



# Agenda Item Summary Sheet

Item No: **F-1**  
Meeting Date: **February 5, 2020**

**Item Title:** Public Hearing to consider a Vested Right/Conditional Use/Site Plan Application for the Outer Banks Hospital, 4923 & 4927 S. Croatan Highway and 4922, 4926 & 4928 Passage Way, submitted by Quible and Associates P.C. on behalf of Outer Banks Hospital. The application involves the demolition of the Urgent Care Facility and construction of a 10,400 square foot addition (Infusion Facility) to the existing Radiation Therapy building. As part of the application, the applicant is seeking a Conditional Use Permit to reduce the number of required parking spaces and modify certain parking requirements, and to rezone the properties at 4922, 4926 & 4928 Passage Way from the SPD-C Single-Family-2 District to the SPD-C Hotel District

## Item Summary:

A Vested Right Site Plan, Conditional Use Permit, and Rezoning for the Outer Banks Hospital Cancer Center; the scope of the application includes the following:

- Demolition of the existing Urgent Care Facility and construction of a 10,400-sf addition to the existing Radiation Therapy building, along with parking, stormwater, and related improvements.
- A rezoning request for three (3) lots along S. Passage Way from SPD-C/SF-2 to SPD-C/Hotel.
- Consideration of reduced loading zone berth dimensions and reduction of required parking based upon Medical Office use

## Staff Recommendation/Planning Board Recommendation

Based upon the analysis presented in the Staff Report, Staff recommends approval of the requested rezoning of parcels located at 4922, 4926 and 4928 S. Passage Way from the SPD-C/SF-2 District to the SPD-C/Hotel District; and, based upon the analysis presented in the Staff Report, and recommended conditions, Staff recommends approval of the proposed Vested Right/Site Plan and Conditional Use Permits.

At their December 17, 2019 meeting the Planning Board voted unanimously to recommend approval of both the Rezoning Request and Conditional Use/Vested Right/Site Plan Amendment application, with conditions, as presented.

Number of Attachments: 7

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## Specific Action Requested:

Conduct the Public Hearing.

Submitted By: Planning and Development

Date: January 29, 2020

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## Finance Officer Comment:

Signature: Amy Miller

Date: January 29, 2020

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## Town Attorney Comment:

Signature: John Leidy

Date: January 29, 2020

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## Town Manager Comment and/or Recommendation:

Signature: Cliff Ogburn

Date: January 29, 2020