



Town of Nags Head

CAMA LAND AND WATER USE PLAN UPDATE

LPG MEETING #3 NOTES

JANUARY 03, 2006

Attendance:

See attached meeting attendance list.

Citizen Survey

The primary purpose of the meeting was to discuss a preliminary draft of the Citizen Survey that was emailed to LPG members on Friday 12/30/2005 (see attached file). This survey was created from input from approximately 6 LPG members who had emailed Scott Silsdorf or Andy Garman between the 12/12/05 meeting and the LPG meeting.

The following paragraphs summarize the meeting discussion by survey topic area:

Vision Statement:

The vision statement on the survey, if included, should be the most recent version of the statement. The Vision Statement from the 2000 plan had been amended by the Board within the past few years.

One purpose of the survey is to identify issues that may suggest potential changes to the Vision Statement. Therefore, LPG members suggested adding questions related to quality of life in Nags Head. Responses to these questions may help identify refinements to the Vision Statement.

Development Issues:

There were significant revisions suggested to the questions from this section. Input will be sought from the NC State College of Design / Beach Road project. Questions 1 and 2 are carryovers from the '96 survey – several members questioned the applicability of the questions to the 2006 survey.

The choices for questions 2 and 3 will be revised to reflect more choices. For question 2 ideas offered included selections representative of a “family beach town”: youth activities, bicycle / pedestrian paths, family recreation areas, community facilities, etc. Question 3 suggestions included separating “affordable housing” into two categories (seasonal workers vs. year round residents), or potentially renaming the options to include “workforce housing”. The structure of question 3 should be more similar to question 2 (important / not important vs. “have enough / don’t have enough”).

Questions 4 and 5 will be reworded. Question 6 will be dropped.

Community Facilities:

Question 7 is specific to the Dare County Park location. The question (or another question) should be general enough to solicit input regarding other public facilities. The community facilities questions should include reference to both outdoor public areas and also indoor meeting spaces that could be used by community groups.

Beach Erosion / Shoreline Management:

This section will be reviewed separately by a meeting between Town Staff and the Mayor. It was also suggested that questions that include rankings be reworded to gauge importance (very important to not important).

Water Quality / Septic Health:

There were suggestions to simplify and clarify the respondent's use of the septic health program (eg – some may have their system pumped, but don't participate in the Town program). There was a suggestion to add questions related to enforcing building occupancy limits with regard to septic system size and /or water usage.

Water Quality / Stormwater:

There was a suggestion to remove the stormwater questions or re-word them for the survey. Another member suggested that the survey shouldn't ask if the Town should study stormwater, since a study is about to occur.

Traffic and Transportation:

Question 23: There were some concerns with understanding the recommendations of the Task Force transportation recommendations – specifically the definition of Travel Demand Management (TDM) and Transportation Management Association (TMA). The survey should either expand on the definition, or drop these items. Question 24: should add a question regarding development / enforcement of regulations pertaining to the number of cars parked at or brought to each rental cottage.

Paying for Services and Facilities:

For all questions related to provision of new or expanded Town services or facilities, the survey should ask if respondents are willing to pay additional taxes / fees to support the added expenditures. The survey should include line items for curbside recycling programs.

About You:

There was a suggestion to merge questions related to work / residency status (questions 26, 28, 31).

Public Outreach:

The project team continues to seek ideas from LPG members to expand the public outreach activities for the project. Buster Nunemaker has included a short story in his neighborhood's recent newsletter. Other LPG members are also encouraged to do so.

A notice was included in the Town water bill (mailed in December) regarding the public meeting on January 19th. A flyer will be emailed to LPG members the Town's email list serve. The flyers may be printed and distributed at area businesses. Andy will also be

arranging public service announcements to air on area radio stations. (The last public meeting included PSAs, however they were not recorded and re-run.)

Next steps:

The next public meeting will be held on Thursday January 19th at 7:00 PM.

