



Town of Nags Head

2010 Land Use Plan Executive Summary



Town of Nags Head 2010 Land Use Plan

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NOTE: The terms, definitions and applicability of this Land Use Plan may relate to technical or legal issues beyond the scope of this Land Use Plan and/or may require specialized technical or legal analysis beyond the scope of this Land Use Plan.

This Executive Summary only reflects the policies of the 2010 Land Use Plan. The reader should refer to the full 2010 Land Use Plan for full discussion of the policies contained in this summary. This Plan was organized around the Town's Vision Statement adopted by the Board of Commissioners on November 1, 2006 as well as key concerns and emerging issues developed from a public involvement strategy that included the formulation of a Land Use Planning Committee (the Lead Planning Group) as well as a public outreach effort. The Lead Planning Group (LPG) included a diverse group of individuals and community representatives that served as a steering committee to guide the Planning Team's efforts and advise the Board of Commissioners throughout the process.

Introduction

The Town of Nags Head is a unique and attractive resort community on the Outer Banks of North Carolina in Dare County. A number of characteristics make it an attractive place to live or vacation. Among them are its proximity to water and beaches, its abundance of open spaces, its generally low density of development, and the overall quality of its natural environment. Nags Head is primarily an ocean and sound oriented community. The Town is fortunate to have significant natural resources, including the ocean and its beaches, the sound, a complex natural area called Nags Head Woods (consisting of stable, productive marshlands, fresh water ponds, and steep migrating and stabilized dunes), and unique geological features like Jockey's Ridge. Nags Head is a recreational wonderland, closely tied to its natural environment. From its early beginnings in the 1800s, Nags Head has consisted predominantly of single-family cottages and a few hotels. Family operated businesses and cottage courts made up the commercial sector of Nags Head. These factors contributed to a certain charm and a slow, relaxed pace of life. The Town has been and still is an annual vacation spot for a countless number of families who make repeat visits from their home Towns. For many visitors and residents, Nags Head is a "family beach."

The 1990 Land Use Plan Survey set of residents and property owners found that most were in agreement that Nags Head should remain a family-oriented beach. This belief was again confirmed in the 1996 and 2006 Land Use Plan Survey. The results from both surveys highlighted the level of importance that residents and non-resident property owners place on the quality of the natural environment, including such things as access to beaches and the protection of open space.

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. The Nags Head economy is based on family vacation tourism predicated on high quality beach experiences.

The key issues and concerns which provided the framework for the land Use Plan are public access, land use capability and each is discussed in the following sections:

Public Access

The Town of Nags Head wishes to maintain a viable beach and to provide substantial opportunity for public access to the beach. The Town considers both the wet sand beach and the dry sand beach east of the first line of vegetation to represent public land available for public and private access and the Town will actively oppose any action to restrict public access to and across the beach.

1. The Town recognizes that the ocean beaches are our single greatest asset. Fundamental elements important to the Town include, clean beaches, ample recreational access opportunities, no commercialization, reasonable beach driving regulations and the prompt resolution of user conflicts as they arise.

Planning Objective:

- A. The Town will not allow or permit any commercialization of the Town's ocean beaches (Highest Priority)
 - B. When the opportunity arises, the Town will acquire oceanfront property for access and open space. (Highest Priority)
 - C. The Town will make a financial commitment including additional personnel and equipment if needed to keep our ocean beaches clean of debris and litter. (Highest Priority)
 - D. The Town shall continue to require non-oceanfront hotels and motels to provide private oceanfront beach access facilities for their guests. (Highest Priority)
2. Multi use paths. The Town places a high value on and encourages the use of alternative means of transportation including multi use paths along NC 12 (Virginia Dare Trail), NC 1243 (South Old Oregon Inlet Road) and US 158 (Croatan Highway). The Town is currently working with NCDOT on the construction of a detached multi use path along the west side of Croatan Highway. The Town goal is for the multi use path to extend from 8th Street to Hollowell Street (Jockey's Ridge). The Town will cooperate with NCDOT and other municipalities in coordinating and developing additional pedestrian multi-use paths on the Outer Banks. (High Priority)

Planning Objective:

- A. The Town will review and update the Nags Head Pedestrian Transportation System Plan adopted on November 6, 1996. (High Priority)

B. The Town will submit funding requests through the CIP and budget process for the implementation of the five and ten year plans and shall coordinate these plans with NCDOT when appropriate. (High Priority)

3. The Town will continue to install sidewalks (primarily East-West) within Town right- of-ways to connect with the multi use paths on US 158 and NC 12 to facilitate pedestrian traffic and movement to recreational sites and other areas which generate pedestrian traffic when the need is demonstrated. The Town will install these sidewalk improvements to correspond with existing and proposed NCDOT's signalization plan.

