

Kitty Hawk Planning Board Meeting
October 30, 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, October 30, 2025. The 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	Bryan Parker, Vice Chairman
	Dave Morton, Alternate	Chuck Heath, Member
	Blair Meads, Alternate	Jim Geraghty, Member

Members Absent: Matt Spencer, Member

Others Present: Rob Testerman, Planning Director, Melody Clopton, Town Manager

Voting: Blair Meads will vote this evening in place of Matt Spencer.

2.) Approval of Agenda:

Chairman Richeson: Does anybody have any changes, deletions, additions, or last-minute changes? Okay, seeing none, we'll declare the agenda approved.

3.) Approval of Minutes:

Chairman Richeson: Did everyone get a chance to review the minutes from the September 18, 2025, meeting? Are there any glaring misprints that need correction? Seeing none, does someone care to make a motion to approve the minutes for this September 18 meeting?

MOTION

Motion made by Vice-Chairman Bryan Parker to approve the September 18, 2025, minutes. Seconded by John Richeson.

Vote: Aye – unanimous

4.) Administrative Report

Mr. Testerman: The October council meeting, they approved the commercial site plan for the parking lot over there by the three medical offices. Also set a public hearing for the variance text amendment that the planning board heard in September. We'll be holding that public hearing Monday night, November 3rd.

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, and that their decision is final.

Having no one come forward I will declare the public section closed.

6.) Special Use Permits

a. 5416 N Croatan Hwy – Gas station/convenience store

Mr. Testerman: Before we start, Casey thought he was going to be able to be here, but since he's not, he sent me something that he wanted me to read just for the planning board for the special use permits. He said, "the planning board may serve as a preliminary forum for review and quasi-judicial decisions, like the special use permits. If this is done, which our ordinance does have the planning board review and special use permits, it says the planning board must not conduct a formal evidentiary hearing, but must conduct an informal preliminary discussion of the application. The forum and recommendation must not be used as the basis for the decision by the council. The decision must still be based on evidence presented at the evidentiary hearing." So, we're reviewing it, making a recommendation, but that recommendation is not part of the evidence that council can use when they're reviewing it. And we look at the special use permit and commercial site plan in conjunction, so your recommendation will include whether it's compliant with the commercial site plan and your findings on the special use permit. In the staff report, it noted that the property is in an X flood zone and that the lowest floor elevations are at or above eight feet. The topographical map that's in the site plan packet indicates that all the existing elevations are higher than that eight-foot regulation. I think the elevation certificate we have on file for the existing vacant bank building that would be demolished, I believe they had the first-floor elevation around 15 ft. And then the only other part I really wanted to go through is just mentioning the land use plan. This property is located in an area that's designated by the plan as an invest and improve character area. The designation is primarily in high traffic corridors where levels of commercial or employment activity are greatest or where conditions create the potential for higher intensity uses. The policies and objectives relevant to this application, land use plan, Policy 3.1, manage land use and development to minimize primary and secondary impacts on resources and existing residents through standards for development, 3.2, encourage commercial development at appropriate scales in areas zoned for commercial, the BC and VC districts. Encourage larger scale commercial development to be along U.S. 158, and policy 5.1, utilize the future land use map, storm surge maps, flood exposure maps, wetlands assessments, and projected sea level rise and flood vulnerability data when considering rezoning and development requests. You can see the special use findings are those listed in 42-100(b)8. These are those findings that council will have to make in their evidentiary hearing, but it's certainly something that you all can discuss and decide whether you feel it meets those standards or not. You can see in the staff report that all the setbacks, lot coverage, building height, all seem to meet the requirements. If the applicant has anything they'd like to present or if you just want to answer questions, I'll leave that up to you.

Mr. Gallop: Yes. Good evening, Chairman Richardson and members of the planning board. Some of you may know me, some of you definitely know me. We've had a lot of experience together, and Mr. Mead and I have worked together on a couple of projects. I'm a lawyer here in Dare County. My name is Ben Gallup. I'm a sole practitioner in the Gallup Law Firm, and I'm here tonight representing the applicant of Royal Farms who wants to put this gas station here. We've got a number of people here to talk to if you need them tonight. The only person who's going to put a presentation on is Greg Schmidt here, who's an engineer. What we've also got in the row behind is Ms. Walker and Mr. DeLucia. Chris Bolino, who's a VP, I believe, with Royal Farms, and Phil Mortoff, who's with the architecture firm for the project, and Larry Colarito, who's the appraiser who provided the appraisal report in there. And Kim Tate here is a local appraiser who's Mr. Schmidt will give a brief presentation. If y'all have any questions, we'll get you to the right person if there's a need for anybody else to speak. Otherwise, thank you for attending this application tonight.

