



Agenda Item Summary Sheet

Item No: **G-3**
Meeting Date: **July 3, 2024**

Item Title: Consideration of a Site Plan Amendment for an 87-unit hotel, Inn at Whalebone.

Item Summary:

Consideration of a Site Plan Amendment for the construction of an 87-unit Hotel (Inn at Whalebone) and all necessary site improvements. This Site Plan was last reviewed at the Board of Commissioners October 4, 2023 meeting at which time the Board voted unanimously to recommend approval of the site plan with two conditions as noted below:

1. The existing roadway is to be expanded to accommodate three (3) lanes of traffic, and the three (3) lanes should extend to the most westward entrance of the hotel off Lakeside Street.
2. An approved subdivision plat addressing the portions of lots 24, 29, 30 and 31 and a recombination plat addressing lots 32, 33, 34, 35, 36, 22, 23, 26 and 27 be approved and filed at the Dare County Register of Deeds prior to the issuance of any development permits for the proposed hotel project.

The applicant is requesting that consideration be given to various Site Plan Amendments as well as a request to eliminate in whole, or modify, the requirements imposed by condition #1 as it relates to W. Lakeside Street.

Staff Recommendation/Planning Board Recommendation

Based on the staff’s review and analysis of the proposed site plan amendments, we find that the modifications comply with the Unified Development Ordinance (UDO) and recommend approval as presented.

Regarding the applicant's request to remove or modify the condition to widen Lakeside Street, this condition was included in the October 4, 2023, Board of Commissioners approval to address traffic concerns raised by citizens and Board members. While fully meeting this condition could impact runoff onto adjacent properties and conflict with above-ground utilities, there is an opportunity to widen a portion of the roadway. This approach would fulfill the intent of the Board of Commissioners' conditioned approval without encroaching on adjoining properties. Staff recommends that the Board of Commissioners consider modifying the approval to reflect the alternative roadway design proposed by the Town Engineer.

At their June 18, 2024 meeting, the Planning Board voted 4 to 3 to recommend approval of the Site Plan Amendments and modification of the condition related to the widening of Lakeside Street.

Number of Attachments: 1

Specific Action Requested:

Consider the Site Plan Amendment request.

Submitted By: Planning and Development

Date: June 28, 2024

Finance Officer Comment:

Insufficient information to determine fiscal impact.

Signature: Amy Miller

Date: June 28, 2024

Town Attorney Comment:

Attorney Leidy will participate in the discussion as necessary.

Signature: John Leidy

Date: June 28, 2024

Town Manager Comment and/or Recommendation:

I will participate in the discussion as necessary.

Signature: Andy Garman

Date: June 28, 2024