The next LPG meeting will be held on Monday January 23rd at 6:00PM.

The draft survey will be presented to the Board for input and review at the February 1 meeting.

Attendance:

Organization	Name
The Nature Conservancy - Nags Head Woods	Aaron McCall
Nags Head Acres Homeowners Association	Buster Nunemaker
Outer Banks Homebuilders Association	Russell Lay
Dare County Restaurant Association	Tom Sloate
Nags Head Pond Homeowners Association	Ed Mays
Town of Nags Head Citizens Advisory Committee	John Ratzenberger
Former Mayor / Dare County Beach Nourishment Committee	Bob Muller
Town of Nags Head, Planning Department	Bruce Bortz
Town of Nags Head, Planning Department	Andy Garman
Parsons Brinckerhoff	Scott Silsdorf

Dear Resident or Property Owner in Nags Head:

The Town has recently started the process of updating our Land Use Plan. As you may know, the Land Use Plan can have a significant influence over future growth and development in the Town, and in turn, your home, business, and quality of life.....(add more) Below is the vision statement from the 2000 Nags Head Land and Water Use Plan. The answers you provide to the questions in this survey will help us revise this Vision Statement for the 2006 Land and Water Use Plan.

VISION STATEMENT (from 2000 Plan)

“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. We recognize that the Town must be a good place to live before it can be a good place to visit. 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. We recognize that our natural environment is an integral part of our community and must be considered in all decisions. 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 Town of Nags Head is working to build a community with an economy based on family vacation tourism. The base of that economy is the rental of single-family homes. Important elements in developing and maintaining this economy are

- An oceanfront beach that is accessible and usable, not blocked by large structures.
- A natural environment typified by clean waters and the natural landscape of sand dunes and salt tolerant vegetation.
- Commercial service provided by locally owned and operated businesses that share in the building of our community.
- Recreational amenities and attractions, both commercial and non-commercial, that are wholesome and appeal to a broad spectrum of family members.”

**2006 Citizen Survey for Land Use Plan Update
Town of Nags Head, North Carolina**

For each item in the survey, please respond in the manner that most closely reflects your opinion. If you don't understand the statement or aren't sure, please use the "Not Sure" column where provided. Please respond to all questions. Also, as you proceed, keep in mind that there is space provided at the end of the questionnaire for any additional comments you may have. Thank you.

DEVELOPMENT ISSUES

1. Based on your knowledge of Nags Head, the growth rate of the Town over the last five years has been. *Circle one.*

- a. Much too slow b. A little slow c. Just about right d. a little fast e. Much too fast

2. Most people, if asked, would support the idea that Nags Head should be a "family beach." Yet, everyone has a different notion about what a "family beach" is. Please indicate how important you feel each of the following factors is to the preservation and enhancement of Nags Head as a "family beach."

	Very important	Important	slightly important	Not important	No opinion
a. Low building heights and densities	1	2	3	4	5
b. Open Space	1	2	3	4	5
c. Single family housing	1	2	3	4	5
d. Old historic structures	1	2	3	4	5
e. town center or village	1	2	3	4	5
f. Commercial development	1	2	3	4	5
g. Other (specify) _____	1	2	3	4	5

3. A Town consists of a variety of different components that affect quality of life for residents and visitors. Does Nags Head have too much or not enough of the following?

	We have too many	We have enough	We could use some more	We need much more	Not sure / No opinion
a. small, locally-owned businesses	1	2	3	4	5
b. large national retailers (chain stores)	1	2	3	4	5
c. hotels	1	2	3	4	5
d. Multi-family housing (condominiums and apartments)	1	2	3	4	5
e. affordable housing for year round residents	1	2	3	4	5
f. community centers	1	2	3	4	5
g. Other (please specify)_____	1	2	3	4	5

4. Residential development has occurred on land that is commercially zoned. This has resulted in a reduction of small locally-owned commercial businesses along the Beach Road. Are you in favor of the Town taking steps to support small locally-owned businesses along the Beach Road?