Mr. Schmidt: I did prepare some printouts. Mr. Chair, Mr. Vice Chair, members of the planning board, my name is Greg Schmidt. I work with Kimley Horn, which is a civil engineering consulting firm. I'm based out of Virginia Beach, but we've done a few other projects down here in some of the neighboring municipalities as well as in Kitty Hawk. I want to start by just sharing a little bit about Royal Farms. If you're not familiar with the business, they have started to expand into North Carolina. Most noticeably down the 17 corridor, Little Washington and south. They have the store up here in Grandy as well and Currituck. Royal Farms is still a family-owned business. It started as a small dairy up in Maryland, and they've since been able to expand that dairy practices into a convenience store that also provides gas. Royal Farms, when we look at the land use plan and some of the initiatives out there talking about employment, I do want to highlight a few things. Each Royal Farms typically has

20 full-time employees, and then they'll bring in 30 seasonal employees as needed based on demand. The opportunities to grow within Royal Farms from an employment perspective, they have store leaders, assistant store leaders, team leaders, shift leaders, and then their customer service associates. It's not a one-size-fits-all. You walk in, you might interact with the cashier, but there's a lot going on in the background in terms of employment opportunities for a store like this. I know most of y'all are likely familiar with the site. It's currently a vacant bank, so we are looking to take the opportunity to reinvest in that property and redevelop it into a thriving business that we think will serve a good need here in Kitty Hawk. It does sit out front of the Walmart development, one of the largest shopping centers in Kitty Hawk, so it'll see a lot of bypass traffic from just the users that are going in there, picking up their groceries, might need to stop in, get gas, get some snacks, and start heading down into Kitty Hawk and taking in the other pleasures that y'all have to offer. As Mr. Testament mentioned, we worked hard with staff to make sure that we have come to you all with a compliant plan looking at things like setback and impervious cover, lot coverage, open space requirements, and have really worked diligently over the last couple of months. I know, Mr. Meads, we were in front of you at the Board of Adjustment hearing previously, so we've worked hard to try to work within the parameters that are set forth by the town, giving up some things we typically would do and would be desired by the owner, whether that be some drive-out width, some parking counts, things like that, while still maintaining compliance with the town's ordinance. To focus on the land use plan, as Mr. Testament had mentioned, this is located in the invest and improve area of the land use plan, talks to employment, talks to locating these commercial uses in areas that make sense, where there's already high-density commercial development, locating it where it doesn't have a detriment to neighbors, it's not located adjacent to any residences, it already has a right-turn de-sell off of 158 into a right-and-right-only entrance, as well as being served by the two signals, north or east and west, along 158 that go into the Walmart site. We talked about not having a detrimental impact to sensitive features as well. The only thing that's noticeable on the existing property is there's a small area of mature vegetation in the southeast corner, and we're proposing to protect and preserve that as part of our plan that's adjacent to one of the existing infiltration basins. To focus on special-use permit compliance, it does not materially endanger public health or safety. Royal Farms, I know from a gas station, there can be concerns with what happens with the gas underground. It's stored in underground fuel tanks. They use modern double-walled underground fuel tanks. They have a monitoring system that continuously monitors for leak detection, so if there is a leak in the tank, they can respond to it and address it immediately. The access we talked about that, but it does also provide multiple ways of ingress and egress to the property for emergency service response as well, through the signals and the right-in-right-out on 158. I had mentioned that the right-in-right-out already features a right-turn desal lane into the development. The site also will use directional signage and pavement markings to efficiently direct traffic into and out of the entrances, something that they do as a standard. The development will have site lighting. There is a lighting photometric plan that was included with the commercial site plan application, again, providing some additional safety and security for the customers, employees, and visitors. One of the big things that is not clear on a singular exhibit, one of the things we are doing on this site, and I would say it's a benefit to the community as a whole, it is currently served by an existing on-site septic tank and drain field. We are removing that, and we've been coordinating with the Dare County Health Department to tie it to the existing wastewater treatment plant that is served by the shopping center. That wastewater treatment plant comes with state regulation, county regulation, and more oversight than a typical on-site sewer system. So, getting rid of that dated septic tank and drain field, I think, is something to highlight. And then, you know, related to what's around it, I think it's pretty obvious and evident, driving into 158 and coming into Kitty Hawk here, it's in a commercial corridor. So, it really does not have a significant impact on any surrounding uses from a public health and safety perspective. It does meet all the required conditions and specifications, as I had mentioned and as detailed in Mr. Testerman's staff report. We've complied with the zoning ordinance requirements and the ordinances of the town. We are still working with Dare County Health Department, as I had mentioned, to meet the specifications and standards that they will need for us to tie into the wastewater treatment plant, as well as NCDEQ for any stormwater approvals and permitting. Number three on the criteria, substantially injure the value. I'm not qualified to speak on that. As we mentioned, there was an appraisal report that was prepared, and it did not demonstrate an adverse impact. If you have more detailed questions on that, I'll have to pass that off to our colleague. Then we will be in harmony with the land use plan. I think as laid out in the land use plan, invest and

