



TOWN OF KILL DEVIL HILLS

Land Where Flight Began

Special Worksession on
Potential Hotel/Motel Development
Scheduled by KDH Board of Commissioners
January 15, 2016 @ 8:30 a.m.

At their November 2015 meeting the Board of Commissioners agreed to discuss potential hotel/motel development in Kill Devil Hills. A special worksession will be held on Friday, January 15, 2016 at 8:30 a.m. in the downstairs Meeting Room at the Administration Building, 102 Town Hall Drive, off Colington Road.

Kill Devil Hills has a large diversification of places to stay – hotels, motels, cottage courts, large residential structures, smaller residential structures, condominiums, time-share facilities, etc. Recognizing the conveniences and variety of services offered by hotels and motels to their guests, and also that no new hotels or motels have been constructed in Kill Devil Hills in nearly 30 years, the Board of Commissioners desires more discussions on potential hotel/motel development. Discussions could include:

- Identification and exploration of potential development incentives and benefits;
- Zoning, necessary and/or desirable height/footprint requirements, overlay districts, etc.
- Economy of hotel/motel development, i.e., jobs, visitation;
- Fiscal benefits to Kill Devil Hills, i.e., taxes, visitation;
- Land Use Plan survey results;
- Concerns.

If you cannot attend the worksession, you may submit your comments in writing to the Town Clerk, P.O. Box 1719, Kill Devil Hills, NC 27948, or by e-mail to mary@kdhnc.com. The Board of Commissioners looks forward to hearing from all interested citizens and property owners as this issue is explored.

Posted this 28th day of December 2015.

Mary E. Quidley
Town Clerk

Copies to: Mayor and Board of Commissioners, TM, TA in their packet materials; all department heads; all town bulletin boards; KDH Sunshine List, including all local news media; KDH electronic distribution list; Facebook; KDH website; file

Quidley, Mary

To: Sharon Nelson
Cc: Board of Commissioners 2; BOC; Diaz, Debbie; Loy, Greg
Subject: RE: meeting-hotels

Tuesday, December 29, 2015

Good morning –

Thank you, Ms. Nelson – I will pass along your comments to the Board of Commissioners.

With kindest regards,

Mary (E. Quidley)
KDH Town Clerk
mary@kdhnc.com
252.449.5302

From: Sharon Nelson [<mailto:maineapp@aol.com>]
Sent: Tuesday, December 29, 2015 5:24 AM
To: Quidley, Mary
Subject: meeting-hotels

I may not be able to make the Jan 16, 2016 meeting so wish to voice my protest against allowing potential development of hotel/motel in Kill Devil Hills. I am a property owner and full time resident of Kill Devil Hills for three years and want no development of this size spoiling the beauty of my town. This kind of development ruins the quaint beach character which is a primary draw for visitors and residents alike. Bigger is not better in this case, and more tax dollars to the town should not be a good reason to ruin it with large commercial structures.

Sharon Nelson
1625 N Virginia Dare Trail
Kill Devil Hills, NC

Quidley, Mary

To: BOC; Board of Commissioners 2
Cc: Diaz, Debbie; Loy, Greg
Subject: FW: comments for Hotel Worksession 1/15/16

From: Jeff Fabrikant [<mailto:jeff@mpfic.com>]
Sent: Wednesday, January 13, 2016 10:30 AM
To: Quidley, Mary
Cc: randy@rmsaunders.com
Subject: comments for Hotel Worksession 1/15/16

Mary,
Regrettably I will be unable to attend the Worksession. Can you please share my comments? Thanks.
Jeff

Our company has owned and operated the John Yancey Inn for over 12 years. I have followed the recent Town discussion on multifamily/hotel FAR and the prior committee on height limits, and I would just suggest the following for the Town's consideration.

There are very few multi-lot sites (+4 lots, or +200 feet of oceanfront frontage) in Kill Devil Hills. It will be very difficult for anyone to assemble additional multi-lot parcels large enough to justify a new hotel, thus the number of possible hotel sites is probably limited to those with existing hotels/motels. A current owner of a hotel, if faced with a redevelopment decision – either by choice or because of hurricane or fire– we will go with the highest and best use. That use is now most likely residential, and will continue to be, unless the Town can enact incentives, or less restrictive zoning, to encourage a new hotel development. Thus, there will continue to be a loss of hotel rooms over the next 30 years (and more houses).

Hotels provide not simply rooms to tourists, but visiting families/friends, tour buses, wedding groups, etc that are good for local businesses and restaurants. There is a public need for hotels that houses, condos or timeshares cannot provide – nightly room rentals, 24 hour guest service, on site restaurants, etc. Hotel also create more jobs than houses.

