



FOCUS Technical Committee Meeting Documents

March 13, 2018

Meeting Agenda

PowerPoint Presentation

Meeting Notes



FOCUS Technical Committee Meeting March 13, 2018 ~ 1:00 pm

MEETING GOAL

Review the table of permitted uses and determine the appropriate uses for the C-1 and C-2 zoning districts.

Meeting Agenda

1:00 pm – 1:10 pm

1. Welcome & Meeting Overview

1:10 pm – 2:50 pm

2. Table of Permitted Uses- Review and Discussion of Uses

This discussion is based in the previous homework assignment. Committee members were asked to review uses for C-2 zoning, both along the Hwy 158 corridor and the Hwy 12 corridor, to determine the appropriate uses for the corridor utilizing the zoning district description and the Comprehensive Plan.

- Review and discussion of uses where staff recommended that the use not be included for the district, but the group feedback was to include the use.
- Review and discussion of uses where there is disagreement between committee members on whether the use should be allowed or not.

2:50 pm – 3:00 pm

3. Recap & Adjourn

More information on this project as well as meeting materials are available at

www.focusnagshead.com



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(252) 441-5508 • www.nagsheadnc.gov



Technical Committee

Meeting

March 13, 2018

MEETING GOAL

Review the table of permitted uses and determine the appropriate uses for the C-1 and C-2 zoning districts.



Uses to Discuss

1. Dwelling, Large Residential
2. Dwelling, Multi Family
3. Bed and Breakfast
4. Dormitory
5. Hotel
6. Temporary Emergency, Const. & Repair
7. Food Truck
8. Food/Grocery Store
9. Greenhouse/Plant Nursery
10. Hardware Store
11. Pet Shop/Dog Grooming



Uses to Discuss

12. Pharmacy
13. Production/Repair/Sales Eyeglasses, Hearing Aids, Prosthetics
14. Battery Charging/Exchange Station
15. Child Care facility, Child Care Center
16. Group Fitness- Aerobic/Dance/Karate/Yoga
17. Hair Salon
18. Indoor Fitness/Gymnasium
19. Indoor Public Assembly
20. Massage Therapy Center
21. Spa
22. Tailor



Uses to Discuss

- 23. Veterinary Clinic with no Animal Boarding
- 24. Microbreweries
- 25. Commercial with Accessory Dwelling
- 26. Group Development
- 27. Multiple Principal; Uses in One Structure
- 28. Shopping Center- Large (>10,000)
- 29. Shopping Center- Small (<=10,000)
- 30. Vertical mixed Use
- 31. Libraries
- 32. Museum



Uses to Discuss

- 33. Public Utility Facility
- 34. Religious Complex
- 35. Medical Office
- 36. Community Garden
- 37. Fishing Pier
- 38. Indoor Entertainment
- 39. Public Beach/Sound Access/Bathhouse
- 40. Artisan's Workshop (3,000 sq ft. or less)
- 41. Outdoor Stands- Accessory to Shopping Centers
- 42. Solar Energy



Committee Disagreement

1. Home Occupation Class 1, 2, 3
2. Cluster Housing
3. Residential Group Development
4. Townhouse
5. Adult Care Home
6. Boarding House
7. Child Care Facility, Family Child Care Home
8. Child Care Facility, Small Child Care Center
9. Multi-Unit Assisted Living with Services
10. Auction House



Committee Disagreement

11. Firearms Sales and Service
12. Furniture Store
13. Food Bank
14. Locksmith
15. Metaphysical Wellness
16. Real Estate Rental Management Facility
17. Tattoo/Body Piercing
18. Veterinary Clinic with Animal Boarding
19. Wallpaper sales and installation
20. Restaurant- Drive Through



Committee Disagreement

21. Trade Association Office
22. Adult Day Service Center
23. Farmer's Market (Public)
24. Post Office
25. Private Club (non-profit)
26. Beach and Tennis Club
27. Public Park
28. Skate Park
29. Aerial Adventure Park
30. Go Kart Track



Committee Disagreement

31. Grass Surface Putting Course
32. Mini Golf
33. Outdoor Amusement Rides/Games
34. Outdoor Sport Climbing Wall
35. Parasail Rental
36. Tour Boat
37. Watercraft Rental, Non-Powered
38. Watercraft Rental, Powered
39. Concealed Building Mounted Antenna (Flush)
40. Concealed building Mounted Antenna (see note)



Committee Disagreement

41. Artisan's Workshop (exceeding 3,000 sq ft)
42. Fine Craft and Folk Art Production
43. Security and Management Offices, Swimming Pools, and Tennis Courts
44. Solar Energy
45. Wind Energy, Rooftop, Small, Vertical Axis



Committee not sure

1. Residential Group- Family Care Homes/Halfway Homes
2. Family Foster Home
3. Group Home
4. Convenience Store
5. General Retail
6. Security System sales/service
7. Fire station
8. Canvas, Fabric and Upholstery Fabrication
9. Public utility facilities
10. Customary accessory church facilities
11. Garage
12. Shed
13. Swimming pool
14. Theater





FOCUS Technical Committee

Meeting Notes

March 13, 2018; 1:00 pm

Board Room

Committee Attendees: Marvin Demers; Bobbie Stager; Barbara Ayars; Bob Brown; Mark Cornwell; David Elder; Deputy Town Manager/Planning Director Andy Garman; Deputy Planning Director Kelly Wyatt; Planner Holly White; and Deputy Town Clerk Michelle Gray

Other Attendees: John Cece

All handouts are available on the Town's website www.focusnagshead.com

Welcome - Planner Holly White welcomed and thanked all for attending.