improve. That's exactly what we're trying to do. It's surrounded by commercial development on the largest arterial railway into Kitty Hawk, you know, on the outskirts of town. So, it's already going to see the traffic that it's going to see. This is a convenience use. We're not adding trips. We're not adding residents. We're not doing anything like that with this proposed plan. So, you know, we're hoping that we can take what is now a vacant building that has sat vacant for a little while now and really make it into something that can benefit both the town's residents and its visitors. With that, I'll open it up to any questions you all might have for me.

Chairman Richeson: Does anyone have any questions?

Vice Chair Parker: I have one. Could you speak a little bit more about the wastewater disposal? So, you don't have a permit from Dare County to tie into the current wastewater treatment plant?

Mr. Schmidt: Yes, sir, so what we've done to date is we've laid the grounds to determine what is the available capacity in the wastewater treatment plant. And we have consensus or approval from Dare County Health that the capacity exists to serve this development. We still got to finalize getting the actual permit to make the connection.

Chairman Richeson: The numbers that were in your engineering report, those were pretty correct?

Mr. Schmidt: Yes, sir.

Chairman Richeson: Because there's still, just I guess to say it publicly, there's still, when you tie into it, there's still a surplus of capacity left?

Mr. Schmidt: That's right, yes. and we went through a process. I think it's the McDonald's is now a coffee shop or something like that. So part of cleaning up what the available capacity was, we went through that land use change process with Dare County Health to evaluate that and then show that there is still additional available capacity that is sufficient for the proposed development.

Mr. Testerman: I didn't neglect to mention, but in the staff report I had the two recommended conditions of approval, potential conditions of approval would be, and Greg kind of hit on stormwater, just submitting copies of the stormwater permit or any other DEQ documentation and submitting copies of the wastewater permits or other related approvals prior to issuing any building permits.

Chairman Richeson: I have a question for Rob. What you just mentioned, when it comes up for a motion, should that be mentioned in there? The conditions, the stormwater and the wastewater permit you had just mentioned?

Mr. Testerman: Yes. It's in the recommended motion that I included in the staff report.

Chairman Richeson: So we don't have to insert, we can just say it's recommended by staff?

Mr. Testerman: Correct. If there's any other conditions that you want to do, just recommend to council as well. You could add them there, but those were the two that I included.

Chairman Richeson: Does anyone have any questions for Rob?

Mr. Schmidt: I appreciate y'all's time.

Chairman Richeson: That was an impressive job engineering report.

Mr. Gallop: Thank you very much, and I'm assuming you don't have any questions for anybody else other than Greg or Rob. I can have other folks come up if you need them, but otherwise we're glad to be done and let y'all deliver. We want to make sure everyone have all of your questions answered.

Chairman Richeson: Thank you very much. Anyone care to make a motion then, if there's no further discussion?