Planning Objective:

A. The Town will identify recreational sites where sidewalks would facilitate pedestrian traffic to these recreational facilities and will submit funding requests through the budget and CIP process. (High Priority)

4. The Town shall consider requiring the installation sidewalks and other pedestrian facilities as part of the required infrastructure and improvements for new subdivisions and site plans.

Planning Objective:

A. The Town will consider amendments to the subdivision ordinance requires the installation of sidewalks and/or multi use paths in areas identified in the "Nags Head Pedestrian Transportation System Plan". (Priority)

5. The Town shall consider incentives for commercial development which provide pedestrian and bicycle amenities (e.g., sidewalks, bike racks) to improve circulation within and to their site.

Planning Objective:

A. The Town will investigate incentives such as excluding sidewalks from lot coverage calculations and reducing the required number of vehicular parking spaces when areas are provided for parking and storage for bicycles. (High Priority)

6. The continued success of the Town as a tourist and vacation destination depends in part on the continued use of recreational uses and activities on the ocean shoreline and in the sound. The Town shall provide an adequate mix of recreational access sites for residents and visitors in order that they can enjoy the ocean and estuarine shoreline and water recreational opportunities.

Planning Objective:

- A. The Town will continue to apply for grants for ocean and sound access sites. (High Priority)
 - B. The Town shall consider establishing larger, less traditional estuarine access sites that can function as access sites but also shore recreation areas and parks. (High Priority)
7. The Town shall actively plan and seek funds for the development of traditional recreation uses, to meet the needs of Town residents of all ages, as the needs are identified and shall consider acquiring and developing small neighborhood recreation areas as funds become available.

Planning Objective:

- A. The Town shall through the recreation committee identify funding opportunities for expansion of recreation facilities including parks, play areas and large recreation areas. (High Priority)
 - B. The Town shall address recreational needs through the budget and CIP process. (High Priority)
8. To the extent practical and allows the Town will fully comply with the handicapped code to install ADA compliant beach accesses.
9. If and when the Town's beach nourishment commences the following steps will be taken to provide access to beach areas targeted for nourishment.

Planning Objective:

- A. The Town will require access as required by the funding agencies. (High Priority)
10. It is the position of the Town that both the wet sand beach and the dry sand beach east of the first line of vegetation represents public land available for public access and the Town will actively oppose any action to restrict public access to and across the ocean beach.

Planning Objective:

- A. The Town will continue to apply for grants for ocean and sound access sites. (High Priority)
- B. The Town will not allow or permit any commercialization of the Town's ocean beaches (Highest Priority)
- C. The Town may acquire oceanfront property when the opportunity arises. (High priority)

Land Use Compatibility

The Town of Nags Head wishes to continue to grow primarily as a low density, single-family residential community, while also accommodating a mix of other housing types. The Town requires the construction and maintenance of high quality housing, and to minimize conflicts between residential uses and other uses both within and between zoning districts, protecting the residential nature of the Town.

The Town wishes to retain our natural environment, typified by open space, salt tolerant vegetation, sand dunes, and maritime forests, as well as our rich architectural heritage and to encourage the recreational use of our shorelines in ways compatible with adjoining land uses. The Town also wishes to provide a variety of opportunities for non-water based passive and active recreation.

1. The Town views the preservation of dunes, vegetation and topography as an important component in the Nags Head image and shall strictly enforce the existing applicable rules and regulations and seek additional measures as needed to preserve these elements as much as possible.

Planning Objective:

A. The Town will consider applying rules and regulations in the commercial districts for the preservation of dunes, topography, and vegetation. (High Priority)

2. The Commercial Outdoor Recreational Use Overlay Zoning district was established to accommodate the ever-growing commercial recreational development requests made to the Town. It shall be a policy of the Town to periodically review the adequacy of these regulations and make the necessary modifications when public health, safety and welfare issues arise.

Planning Objective:

A. The Town shall not increase the number of rental PWC units allowed to be rented at each site. (Priority)

B. The Town will not permit or allow the land based commercial rental of personal watercraft for use in the Atlantic Ocean. (Priority)

3. As the existing housing stock ages, the Town shall consider incentives and regulations to help ensure that the replacement housing stock is in keeping with the "Nags Head image".