- A. Yes
- B. No
- C. Not Sure / No Opinion

5. What are your opinions regarding some of the potential incentives the Town could use to support small-scale commercial development along the Beach Road?

	Strongly Agree	Agree	Disagree	Strongly Disagree	No opinion
a. Reduce on-site parking requirements for developers of commercial businesses	1	2	3	4	5
b. Increase available lot coverage	1	2	3	4	5
c. Allow mixed uses / (residential and commercial on same site)	1	2	3	4	5

6. What is the best way for the Town of Nags Head to grow?

	Strongly Agree	Agree	Disagree	Strongly Disagree	No opinion
a. Continue to grow in the current patterns (existing zoning)	1	2	3	4	5
b. Change the zoning to permit mixed uses.	1	2	3	4	5

COMMUNITY FACILITIES

7. The Town has land available at the Dare County recreation area (adjacent to the new soccer fields). If the Town builds additional recreation facilities at the park, what facilities would you prefer be developed?

	Very important	Important	slightly important	Not important	No opinion
a. Meeting spaces / community rooms	1	2	3	4	5
b. Aquatics (outdoor)	1	2	3	4	5
c. Aquatics (indoor)	1	2	3	4	5
d. Gymnasium	1	2	3	4	5
e. Tennis	1	2	3	4	5
f. Paintball area	1	2	3	4	5
g. Children's playground	1	2	3	4	5
h. Basketball	1	2	3	4	5
i. Dog Park	1	2	3	4	5
j. Other	1	2	3	4	5

Town Cemetery

(need text to provide introduction to this issue)

	Strongly Agree	Agree	Disagree	Strongly Disagree	No opinion
8. I am interested in the Town developing a public cemetery	1	2	3	4	5

9. What type of facilities would you prefer the Town provide in a cemetery?

	Very important	Important	slightly important	Not important	No opinion
a. Traditional burial plots	1	2	3	4	5
b. Urn plots	1	2	3	4	5
c. Columbarium	1	2	3	4	5
d. Columbarium walls or niches	1	2	3	4	5
e. Scatter garden	1	2	3	4	5
f. Mausoleum	1	2	3	4	5

BEACH EROSION / SHORELINE MANAGEMENT

In 1999, a feasibility study was completed by the Army Corps of Engineers for portions of the Dare County Beaches to determine if beach nourishment is a cost effective measure for combating erosion and protecting oceanfront structures. Generally, a feasibility study is a detailed analysis of the costs, benefits, environmental impacts, and recreation opportunities which would result from a beach nourishment project.

The study concluded that the most practicable plan of protection for the primary study area is a berm and dune project extending along approximately 14.2 miles of the oceanfront at Nags Head, Kill Devil Hills and Kitty Hawk. The south project area includes 10.1 miles along the Nags Head oceanfront. This is generally from Blackman Street to the southern Town Limits. First costs of the total project are currently estimated at roughly \$72 million. This project has been authorized by the Federal government and is awaiting funds for construction. As proposed currently, this cost would be shared by the Federal, state, and local governments. Initially, it is anticipated that the Federal government would cover 65 percent of the costs for the project. However, it is possible that the state and local share of these costs could increase in light of limited available funds for beach nourishment projects. In addition to the initial costs for beach nourishment, it is estimated that renourishment of some portions of the project will need to occur every four years at a cost of \$12.6 million.

The Town has been and continues to pursue a beach nourishment project. A previous survey of residents completed in 1996 revealed that roughly 55 percent of those surveyed would be willing to pay higher taxes for beach nourishment. Respondents were also asked to rank six measures for erosion abatement. In general, beach nourishment was ranked third among six measures just below artificial reefs and beach bulldozing (which is somewhat of a temporary measure).

What follows is a short description of potential erosion abatement measures and then questions related to your individual preferences for how the Town should deal with erosion.