MOTION

Motion made by Blair Meads recommended approval of the commercial site plan and special use permit for a gas station and convenience store at 5416 North Croatan Highway, subject to the conditions recommended by staff.

Seconded by, Jim Geraghty.

Vote: Aye – unanimous

Chairman Richeson: That brings us to our next agenda item.

b. 4352 B The Woods Road – RV Park Expansion

Mr. Testerman: This is a vacant parcel adjacent to an existing RV park. It's a preserve that's got at the corner of The Woods Road and Twiford. RV parks are permitted as a special use permit in the VR-3, which is the zoning district for this one. Town Code 42-6195, says requires an approved community sewage disposal system. Rather than a community system, they've proposed not individual septic systems, but I think one septic for every two sites. And Dare County Environmental Health has reviewed that. The 42-622 calls for a minimum of 1,500 square feet each for the RV spaces. The site plan itself does not have that 1,500 square feet delineated, but in discussions with the applicant, they've indicated to me that they can achieve that, and they can show that before it goes to town council. Cul-de-sacs or dead-end roads shall not exceed 1,000 feet in length, measured from the entrance to the center of the turnaround. Any road designed to be permanently closed shall have turnaround at the closed end with a minimum right-of-way diameter of 80 feet. The new access road that's being proposed that ties into the existing one is about 675 feet, measured at that property boundary. If you measure from the park entrance, the total length is just over 1,000 feet. The new road itself meets that requirement. Rather than an 80-foot diameter right-of-way turnaround, the applicant has proposed a T-shaped terminus. You can see that on the site plan here at the south end of the proposal. I have forwarded this to the Deputy Fire Chief for review, and he had indicated no concerns or issues with that configuration. Another section of the ordinance that deals with the wastewater, RV parks shall provide at least one sewage dumping station approved by the County Environmental Health Department. Again, septic systems have been proposed throughout the park instead of a sewage dumping station, effectively serving as multiple sewage dumping stations to serve the park. The only other specific in the application that I wanted to hit on is that the camping unit shall be used as temporary quarters or shelter during periods of recreation, vacation, leisure time, or travel. It shall not be used for permanent living quarters. That would be an ongoing condition of approval. It's just intended to where it's not becoming permanent residences. That is required to keep it compliant with the Flood Damage Prevention Ordinance as well. To address that, I did note in a potential condition of approval that one of the requirements of the RV Park Ordinance is that the park operator maintains a register showing who owns the trailers that are in there, when they come, when they go. One of the conditions of approval would be that the park operator periodically submit the park register to the town to review for compliance with the occupancy requirements. The other potential condition being that prior to the public hearing with Council that a revised plan showing those 1,500 square foot spaces be submitted that Council would have that to review. As it relates to the land use plan, the property appears to be in both the accommodate and adapt and the acknowledge and conserve character areas. The accommodate and adapt character areas described by the plan is an area highly vulnerable to flooding but may occasionally include new elevated structures. Acknowledge and conserve is described as low-lying areas that are not suitable for development or areas that are susceptible to natural hazards and inundation. The land use map shows the acknowledge and conserve areas being that section that's closest to the ditch or canal that runs up through there. You can see on the site plan they do propose leaving a vegetative buffer between the proposed RV sites and that waterway. Following policies and objectives relevant to the application are stated in the land use plan. Policy 3.1, manage land use and development to minimize primary and secondary impacts on resources and existing residents through standards for development. 4.1, encourage the preservation of maritime forests, floodplains, marshes and wetlands through development regulations and land protection initiatives. 4.3, enhance tree cover in the town of Kitty Hawk. 5.1, utilize the future land use maps, storm surge maps, flood exposure maps, wetlands assessments and projected sea level rise and flood vulnerability data when considering rezoning and development requests. And policy 12.1, continue to be a destination for family-oriented tourism, which I think a RV Park does provide that. There is a brief sentence about the acknowledge or

accommodate and adapt character areas in the staff report. In your report, you do have the full description of the land use plan as well. It gives a little more detail. And with that, I will, if the applicant.