Meeting Goal – Review the table of permitted uses and determine the appropriate uses for the C-1 and C-2 zoning districts.

Table of Permitted Uses- Review and Discussion of Uses

Staff recapped that the C-1 currently existed in our ordinance in writing, but was not mapped. Additional staff explained that through the Comprehensive Plan process, one of the biggest hurdles to realizing the Town's vision through our zoning ordinance was that the same zoning district exists for both the Hwy 158 Corridor and the Hwy 12 Corridor. Therefore, a goal of the UDO project has been to address this through a multi-pronged approach outlined below:

1. Reviewing the uses in the C-2 and determining appropriate uses for the Hwy 158 Corridor.
2. Creation of a C-1 Zoning District that is more appropriate for the Hwy 12 Corridor. Using the uses in C-2 as a starting point to determine appropriate uses for the Hwy 12 Corridor.
3. Develop commercial design standards appropriate for each corridor.
4. Create a flexible conditional zoning district that directs development to activity nodes that were defined in the Town of Nags Head Comprehensive Plan. Please make sure to read more about this in the zoning district descriptions.

The C-1 Zoning district would be located on the west side of Hwy 12. This district is envisioned to accommodate more neighborhood scale, pedestrian oriented development that addresses the needs of the immediate residential neighborhood with an emphasis on expanding neighborhood commercial activities along Hwy 12. The existing C-2 would remain until such time the Board of Commissioners considered remapping to C-1 in this area or an applicant requested a rezoning.

In order to facilitate a discussion of uses in this district, staff requested the committee complete homework at the March 1st meeting. This discussion is based in the previous homework assignment. Committee members were asked to review uses for C-2 zoning, both along the Hwy 158 corridor and the Hwy 12 corridor, to determine the appropriate uses for the corridor utilizing the zoning district description and the Comprehensive Plan.



Following the committee homework, staff pulled out uses where there was disagreement between committee members in the C-1 as to whether the use should be a permitted or conditional use. This list represents those uses that the committee needed to further discuss due to disagreement. The committee members discussed each use to vet concerns and determine if the use should be permitted or conditional and if supplemental regulations were needed .

Uses to Discuss

1. Dwelling, Large Residential
2. Dwelling, Multi Family
3. Bed and Breakfast
4. Dormitory
5. Hotel
6. Temporary Emergency, Const. & Repair
7. Food Truck
8. Food/Grocery Store
9. Greenhouse/Plant Nursery
10. Hardware Store
11. Pet Shop/Dog Grooming



There was considerable discussion regarding the Dwelling, Large Residential use and whether this use was appropriate on the west side of Hwy 12. The committee pointed out that if the goal of the C-1 was to encourage neighborhood scale commercial, then large residential dwellings may not be appropriate. Other members were concerned about the rights of property owners. The committee asked staff to conduct some additional research on the number of large residential dwellings, the number of lots that could potentially be developed as large residential since a minimum 16,000 square foot lot is required for a large residential dwelling. No consensus was reached but the committee agreed additional discussion was needed on this item before recommendation was reached.

There was also considerable discussion on food trucks. Committee members were concerned about their potential to take away from brick and mortar restaurants. Additionally, there was discussion about how and where this use might be allowed. The committee agreed they would like to revisit this use with additional information and draft supplemental standards to review. This may involve potentially allowing them on the same property as existing restaurants.

Uses to Discuss

12. Pharmacy
13. Production/Repair/Sales Eyeglasses, Hearing Aids, Prosthetics
14. Battery Charging/Exchange Station
15. Child Care facility, Child Care Center
16. Group Fitness- Aerobic/Dance/Karate/Yoga
17. Hair Salon
18. Indoor Fitness/Gymnasium
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Uses to Discuss

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24. Microbreweries
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42. Solar Energy



The committee moved quickly through the list of uses and was generally ok with the use as a whole. The committee noted that certain uses needed definitions or potential supplemental standards. However, the main take away for uses in the C-1 zoning was that the scale, layout, setbacks, proportionality, and architectural features of the building were of greater importance than the use within the structure.

The sorted list of uses spreadsheet (to include comments by the committee) is available for review on the website.

Recap & Next Steps – Ms. White will clean up the spreadsheet with comments and actions from the uses discussion and email to everyone for their review.

Next meeting date – Ms. White will send out an email with the next scheduled meeting date.