Retreat. The Town's policy in the past has been to retreat and move structures away from the ocean as it encroaches. Often this results in loss of private property when not

enough buildable lot area remains to support development. The Town has also incurred costs to relocate roads and utilities as they are washed away. Loss of access to private property has occurred when these roads are removed.

Beach Bulldozing. This process involves bulldozing sand from the ocean beach and pushing it westward to rebuild a dune. In most cases, this represents only a short-term erosion abatement measure.

Relocation Assistance. This procedure would involve the expenditure of public funds to help move a threatened house off the beach.

Public Acquisition of Property. This procedure would involve the expenditure of public funds to acquire property or houses which are threatened by erosion.

Artificial Reefs. Artificial reefs and offshore breakwaters are structures which are placed several hundred yards offshore and can be submerged or floating. These structures are permanently anchored to the ocean bottom and are designed to trap sand, and hopefully rebuild the beach.

Groin Fields. One NC Town has used geotextile tubes (30' circumference x 300' in length) placed perpendicular to the shoreline to trap sand and increase the width of the beach. This project required a variance from the Coastal Resources Commission because it could not be permitted under normal circumstances.

Although the Town in conjunction with Dare County has been actively pursuing a federally funded beach nourishment project, your input is desired on all methods of erosion abatement as described above.

10. Please rank the following from "1" to "7" with "1" being the most desirable erosion abatement measure and "7" being the least desirable. Use each number from "1" to "7" only once.

_____ Retreat	_____ Public acquisition of property
_____ Beach bulldozing	_____ Artificial reefs (submerged offshore)
_____ Relocation assistance	_____ Groin fields
_____ Beach nourishment	_____ Other (please explain)

As mentioned above, a federally funded beach nourishment project will require a local match to be implemented. The Town and Dare County are evaluating funding alternatives to raise the local share of a beach nourishment project.

11. Please rank the following from “1” to “7” with “1” being the most desirable funding solution.

_____ Tourist Bureau	_____ Properties east of US 158 and SR 1243 (S Old Oregon Inlet Road) should be taxed generally according to their proximity to the oceanfront
_____ Dare County (Sales tax increase of 1 percent)	_____ Property taxes should be increased town wide
_____ Oceanfront property owners should fund the entire local share	_____ The Town should use a combination of a town wide property tax increase and special taxing districts
_____ Commit no local funds for these types of programs	

In recent years, the Town’s beaches are becoming more noticeably occupied with residential structures threatened by erosion. The Town’s current policy is to allow these structures to continue to occupy the beach as long as they can remain compliant with current local, state, and Federal regulatory programs.

12. Do you agree or disagree that structures on the beach create the following problems?

Public safety issues	Agree	Disagree	Unsure
Aesthetic issues	Agree	Disagree	Unsure
Increased erosion in the immediate area	Agree	Disagree	Unsure
Limited recreation in the immediate area	Agree	Disagree	Unsure
Negatively impact adjacent property values	Agree	Disagree	Unsure
Negatively Impact Tourism	Agree	Disagree	Unsure

13. Does the Town need to develop proactive measures to remove structures from the Town’s beaches; even if these structures are habitable and compliant with state and Federal regulatory programs and also that their removal may create considerable losses for private property owners?

_____ Yes _____ No _____ Unsure

WATER QUALITY / SEPTIC HEALTH

For the last five years the Town of Nags Head has implemented a program entitled the Septic Health Initiative. This program was designed to encourage the proper use and maintenance of on-site septic systems by homeowners. This initiative involves four separate components: a water quality testing program, an educational outreach program, a septic tank inspection and pumping program and lastly, the development of an On-site Wastewater Management Plan.

14. Have you participated by having your septic tank pumped or inspected?
 _____ Yes _____ No

15. If the septic tank pumping and inspection program continues, will you consider participating in the future?
 _____ Yes _____ No

Open Space and Natural Areas
 (need intro?)