Mr. Delucia: Good evening. Good evening. I'm John Delucia from Albemarle and Associates. I think most of you know me. My client approached us to expand the preserve and staying on the preserve, out of the existing trailer park. Previously, a plan had come before council on this project to have little homes located here, and that was turned down. And that was turned down because of the nature of the flood trail more than anything else, I think. That was several years ago. Like Rob said, we have 32 spaces here. We have 23% lot coverage. We've located some of the big oak trees in there and we're working around them. Padded elevations are going to come up a couple of feet from the natural ground elevation now. The road is a little bit wider because backing some of the larger RVs in and out, they need a little bit more width in order to do that, unless you're doing a loop road and you can go in at an angle, which we didn't really have that opportunity to do. As far as the lot size and areas around this, we didn't draw that plan because it was just going to put more information on the plan. We've developed a plan that shows that there's at least 1,500 square feet and can be more than these, so that works. Early on, we talked with the health department and with the owners, and it seemed that having smaller individual septic systems were better. If you have problems with one of them, you don't have the whole campground down. Normally, you would design an RV site for 100 gallons a day for an RV. We've actually sized these for 240 gallons for each RV plot, for each RV space. That was requested by the health department, only because some of the RVs today are larger. They're like two-bedroom houses rather than one-bedroom houses, if you will. We just found out today that CAMA is not going to take jurisdiction on this piece of property. But we do have to leave that 30-foot buffer. As long as we stay out of the public trust 30-foot buffer, we don't need to have a CAMA permit. We will be going to the state to get a stable stormwater and a low-density permit on this. We do have stormwater management provisions along the site plan. As Rob said about the dump station, we really don't want to have a dump station there because it's better if each individual trailer can hook into a septic system rather than having a dump station. We actually have 18 dump stations, if you will. We have the required area for bathrooms and for showers, for a small laundry facility. The health department has reviewed this. We have preliminary approvals for what we've shown you. As I said, we're at 23% off coverage. We're going to try to maintain some of the nice trees that are in there because people like those.

Mr. Testerman: I will jump in here. I highlighted those sections that relates to the septic and sewage just because it's not word-for-word what the ordinance says. But I think it does meet the intent of what the ordinance is going for, managing that wastewater. So, I just wanted to highlight those in case there's any questions that you guys had as you were reading through it.

Chairman Richerson: I have a question for you. what I'm hearing is there going to be some kind of attachment or something with each of those septic systems that they would attach their RV to?

Mr. Delucia: Yes.

Chairman Richerson: So there is a possibility, like people traveling around the East Coast, stopping at places where somebody could pull up with a full tank when they first get there?

Mr. Delucia: They could. That could be possible. Although they're setting these up more so for folks from Virginia Beach and the Tidewater area, that they can keep their RVs down here and come down on the weekends and have them usable. That's kind of what they're doing in there right now. When we were doing the feasibility study on this, I did talk with Chief and with Jimmy about if there had been any problems back there. And he said that since these folks have taken it over, they really haven't had any concerns back in that area. I know that they should read their applications that are fairly robust. They do background checks on people before they let them come down and rent. They want a safely run campground.

Chairman Richerson: It was stated in here that one of the projected uses was to be for a long-term RV. They could park it and then come back a couple times during the summer. We get a flood warning with a hurricane coming up and the owner doesn't show up or can't get ahold of him, who's going to tow the unit out?

Mr. Testerman: The Flood Damage Prevention Ordinance, the requirements say that it can't be in one place for more than 180 days or it has to remain highway ready. It doesn't necessarily speak to having any requirements that somebody has to come fill it out. Ideally, that would be the case. Ideally, you wouldn't want it sitting there.

Mr. Delucia: But their agreement does state that if a storm is coming, then the owners will be notified and they have to come down and move them. None of them will be off of wheels. They're all going to be strictly legal for anything in there.

Vice-Chair Parker: This site has been brought to us two other times previous and was denied based on the elevation wouldn't support the development of septic systems and so forth.

Mr. Delucia: We actually did a plan about ten years ago on this that had comments. And a big wastewater treatment plant that was right in the system was right in the middle of this property. Of both the properties. And that was actually what went through the state and stayed approved at that time. We've been working with Robert Preston on this one. And rather than having to put a large drain field in and clear all the vegetation and cut the trees down, I feel it's better and the health department feels it's better. So we have septic systems and repair areas for each one of these. And we design it for 480 gallons a day. Which is more than twice as much as we would normally have to design it for. So, John, your question about what happens if someone comes and dumps a 60-gallon tank, it's not a big deal.