Planning Objective:

A. The Town will develop an incentive program designed to help ensure that replacement housing will be in keeping with the "Nags Head image" or

vernacular. The Town will continue to enforce and amend, as needed, Section 48-370 of the Zoning Ordinance. (Low Priority)

B. The Town will continue to enforce section 48-370 of the Zoning Ordinance, Residential Design Standards, which sets forth "regulations designed to protect and promote the unique and historical elements of residential architecture." (Low Priority)

C. The Town may not increase and may consider reducing the amount of land zoned commercial. (Low Priority)

D. The Town's current development requirements allow for hotels and motels to be built on the oceanfront. The Town shall not approve any amendment which would allow for a greater density of units, greater height of buildings or allowing these structures in oceanfront districts where they are not allowed now. (R-1, R-2 and SPD-C). The development requirements for hotels and motels can be found under the hotel, motel and cottage court section of the Future Land Use map section of this plan. (Low Priority)

4. Open space and green space are important elements in the Nags Head image. The Town will inventory open space, actively pursue grants and funding opportunities and develop and implement a plan to acquire and preserve open space throughout the Town.

Planning Objective:

A. The Town will identify important areas to be acquired as open space and shall request funds for acquisition of these areas through the budget, CIP, and grant process. (Highest Priority)

B. The Town does not wish to become a regional industrial services area and will not increase the size of the Commercial designation area of the Future Land Use Map or create additional industrial parks or subdivisions. (Highest Priority)

C. The Town will not permit fossil and nuclear energy production facilities to be located in Nags Head. (Highest Priority)

5. The Town of Nags Head recognizes that the shortage of affordable "workforce housing" represents a problem in drawing qualified applicants for Town positions.

Planning Objective:

A. The Town will continue to work with public and private community organizations and partnerships to develop solutions to the shortage of affordable "workforce" housing. (High priority)

6. Alternative energy production. The Town is cognizant that many forms of energy production result in the release of carbon dioxide and potentially contribute to global warming. Some forms of alternative energy production do not result in the release of greenhouse gases most notably the use of wind

turbines and electric generation by solar energy. While these forms of energy production do not contribute greenhouse gases, they can have a negative visual impact on the aesthetics of the Town.

Planning Objective:

A. The Town will consider, on an experimental basis, the use of wind turbines by government entities only after the Town carefully reviews the advantages and disadvantages of alternative energy production and their effect on the visual environment. (High priority)

7. The Town considers the following types of development as not desirable in Nags Head and they will not be permitted:

Dry-stack boat storage, floating homes, large (more than ten boats) commercial boat marinas, finger canals, upland excavation for boat marinas, forestry practices in Nags Head Woods (SED-80), mooring buoys to accommodate transient visitors.

Infrastructure Carrying Capacity

The Town of Nags Head wishes to provide an economic and environmentally sensitive means of sewage treatment and disposal which maintains or improves the quality of the Town's surface waters and groundwater, and maintain low density development. To ensure this, in 2001 the Town commenced the Septic Health Initiative which encourages, through education and incentives, homeowners to have their septic systems inspected and pumped on a regular basis. It is also our goal to provide sufficient levels of potable water to accommodate water demand at build-out through economical and efficient means and in an environmentally sensitive manner.

1. The Town shall provide effective and economical methods for the collection, disposal, and recycling of solid waste.

Planning Objective:

A. The Town shall periodically review existing practices to determine the most effective and economical methods for collecting and processing of solid waste. (Priority)

B. The Town will consider, on a case by case basis, the merits of non-government owned package treatment plants. The Town will not provide public sewage treatment. (Priority)

2. The Town will maintain its relative self-sufficiency by providing adequate services and amenities for residents and visitors and shall provide municipal services in a flexible, cost effective, customer friendly manner. The Town will continue to review and modify fees as needed, including the addition of new facilities fees to pay for new and continued development of Town infrastructure while requiring

private development fund the installation of infrastructure needed by the proposed development.

Planning Objective:

A. The Town will review and update as needed land development fees in the adopted fee schedule and level of service provided by those fees. (Priority)

3. The Town realizes that vacation rentals and seasonal rentals, and particularly, the rental of large oceanfront homes, while promoting the single-family tourist rental economy, can significantly impact Town municipal resources and infrastructure. The Town shall comprehensively review impacts that these large structures have on the resources, municipal services, and neighboring properties and amend zoning and Town regulation accordingly.