16. How important are the following activities to you?

	Very important	Important	slightly important	Not important	No opinion
a. Preservation of acquisition of open space along the ocean beaches	1	2	3	4	5
b. Preservation of acquisition of open space along the southside shore and dunes	1	2	3	4	5
c. Preservation of acquisition of open space of forested and vegetated area	1	2	3	4	5
d. Preservation of acquisition of open space of open space elsewhere in Nags Head (Specify _____)	1	2	3	4	5
e. Preservation of acquisition of wetlands	1	2	3	4	5
f. Preservation of acquisition of Nags Head Woods	1	g. 2	3	4	5

Ocean Beach Access

17. Regarding our ocean beach access areas, please indicate how important the following facilities are to you:

	Very important	Important	slightly important	Not important	No opinion
a. Add more ocean access points (reduce distance between)	1	2	3	4	5
b. Provide access points with public parking	1	2	3	4	5
c. Lifeguard stands / services	1	2	3	4	5
d. Public restrooms	1	2	3	4	5
e. Showers	1	2	3	4	5
f. Bicycle racks	1	2	3	4	5

	Strongly Agree	Agree	Disagree	Strongly Disagree	No opinion
18. Should the Town negotiate with private land owners to provide easements with walkways across the dunes (but no parking?)	1	2	3	4	5

Soundside access and recreational opportunities

19. Is there a particular activity that you enjoy on the Soundside? What activity is it?

About off-shore fossil fuel exploration

20. *Please check one.* I would favor _____ oppose _____ offshore fossil exploration and/or extraction.

21. *Please check one.* I would favor _____ oppose _____ the location of land-based support activities in Nags Head for off-shore fossil fuel exploration and/or extraction activities.

WATER QUALITY:

	Strongly Agree	Agree	Disagree	Strongly Disagree	No opinion
a. Storm water run off is an issue that the Town should be studying.	1	2	3	4	5
b. We need to address estuarine shoreline erosion	1	2	3	4	5

TRAFFIC AND TRANSPORTATION

22. The Outer Banks Transportation Task Force is working with the North Carolina Institute for Transportation Research (NCITR) to develop short and long term solutions to transportation problems on the Outer Banks. Are you aware of this project?

- a. Yes – I participated in the public meetings
- b. Yes – but I didn't actively participate in the meetings
- c. No – I wasn't aware of the study

The draft recommendations from the study cover both short and long-term solutions in the following categories:

- Public transportation
- Bicycle and pedestrian transportation
- Traffic solutions
- Transportation demand management
- Institutional/organizational

23. Please indicate your interest and level of support for the following recommendations:

	Strongly Agree	Agree	Disagree	Strongly Disagree	No opinion
a. Add four (4) seasonal trolley bus routes operating with 30 minute headways and service along the Beach Rd and the Bypass	1	2	3	4	5
b. Increase the number and quality of bicycle and pedestrian facilities	1	2	3	4	5
c. Add more right turn lanes on the Bypass (Rt 158)	1	2	3	4	5
d. Transform the bypass into a "superstreet". (This adds a median, limited left-turn options, and more efficient traffic signalization)	1	2	3	4	5
e. Transportation Demand Management (TDM): use of various strategies to influence travel behavior (how, when and where people travel) to reduce or redistribute travel demand	1	2	3	4	5
f. Transportation Management Association (TMA) : provide an ongoing capability to address multi-modal transportation issues that are unique to the Outer Banks	1	2	3	4	5
g. Consider joining or forming a regional transit authority	1	2	3	4	5

24. Please indicate your level of agreement or disagreement with each of the following other recommendations that have been mentioned previously.