Chairman Richeson: Yeah, I was looking at the systems. From what I understand, you have to have anywhere from a foot and a half to two feet of fill has to come in the whole site? The systems look like they're standard systems?

Mr. Delucia: They're standard bed systems.

Chairman Richeson: If you bring in two foot of fill, doesn't that have to be a Brunswick system?

Mr. Delucia: It is a Brunswick system.

Vice-Chair Parker: I think they require an extra six inches of material for a center-fed system.

Mr. Delucia: You've got more separation of the water table. Yes.

Vice-Chair Parker: I think the elevation there was a little over two feet above sea level, maybe?

Mr. Delucia: A little over five-foot pads in order to get septic systems in.

Chairman Richeson: What's the LPP field rated for?

Mr. Delucia: Probably the LPPs is, since you've got an extra tank and you've got pumps and you've got, I mean, this is a gravity system. I mean, this is as simple as they get. And they're functional. They work.

Chairman Richeson: And about the, you know, saving the trees, it looks like to do all that you're pretty much going to have to clear-cut the whole site.

Mr. Delucia: There's not a lot of trees in there, but we're going to make an attempt to. We did locate most of the trees on the site. We tried to work around a few of them. There's a lot of that water line that comes in there to serve what's there now in the fire hydrant. We made those sites a little bit smaller. The pads are not as long for those because we didn't want to have anything parked on top of the water line.

Chairman Richeson: Has anyone done a hydrology study on the ground water?

Mr. Delucia: We've looked at the ground water and we've also done everything at the health department. They did boars in every single one of these.

Chairman Richeson: I guess it would be the superficial aquifer, percolate in the ground. If it's going to get over to Oak Pond Swamp, which, yeah, my concern is, you know, Pond Swamp eventually empties out to Kitty Hawk Bay.

Mr. Delucia: John, it meets the standards of the health department. The separation distances are adequate. Separation from the ground water and from the distance to the canal or to the swamp back there, it's all compliant with state and local regulations. I'm not that worried about it. I really not.

Mr. Testerman: I would just add, like, any other development that comes through with regards to the septic permitting, if the health department approves it, we just ask for a copy of it. We don't have, like, we don't apply any additional standards. If the county's good, we're good.

Chairman Richeson: Anyone else have any questions?

Vice-Chair Parker: I'll say this. One of my concerns of just being here for a while and what we've dealt with in the past, but it basically goes against one, two, three, four of our land use policies. That's one of my concerns. It's in a knowledge and conserve area, which was mentioned. Minimize property and secondary impacts. Encourage the preservation of maritime forest, floodplains, marshes, and wetlands. Enhance tree cover. I mean, that's a wooded site currently, correct? Six acres of all trees is what it is.

Mr. Delucia: But it's zoned, it's zoned to allow it.

Vice-Chair Parker: That's a special use. It's not by right, but a special use. Those would be my concerns.

Mr. Testerman: I think on the future land use map, kind of here where, it doesn't lay out person by person, but where I'm hovering, it's kind of whereabouts. You can see Twiford coming in here, the wooded road. The existing parts of that here.

Vice-Chair Parker: So it's in the light blue shaded area?

Mr. Testerman: I would say the majority of it's in that gray. Like I said, when I was doing my part, I think the majority of the acknowledge & conserve is probably there within that buffer by the water. And then the rest being in the accommodate and adapt.

Vice-Chair Parker: There are all within a foot of each other. There wasn't a whole lot of difference in elevation from not much to not much more.

Chairman Richeson: I'm kind of bothered too by, well, accommodate and adapt policy 5.1. Utilizing the future land use map, storm surge map, flood exposure map, wetlands assessment, projected sea level rise. I mean, even if they bring in two foot of fill, that property is always going to be vulnerable. And it bothers me with its approximation to Oak Pond Swamp. Because, water flows out, but we have a flood event. Water's going to flow in. And in 2060, according to our new CAMA land use plan, that's going to be right at water level, the ground level. They're projecting, I think, by then, possible two-foot rise, if I remember correctly, from the land use plan by 2060.