Planning Objective:

A. The Town will not amend the zoning ordinance or any development regulation which would result in either increased density (units/acre) or increased intensity of these homes. See Future Land Use section of this plan for density allowed per land use designation. (High Priority)

4. The Town shall continually assess the Town's water processing capacity, storage capacity and distribution system along with monitoring adequate pressure and fire supply and shall make the necessary system improvements when needed. The Town recognizes the importance of a dual or looped water supply system for pressure, service and fire supply and will continue to loop the system when opportunities and funding permits.

Planning Objective:

A. The Town shall develop a five-year and 20 year improvement plan and request funding through either the budget or CIP process to implement that plan. (Low Priority)

5. The Town will evaluate all future development for its impact on traffic congestion and manage this development so as to minimize its impact on traffic. More specifically, the Town encourages development to exit on side streets rather than South Croatan Highway.

Planning Objective:

A. The Town will develop regulations limiting access to US 158; NC 12, NC 1243 and US 64-264 when access can be obtained either through a side street or common drive aisle. (Highest Priority)

B. The Town will consider developing regulations which addresses multiple curb cuts onto Town streets. (Highest Priority)

6. The Town conceptually accepts the Outer Banks Thoroughfare Plan dated March 1996 and Town supports improvements, such as adding grassed medians where appropriate on US 158 which are designed to enhance safety for citizens and visitors.

Planning Objective:

- A. The Town will work with NCDOT to request changes to the Outer Banks Thoroughfare Plan which reflect the current road and traffic conditions within the Town. (High Priority)
 - B. The Town will resist the withdrawal of existing unimproved streets unless it can be shown that such a withdrawal is in the public good. (High Priority)
7. The Town will work with and petition NCDOT for (1), the necessary road improvements in getting people to the Town, (2) finding ways to reduce the number of vehicles and reduce traffic congestion within the Town on US 158 and (3), increase efficiency on NC 12 and US 158. Such improvements including, but not limited to medians, a flyover at Whalebone Junction, signal coordination, new signals or the removal of existing signals.

Planning Objective

- A. The Town will annually review and forward to NCDOT through the TIP process transportation improvement projects, studies, and improvements desired by the Town. (High Priority)
- B. The Town will encourage interconnectivity between adjacent commercial sites to avoid traffic on US 158 and NC 12. (High Priority)

Natural Hazard Areas

The Town of Nags Head wishes to reduce to the extent possible, damage to life and property from hurricanes and severe coastal storms. It is the Town's intent to reduce these hazards in advance of such events and to require mitigation measures during reconstruction which reduce damages from future storms.

1. Mitigation represents a proactive approach to reducing the vulnerability of risk to properties in the Town. The Town will investigate innovative programs and seek funds for mitigation measures such as relocation of threatened structures and more stringent building codes for high hazard areas that support the growth management policies of the Town.

Planning Objective:

- A. The Town shall investigate the feasibility of adopting more stringent flood requirements and seeking proactive measures for beach nourishment. (High Priority)

- B. The Town will consider amendments to our Flood Ordinance which addresses freeboard and other flood mitigative measures recognized by FEMA and the CRS program to reduce flood losses. (High Priority)
 - C. The Town will seek funding from local and regional sources to assist with the local match for local, state and regionally funded beach nourishment projects. (High Priority)
2. The Town recognizes beach nourishment/renourishment as our preferred alternative for addressing the impacts from barrier island migration and ocean erosion. However, the Town also supports a variety of methods to abate the impacts to ocean erosion, these include, but are not limited to acquisition of threatened structures, relocation of threatened structures and the establishment of innovative technology or designs which may be considered experimental, which can be evaluated by the CRC to determine consistency with 15A NCAC 7M.0200 and the other general and specific use standards with the CAMA rules. The Town, however, is opposed to and will not permit hard structures such as sea walls and bulkheads on the oceanfront regardless of federal or state policies. The Town fully supports the protection of North Carolina's shorelines and the construction of terminal groin and jetty pilot projects along the entire coast of North Carolina as proposed in Senate Bill 599 Session 2007. The proposed bill is currently not consistent with State rules.

Planning Objective:

- A. The Town encourages studies designed to determine the financial contribution the beach makes to the Outer Banks and the region. (High priority)
 - B. The Town may acquire oceanfront property when the opportunity arises. (High priority)
 - C. The Town will investigate mitigation programs and grants to assist the property owner in the relocation of threatened structures. (High priority)
3. The Town supports beach nourishment/renourishment projects for the Town beaches subject to commensurate funding from a combination of sources such as appropriations from federal, state and local sources. The Town will support and encourage the establishment of a statewide beach management strategy and policy along with a dedicated funding program designed specifically for beach restoration and nourishment projects.

