else know of any omissions, deletions, or corrections? All right, hearing none, we'll declare the agenda approved.

3.) Approval of Minutes: Removed from Agenda.

4.) Administrative Report:

Mr. Testerman: All right, the only planning items at the January 6th council meeting were two new appointments to the Board of Adjustment. Mark Perry and Justin Langley were appointed as alternate members, and Kip Tabb and Billy Yetzer were moved from alternates to regular members.

5.) Public Comment:

Chairman Richeson stated that this portion is dedicated to those in the audience who want to speak to the Board about any issues. Those speaking should come to the podium and state their name for the record. He also noted that the Board is an 'advisory' board to the Town Council, and the Council can approve or deny what the Board puts forward.

Seeing as no one approached the Board, Mr. Richeson closed this portion of the meeting.

6.) Subdivision

- a.) Kitty Hawk Meadows, 740 W Kitty Hawk Road, three lots.

Mr. Testerman: Just as a reminder, subdivision reviews are administrative decisions, meaning that if all requirements of the subdivision ordinance and zoning ordinance are met, the applicant is entitled to approval. This one we first looked at last month. If you'll remember, the lot lines were drawn a little differently, and there were some revisions to meet the front setback requirements. Those revisions have been made. Just as a little brief outline, it's a 2.42-acre parcel, 740 West Kitty Hawk Road. They're proposing to divide it into three parcels. Again, there's a little history on this one. In 2021, this was approved for four lots. The owner at the time did not get it recorded, so that approval expired. In the time since, we've had the text amendment that changed the minimum lot size requirements to the 15,000 square feet of contiguous uplands. So in redrawing the subdivision plot, they had to reduce it from four down to three lots. That's what's back in front of us. Again, just as a reminder, the lot configurations, as they're shown when we reviewed this in 2021, Casey and I spoke about this regarding the flag lot question. Our ordinance does prohibit flag lots, but because it met the minimum 50-foot road frontage and maintained at least 50 feet back until where it widens out to 75 feet and wider, we felt that it didn't apply in this scenario. One thing – I'll put it on the screen up here for you. So this is what we looked at last month, where the lots were all kind of squared off. You can see where I had sketched in where my interpretation would have had the front and rear setbacks on that configuration. This one, they've redrawn it to where – you can see right at this spot here, where this lot two becomes 75 feet. That's where that front setback kicks in, because at 25 feet from the road, it doesn't meet the lot requirement. So as soon as it hits 75 feet, that's the front building setback. You can see again on lot three. I did, when this one came in, spend some time looking at the rear setback, which the engineering has shown on the east side of the property. I think that was done so that they're kind of viewing the lot as curving around from front to rear on the east side. In looking further at that, the parcels to the east of it, owned here by Walter and Karen Gant, it looks like. There is a house there. I believe there's a house on the front lot, and possibly a third one back here. Having that 25-foot setback on the eastern property boundary provides a little bit more separation than it would if it were on the northern

boundary, which is owned by the state and is not going to be developed. With those considerations, I was okay with the way they have that rear lot line configured out there. That was what tabled it last month, was getting that front setback figured out. I don't have any other issues that were brought up last month to revisit.

Chairman Richeson: If there are any questions from the board or if the applicant or engineer has anything they would like to add? Hearing none, anyone care to make a motion?

MOTION

Mr. Spencer made a motion to recommend approval of the preliminary plat for Kitty Hawk Meadows that divides 740 West Kitty Hawk Road into three lots.

Mr. Testerman: If I might interrupt just for one second. Since this one doesn't include any new town roads or private roads, typically we wouldn't require these to come back for final plat approval.

Mr. Spencer: That would change my motion to include the phrase preliminary slash final plat.

Seconded By Chairman Richeson.

Vote: YEAS – unanimous

Comments:

- a. Chairman Richeson – I appreciate all your hard work on that, Rob. Thank you very much. I appreciate everybody coming out on a cold night.
- b. Planning Board Members -None
- d. Planning Director-

Mr. Testerman: I'll mention that the state has finished their review of our land use plan that we updated and adopted last year, and the Division of Coastal Management has certified it. We adopted it last year as our comprehensive plan. But for CAMA purposes, the old plan was still being used until the state certified it. So now that we've got that in place, the town will have to re-adopt the land use plan. There were a couple of very minor comments and changes that had to be made, just something based on archaeological resources and stuff like that. So next month, I will be at the February council meeting. I'm going to put it on their agenda to go ahead and schedule a hearing for March. At the February meeting, I'll bring back the land use plan. I probably won't distribute the entire plan unless somebody requests it, but I'll have a little one-pager of the changes that were made to meet the state certification requirements.

Chairman Richeson: It'll be online too, right?

Mr. Testerman: Yes, the revised plan is already online. So that'll be coming in February, which might be the only thing we have on the agenda. There may be a staff-initiated text amendment in the works, but I don't know whether it'll be in front of you for February or not.

e. Administrative Zoning Technician- It's wonderful to see all your faces.

7.) Adjourn:

Hearing no further comments, Mr. Richeson adjourned the January 16, 2025, Kitty Hawk Planning Board meeting at 6:10: p.m.

Respectfully Submitted,

Jessica M. Everett
Administrative Zoning Technician