Mr. Testerman: I will just read into the accommodate and adapt character area sheet from the land use plan. I don't try to advocate one way or the other. It does say that future uses should be primarily single family homes and reuse of existing buildings. So, in my mind, if you're saying single family homes are appropriate in the area, the actual hardened development here is a bathhouse and a roadway. So, you're not actually putting any structures in the plan of future floods, except for the bathhouse. And then, assuming the owner has that agreement in place and is on top of the customers to pull out if there is something coming.

Chairman Richeson: Do you have an opinion on how that's going to affect the residents on Woods Road that have houses abutting the property, if that's going to be like a noise problem or something?

Mr. Testerman: I don't know that I can really give an opinion on that.

Chairman Richeson: It's kind of hypothetical.

Mr. Testerman: I mean, 32 trailer spots. So, if the intent is to allow long-term leasing of the spot itself, not long-term occupancy, and then they have to pull out for the event of a storm, then you might have 32 RVs going down the Woods Road towards the bypass a couple times a year.

Chairman Richeson: I'm glad you did the 480 because there's two parking spots per site, which means somebody can come in with their Airstream with one family of 6 to 8 people and then his brother-in-law can follow him in there and park in the other one with another 6 to 8 per site.

Mr. Delucia: I don't think that's the intent.

Chairman Richeson: Well, I mean, you can't say it's not going to happen. It happens down here a lot.

Mr. Delucia: Well, they're only going to be able to get one RV on the path.

Chairman Richeson: Correct. But they'll all be using the bathroom.

Mr. Delucia: That's true. And that's why we want some of the higher flood rates on the design.

Chairman Richeson: Or send them to the bathhouse.

Mr. Delucia: The bathhouse would have about 2,000 gallons would be the capacity for a couple of showers and a couple of clothes, and a washing machine.

Mr. Meads: Can you show me the aerial again of the existing RV park?

Mr. Testerman: This is the proposed area.

Mr. Meads: So it's basically turning right into what's already there? Yeah, you see the access is here at the Woods Road. It goes through this private property here. And then this is the beginning of the park property. And then it would follow that access right up to here, which means there may be some improvement already there. And then into the site.

Vice-Chair Parker: Would they have to shorten the road, being that it's over what's permitted, over the 1,000 foot?

Mr. Testerman: Well, if you look at the total from entrance of the park, it came to, I've been, like, just over 1,000, but this new section was 675, thereabout. So, I guess that might be an interpretation for council when they're making their decision, whether they're looking at just the new road or the park entrance. The new road meets that 1,000 foot length, and the total, measured about 1,090 feet.

Vice-Chair Parker: Yeah, my main concerns are just that it seems like most of the land use plan says not on that site, you know. And to quote Councilman Pruitt years ago when this was before us, he said, Kitty Hawk's doing a lot of things, but we're not gaining in elevation. And that was to support the... t wouldn't support septic systems at that time, is what I remember.

Mr. Testerman: I think, as John mentioned, I believe that was early on when I came over to town, and the proposal at that time was for mobile home manufacturing on the park. And I do remember part of the concern there being selling those permanent structures there, which was different than that since There is a septic, but we're also not talking about the permanent structure, like the permanent manufacturing homes.

Mr. Delucia: It's a much less intense use of the land than if we went in there and did a subdivision with ten lots in there.

Vice-Chair Parker: Could it support it? I mean, if you're going to raise it by 2 to 3 feet, you're looking at 2,000 dump truck loads of sand.

Mr. Delucia Well not the whole area. -inaudible-

Vice-Chair Parker: It's definitely minimizing.

Chairman Richeson: Anyone else have any more questions?

Mr. Testerman: You mentioned the intensity of the uses as well. This is a VR-3 district where single-family residences and duplexes and multifamily dwellings are permitted uses by right. It's something to think about the alternatives of what could be there.

Vice-Chair Parker: What would be the difference here? We allow three in VR-3, units per acre?

Mr. Testerman: It would be four dwellings per acre. Twenty-four dwellings.

Mr. Geraghty: I think that would have more of an effect on the land and the areas than this will. If someone subdivided it. With those, you know, your elevation, if the house is up on pylons, elevation, as long as they can get a drain field in, you know.