Planning Objective

- A. The Town shall actively lobby the State for a state policy and strategy on beach nourishment and beach renourishment. (Highest Priority)
- B. The Town shall lobby the State to establish an annually state funded statewide nourishment program. (Highest Priority)
- C. The Town shall lobby for Federal funding to remove/relocate threatened structures by supporting the reinstatement of the Upton-Jones amendment which modified the National Flood Insurance Program. The amendment did not

require a homeowner to wait for destruction of their home by erosion but to submit claims and be recompensated if occurrence of damage was imminent. (Highest Priority) (Resolution adopted March 5, 2008)

Water Quality

The Town of Nags Head wishes to maintain and improve estuarine water quality and natural estuarine functions while providing water based recreational opportunities consistent with water quality goals. The Town wishes to manage stormwater in ways that reduce the risk of flooding while disposing of stormwater in an environmentally sensitive manner. The Town also participates in the improvement of water quality of the Albemarle Pamlico estuarine system.

1. The preferred form of sewage treatment and disposal shall be the on-site septic systems. The Town realizes that proper maintenance of septic systems and strict enforcement of local and state rules are essential for their safe operation and through the Septic Health Initiative Committee. The Town shall continue to implement the Management Plan as well as preventative and educational programs for distribution to residents and visitors designed to identify and correct failing septic systems.

Planning Objective:

A. The Town shall continue to implement the Management Plan and educational program to implement the above actions. (Highest Priority)

2. Proper placement and maintenance of septic systems located in close proximity to drainage ditches or located near the ocean or sound are essential for maintaining high water quality standards. When septic systems fail, effluent can enter these waters and lead to health concerns and closures. If needed, the Town will support research to determine sources of pollution and consider or lobby for additional regulations or enforcement of existing regulations to prevent further degradation and shall seek measures to enhance water quality where needed.

Planning Objective:

A. The Town shall apply for grant funds for projects that are designed to improve or prevent further degradation of water quality of our ocean and sound system. (High Priority)

B. The Town will fund or assist in funding a water quality-testing program. (High Priority)

C. The Town shall seek funding and shall support water quality testing of the ocean and sound waters to determine the extent, if any of non-point sources of pollution. (High Priority)

D. The Town shall consider impervious surface limits, vegetated riparian buffers, natural areas and natural buffers in the event that non-point sources of pollution are discovered. (High Priority)

E. The Town shall seek strict enforcement of existing laws and regulations and shall consider new regulations, if needed, to protect estuarine and ocean water quality. (High Priority)

F. The Town shall monitor the implementation plan of the CHPP's program. One purpose of the Coastal Habitat Protection Plan (CHPP's) was to document the role of aquatic habitats, provide their status, describe threats, develop management needs and develop management's options for coastal habitats. (High Priority)

3. The Town shall continually assess and evaluate the Stormwater Management Plan and update the plan when necessary and shall actively work to minimize the rate and amount of stormwater runoff into ocean and sound waters and the impact that stormwater has on those waters.

Planning Objective:

A. The Town shall review the adequacy and amend as needed the 2006 Stormwater Management Plan. The Stormwater Management Plan has been implemented and individual projects will be initiated as funds are available. (Low Priority)

4. The Town recognizes that maintenance is essential for the proper functioning of the ocean and sound outfalls shall actively lobby NCDOT for continued maintenance.

Planning Objective:

A. The Town will investigate the feasibility of land disposal and storm water retention in lieu of outfalls and may seek funds and grants or lobby NCDOT where the feasibility exists for land application of stormwater. (Priority)

5. The Town will comply with State rules regarding stormwater control.

Planning Objective:

A. The Town shall continue to review our local policies to ensure compliance with State rules. (High Priority)

B. The Town will implement flood control projects discussed in the stormwater systems section of this plan as funds become available. (High Priority)

6. The Town will comply with State rules regarding protecting open shell fishing waters and restoring closed shell fishing waters.