	Strongly Agree	Agree	Disagree	Strongly Disagree	No opinion
a. to the extent possible, limit the number of new driveways and streets entering S. Croatan Highway (US 158)	1	2	3	4	5
b. condemn/acquire private land for public roads to tie NC 12 to US 158	1	2	3	4	5
c. support the construction of sidewalks along S. Croatan Highway (US 158)	1	2	3	4	5
d. Develop a town-wide plan for a bicycle and pedestrian network to connect schools, recreational areas, and residential areas	1	2	3	4	5
e. Address safety issues concerning school children and bike/pedestrian access to Nags Head Schools, including sidewalks, crosswalks, and the lowering of speed limits in certain areas.	1	2	3	4	5

Paying for Services and Facilities

For each of the following statements, please indicate your level of agreement or disagreement by circling the appropriate number to the right.

25. I would be willing to pay higher taxes or fees for...

	Strongly Agree	Agree	Disagree	Strongly Disagree	No opinion
a. preservation of acquisition of open spaces	1	2	3	4	5
b. expansion of Town recreation facilities	1	2	3	4	5
c. ocean beach access areas	1	2	3	4	5
d. soundside access areas	1	2	3	4	5
e. a centralized sewage treatment system	1	2	3	4	5
f. curbside pickup of recyclables	1	2	3	4	5
g. recycling centers	1	2	3	4	5
h. bikeways and multi-use pedestrian ways	1	2	3	4	5
i. placing existing overhead utilities underground	1	2	3	4	5
j. Neighborhood street improvements	1	2	3	4	5

About you and Nags Head

The following questions will help us tabulate the results of the survey. Answers to these and all other survey questions will be kept **strictly confidential**.

26. Which of the following best describes your employment status: *Please circle only one.*

- a. Full time / Year Round
- b. Full time / Seasonal
- c. Part time / Year Round
- d. Part time / Seasonal
- e. Do Not Work (retired or not employed)

27. Which of the following **best** describes your profession? *Please circle only one.*

- | | | |
|---------------------------|----------------|------------------------|
| 1. Professional/Technical | 6. Government | 11. Fishing |
| 2. Manager/Proprietor | 7. Homemaker | 12. Tourism |
| 3. Clerical/Sales/Service | 8. Student | 13. Real Estate |
| 4. Craftsperson | 9. Retired | 14. Construction trade |
| 5. Laborer | 10. Unemployed | 15. Other: _____ |

28. Do you own property in Nags Head? *Circle one* Yes
No

29. What is the type of property you own in Nags Head?

- | | |
|-------------------------------|-----------------------------------|
| 1. Developed (built upon) | 3. Both developed and undeveloped |
| 2. Undeveloped (unbuilt upon) | 4. Time share |
| 5. Not a property owner | |

30. Where is your primary residence or where do you stay / live in Nags Head?

- a. On the causeway
- b. Oceanfront, South of Whalebone Junction,
- c. Not Oceanfront, South of Whalebone Junction, east of Old Oregon Inlet Road (NC 1243)
- d. South of Whalebone Junction, between Old Oregon Inlet Road (NC 1243) and NC 12
- e. Oceanfront, East of Virginia Dare Trail ("Beach Road"/NC 12)
- f. Not Oceanfront, between the ocean and Virginia Dare Trail ("Beach Road"/NC 12)
- g. Between Virginia Dare Trail ("Beach Road"/NC 12) and Croatan Highway (158 bypass)
- h. Between Roanoke Sound and Croatan Highway (158 bypass)

31. Which of the following **best** describes your residential status in Nags Head? *Please circle only one*

- a. year-round resident owner
- b. year-round resident property owner
- c. non-resident property owner
- d. part-time resident
- e. other (specify):_____

32. Your age group is (please circle one)

- a. Under 18
- b. 18-34
- c. 35-49
- d. 50-64
- e. Over 64

33. You are:

- a. Male
- b. Female?

34. Your annual household income level is (please circle one)

- a. Under \$25,000
- b. \$25,000 to \$50,000
- c. \$50,000 to \$75,000
- d. \$75,000 to \$100,000
- e. over \$100,000

35. What do you like most about Nags Head?

36. What do you like least about Nags Head?