Vice-Chair Parker: And currently you don't have septic approval, correct?

Mr. Delucia: We have preliminary approval.

Vice-Chair Parker: Preliminary.

Mr. Delucia: Well, I mean, they've gone out and done the evaluation. We have not applied for the permit yet.

Vice-Chair Parker: And they've said that it will support a drain field.

Mr. Delucia: Yes.

Chairman Richeson: The approval is contingent upon doing the recommendation by the health department.

Mr. Delucia: Yeah, like Rob said we had every single drain field staked out.

Mr. Geraghty: Your traffic and everything would be much more with a subdivision than with this. This is going to be, you know, seasonal. And as far as handling it, the Woods Road, what you said with the storm and if you've got to get out of there, every Saturday and Sunday, that Woods Road is back up. More than that would affect it.

Vice-Chair Richeson: I don't have any more questions. Anyone care to make a motion?

MOTION:

Mr. Meads recommend approval of the site plan and special use permit for an RV park at 4352B The Woods Road, subject to the conditions listed in the ordinance and those recommended by staff in this report.

Seconded by Mr. Geraghty All in favor?

Aye. Blair Meads and Jim Geraghty

All opposed? Aye. Chairman Richeson, Vice-Chair Parker, and Chuck Heath

Motion denied by a vote of 3 to 2

Mr. Delucia: Can I ask why?

Chairman Richeson: Personally?

Vice-Chair Parker: The land use plan.

Chairman Richeson: The land use plan I mean; it meets policy 12.1 to be a destination for family-oriented tourism.

Mr. Morway: The land use plan is not a binding document.

Chairman Richeson: Oh, I know, but it's a guideline.

Mr. Morway: It's a guidance

Chairman Richeson: Everybody has their opinion, you know, about what the land use plan means. Like you said, it's not a binding document.

Mr. Morway: Right.

Chairman Richeson: And I'll be specific. Policy 4.1. I don't think it lines up with that. Encourage the preservation of maritime forests, floodplains, marshes, and wetlands. I mean, right across Twiford Street, you have a coastal reserve, which fortunately is protecting, you know, some of Kitty Hawk Woods.

Mr. Delucia: A tremendous amount.

Chairman Richeson: And enhance the tree cover, because most of the trees are going to be cut down. I'm going to be specific, because you asked. You had the plastic structures around the oak trees. You bring in two foot of fill, if those plastic structures deteriorate, and that sand creeps over the trees, it's going to kill them. So, you really haven't saved anything. I'm not saying it's going to happen. And I'll try to look at everything. You know, I'm not trying to pick on you. You did a great job with it. I mean, looking for the extra capacity and bringing the health department in.

Mr. Delucia: Inaudible

Mr. Morway: And also, the trees that are shown to be saved, that's incorporated very well. But you also have a minimum of a 30-foot wide vegetated room for whatever purpose. I mean, we've got a tree on there, so we've got to decide properly. It's not just for show.

Chairman Richeson: I understand. And like I said earlier, our town council's not bound by it. (56:36) It's just a recommendation.

Mr. Delucia: Mr. We understand that. I would just like to have a clean recommendation.

Chairman Richeson: I understand and I don't blame you a bit.

Mr. Delucia: For the commissioners meeting, their attorney will be coming down here because their findings are absolute. And we're in the process of having Greg Ward prepare the documents that we are going to need for that. Thank you all very much.

Chairman Richeson: Thank you, Y'all did a great job on the engineering presentation, really.

Mr. Delucia We'll get there.

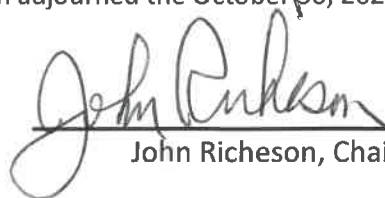
7.) Comments:

Chairman Richeson: That brings us to item number seven, comments.

No Comments

8.) Adjourn:

Hearing no further comments, Chairman Richeson adjourned the October 30, 2025, Kitty Hawk Planning Board meeting at 6:29: p.m.



John Richeson, Chairman

Respectfully Submitted,



Jessica M. Everett

Administrative Zoning Technician