I would further suggest that the Town look to develop a set of hotel development incentives that would be accompanied by various items that would benefit the public. **In short, any discussion of a new hotel overlay will have to involve additional height.** The numbers simply will not work with existing height limits, and the plethora of existing limits on a new hotel (large structure CAMA regs, sideyard setbacks, parking, septic, stormwater, lot coverage, etc). New hotel development would need to have the majority if not totality of rooms be oceanfront facing to be viable. At John Yancey Inn, just 36% of our rooms are oceanfront (including some ground level that face a dune). New design would not replicate what was typical motel construction of 1960s and 70s. That

percentage is similar for most other KDH hotels. Thus, I suggest in exchange for allowing hotels to go to 6 stories – which is what the Hilton Garden Inn is in Kitty Hawk, far far from a Virginia Beach 20 story tower, a hotel owner could agree to:

- Limit max building width (to 200 feet?) – thereby avoiding having a large block on the oceanfront, breaking up sightlines.
- Offer an improved public easement/ beach access
- Include [+2,000 SF] of meeting/ conference space
- Have an oceanfront restaurant/bar that would be open to local residents
- Architectural features (gabled roofs, dormers, “Nags Head style”), pitched roofs, etc.

There could be some sort of point system or formula enacted to allow developers to get up to the 6 stories.

Bottom line is, as the Town looks forward to the next generation, rather than facing the loss of additional hotel rooms, the majority of which are getting up there in age/ useful life, it would be exciting for new future resort hotels in Kill Devil Hills that would be tastefully designed and constructed.

Regards,
Jeff Fabrikant

Jeffrey Fabrikant
John Yancey Oceanfront Inn
252-489-4747
866-801-1533 fax
jeff@mpfic.com

Quidley, Mary

From: Diaz, Debbie
Sent: Wednesday, January 13, 2016 12:03 PM
To: Quidley, Mary
Subject: FW: April 1 deadline

From: Steve Michael [<mailto:michael@ncobxlaw.com>]
Sent: Wednesday, January 13, 2016 9:43 AM
To: Casey Varnell
Cc: Loy, Greg; Rob Testerman; Diaz, Debbie; Andy.stewart@kittyhawktown.net
Subject: April 1 deadline

We need to work with April 1, 2016 being the deadline for the easements being recorded or the condemnations being filed so that we have authority to put sand and equipment on the properties.

Steven D. Michael
Sharp, Michael, Graham & Baker, LLP
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Kitty Hawk, North Carolina 27949
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Please visit our new website at www.ncobxlaw.com.

Quidley, Mary

To: Everett.Teller@sabic.com
Cc: Board of Commissioners 2; BOC; Diaz, Debbie; Loy, Greg
Subject: FW: Hotel Development in KDH

Wednesday, January 6, 2016

Good morning, Mr. Everett –

I am providing you message to the Board of Commissioners and will file it with the record of the January 15th worksession.

With kindest regards,

Mary (E. Quidley)
KDH Town Clerk
mary@kdhnc.com
252.449.5302

From: Teller, Everett [<mailto:Everett.Teller@sabic.com>]
Sent: Wednesday, January 06, 2016 10:52 AM
To: Quidley, Mary
Subject: Hotel Development in KDH

There are a lot of smart people on the OBX so I'm sure this is not a novel thought but I will communicate it anyway.

When hotels developers build, they prefer to build on prime real estate, aka, the beachfront. They also request all kinds of concessions and incentives based on the economic value they predict to occur as a result of their development.

The jobs they bring, outside of the original construction, are mostly moderate low income part-time positions. This is intentional to limit their overhead.

The vacation/tourist period of OBX is very limited yet develop like this has long term effects on the vitality and attractability of the OBX. OBX distinguishes itself from other areas such as the Jersey Shores, Atlantic City and Ocean City due to the current character of the Outer Banks. Leading the OBX down this path will cause permanent changes to the islands and the residents.

Properties near and behind the hotels will surely decrease in value which will impact the taxes they pay and the ability to lease/rent/sell those individually owned properties. The position the hotels will add taxable revenue is real but so is the position that individual properties will have some of their taxable revenue and equity erased.

With the changes in population other services will have to be increased. These include police, fire, medical, municipality loading, etc. These all negate the short gains that would be made with hotel development.

If you have made it this far,

Thanks for your time,

Everett

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Quidley, Mary

From: Sterling Webster <sterlingwebster@gmail.com>
Sent: Friday, January 15, 2016 8:08 AM
To: Quidley, Mary; Tonia Cohen
Subject: Today's worksession

Good morning Mary,

Thank you for the invitation to today's work session. Unfortunately I am fighting off the flu bug and will not be able to attend. I am very interested in being a part of any future discussions on this issue. Please apologize for me to my peers and neighbors. Thank you,

-Sterling

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