



## Town of Nags Head

### CAMA LAND AND WATER USE PLAN UPDATE

### 3<sup>rd</sup> PUBLIC MEETING NOTES

JUNE 27, 2006

**Attendance:**

See attached meeting attendance list.

**Board of Commissioners Presentation**

The meeting began with a quick review of the presentation made to the Board of Commissioners on June 7<sup>th</sup>. The PowerPoint presentation emphasized “big-picture” themes from the survey summary:

- Vision is similar – no major changes
- Preserving community character
- Beaches and beach access are still important
- Bicycle / Pedestrian issues
- Vacation rental properties are important
- Little support for fees / taxes to pay for increased services

**Citizen Survey / Vision Statement**

Attendees were given a handout (see attached) comparing the Town’s current Mission and Vision Statement (amended since the last Land Use Plan update) with the questions asked on the citizen survey. Most of the Vision Statement phrases were referenced directly or indirectly by the topics of the survey, however some were not. Additionally, some of the findings of the survey are not directly referenced in the current Vision Statement.

A discussion ensued regarding potential revisions to the Town’s Vision Statement. The following points were discussed regarding suggested changes or additions.

- The vision statement should avoid details – that is the purpose of the policies that will be documented in the Land Use Plan. Specific references or policies should not be in the Vision Statement – instead it should read like a “general guidance”.
- The phrase “the base of that economy is a diverse supply of accommodations, primarily single-family homes but including hotel and multi-family dwelling units.” Should be revised to reduce the preference for single family (take out the words “primarily” and “but including”) – or don’t mention the specific types at all.

- A new recommended Vision Statement phrase is “Residents and visitors may enjoy non-motorized access to beaches, amenities, attractions and services”
- The vision statement needs to discuss the importance of the beach. It is central to the vacation appeal of the Town and drives the tourist economy. Recommended phrases included “Healthy, well-maintained, oceanfront beach”; and “the economy benefits from a healthy beach”. It is possible to make reference to the importance of the Beach without specifically mentioning beach nourishment programs.
- The phrase “...treating all with respect and providing all with justice, keeping our common goals in front of us and our petty differences behind us” is too negative. Recommend deleting the phrase “...and our petty differences behind us”. Also – if the Town has no justice system (courts) how can we provide all with justice?
- Somehow the Vision Statement should reference and reinforce the efforts of the Beach Road committee and study. The statement could mention the potential for mixed use development and / or activity nodes along the Beach Road. The Vision Statement could address the desired size and scale for development, particularly along the Beach Road corridor.
- How should the Vision Statement make references to historic structures, architecture, character or aesthetics in the Vision statement? How? Reference character of the “old Nags Head”?

**Next steps:**

- Suggested changes to the Vision Statement (from this meeting) will be distributed to the Lead Planning Group. Additional recommendations should be submitted by July 14<sup>th</sup>.
- LPG members are asked to take digital photographs of the Town that help put the Vision Statement into photos. Submit your photos to Andy Garman. The photos will be included in the final version of the Land Use Plan.
- In August we would like to present a revised Vision Statement to the Board of Commissioners for their review and action.
- The existing conditions and land suitability analysis work is also being conducted as part of Phase I.

Attendance:

Name
Ralph Buxton
Gary Ferguson
Charlan Owens
John Donlan
John Ratzenberger
David Gill
Susan Boncek
Andy Garman
Scott Silsdorf

**MISSION:**

The mission of the Town of Nags Head is to provide for the health, safety and welfare of the citizens, property owners and visitors of the town, to fulfill the requirements placed on it by the State of North Carolina and to facilitate the achievement of community goals by providing municipal services in a flexible, cost effective, customer friendly manner and to achieve this through an open, consensus driven process that treats all with respect.

VISION STATEMENT	SURVEY QUESTIONS
The Town of Nags Head is working to build a community populated by diverse groups whose common bond is a love of the Outer Banks.	Sections for: Community Attributes and Facilities; Open Space and Natural Areas; Growth and Development; Ocean Beach Access; Soundside Access and Recreation Opportunities
We recognize that the town must be a good place to live before it can be a good place to visit.	The entire survey addresses quality of life.
We recognize that those who have lived on this land before us have forged our path and that we must learn from them and respect their memory.	Questions 11 and 12 relate to preserving Historic Cottage Row.
We recognize that our natural environment is an integral part of our community and must be considered in all decisions.	Sections for: Community attributes; Beach Erosion/Shoreline Management; Water Quality; Open Space And Natural Areas; Ocean Beach Access; Soundside Access And Recreational Opportunities; Off-Shore Fossil Fuel Exploration.  Also: Questions 2-4 and sections for Growth And Development and Traffic And Transportation address issues that have already affected the natural environment and could impact it in the future.
We recognize that in order to secure this future we must work together, treating all with respect and providing all with justice, keeping our common goals in front of us and our petty differences behind us.	The survey itself may be considered an invitation to work collectively to identify common interests and objectives.
The Town of Nags Head is working to build a community with an economy based on family vacation tourism.	Questions 1(k) and 7 relate to single family rental residences.
The base of that economy is a diverse supply of accommodations, primarily single-family homes but including hotel and multi-family dwelling units.	Questions 1, 7 (Single family rentals) Question 8 (vacation rentals) Questions 9 & 10 (SF home size limits) Questions 13 (appropriate development types)

Important elements in developing and maintaining this economy are:	
* A natural environment typified by clean waters and the natural landscape of sand dunes and salt tolerant vegetation	Questions 1(b) and Water Quality section address water quality. Question 1(a) addresses "Natural landscape/vegetation".
* An oceanfront beach that is accessible and usable not blocked by large structures	Questions 1(e), 16(i), 32, 34 and section Ocean Beach Access address or are related to beach accessibility.
* Accommodations that attract and are accessible to visitors from a wide range of economic and social strata	No questions directly address this
* Commercial services provided by locally owned and operated businesses that share in the building of our community	Questions 1(p) and 14 address locally-owned and operated businesses.
* Recreational amenities and attractions, both commercial and non-commercial that are wholesome and appeal to a broad spectrum of family members	Question 1 and sections for Community Facilities, Open Space And Natural Areas, Ocean Beach Access, Soundside Access And Recreational Opportunities.