Planning Objective:

- A. The Town shall continue to review our local policies to ensure compliance with State rules. (High Priority)
 - B. The Town will implement flood control projects discussed in the stormwater systems section of this plan as funds become available. The use of detention wetlands and filtering systems will be utilized when feasible. (High Priority)
 - C. The Town will request enforcement of all State agencies rules regarding protection of waters in sub basin 03-01-56 (Pasquotank River basin) (High Priority)
7. The Town supports the use of Advanced Treatment Systems for government owned and operated sewage treatment plants that produce an NSF-40 quality effluent standard described in NCAC 18A.1970 under Laws and Rules for Sewage Treatment & Disposal Systems utilizing Reclaimed Water Facilities designed in accordance as set forth in Subchapter 2T-Waste Not Discharged to Surface Waters Section- 15A NCAC 02T.0906.

Planning Objective:

- A. The Town will consider, on a case by case basis, the merits of non-government owned package treatment plants. The Town will not provide public sewage treatment. (Priority)

Local Areas of Concern

The Town of Nags Head wishes to provide a street and bridge system that allows efficient and safe movement of vehicles to and within the Town which also permits quick evacuation of all residents and visitors when necessary. The Town also encourages pedestrian and non-motorized transportation. The Town would like to develop and maintain an economy based on family vacation tourism. The Town plans to permit those uses which provide residents and visitors with adequate services and amenities necessary for the Town to maintain relative self sufficiency.

- 1. The Town shall consider higher flood regulatory standards for vehicle and equipment storage areas and structures or facilities that produce, use or store highly volatile, flammable, explosive, toxic and or water-reactive materials that may cause environmental problems if flooded or destroyed.

Planning Objective:

- A. The Town shall develop a program to identify businesses and material storage areas where significant amounts of toxic or hazardous products are stored which would be subject to flooding. (Highest Priority)

B. The Town may develop regulations to require fuel tanks, including LP tanks to be adequately anchored to prevent flotation in the event of flooding. (Highest Priority)

2. During the subdivision process the Town shall require wider rights-of-ways and greater construction standard to proposed Town streets when it can be demonstrated that the proposed street may be required to accept local traffic from other nearby streets which may be damaged or threatened or closed by natural events.

Planning Objective:

A. The Town may develop regulations requiring a greater street standard (dimensional and construction) where it can be reasonable demonstrated that near-by streets may be destroyed by a storm or other natural event and the proposed street will be required to accept greater amounts of traffic due to the loss of nearby streets. (Low Priority)

3. The Town recognizes that when ocean beaches and estuarine areas and waters are closed for health reasons, proper public notification of the closures is essential for public safety. The Town will work with the respective regulatory agencies to develop a protocol and to ensure that public notification is released in a timely manner after careful monitoring has indicated that the agreed upon standards have been exceeded.

Planning Objective:

A. The Town has initiated meetings with the County and other agencies to develop and establish water quality and monitoring standards and to develop a protocol for public notification when beaches and waters are closed for health reasons. (Priority)

4. The Town will communicate with residents and non-resident property owners.

Planning Objective:

A. The Town may publish four newsletters a year. (Highest Priority)

B. The Town may continue to update the Town's web page and add additional components as needed. (Highest Priority)

C. The Town shall assess the effectiveness of various forms of communication. (Highest Priority)

5. The Town shall consider the impact on public safety during the review of site plans and during consideration for proposed changes to the zoning ordinance and shall encourage the use of sprinkler systems, stand pipes and the provision for fire lanes as important fire prevention measures.

Planning Objective:

A. The Department of Public Safety shall recommend changes to the Town code as conditions warrant. (Priority)

6. It is the policy of the Town to continually assess the police, fire and rescue needs of the Town and to make personnel and resource expenditures commensurate with the needs created by the community.

Planning Objective:

A. Public safety funding requests shall be considered through the budget and CIP process. (Priority)

B. The Town shall identify grant opportunities, as they become available. (Priority)

7. The Town recognizes that damaged homes and structures on the oceanfront represent a nuisance eyesore and visual blight and the Town may take appropriate measures to abate this nuisance and will seek changes in NFIP regulations to establish regulations for declaration of destroyed structures.

Planning Objective:

A. The Town will take a more proactive approach to condemning these structures and taking prompt action including the issuance of civil citations to abate the nuisance. (Highest Priority)

B. The Town will petition FEMA through our state and regional FIP representatives to consider adopting regulations regarding the determination of destroyed structures. (Highest Priority)

8. The Town shall continue to address community appearance concerns through Boards such as the Planning Board, Citizens Advisory Committee and Board of Commissioners. The Town shall work toward developing incentives designed to enhance, promote and protect the Town's architectural image and heritage.

Planning Objective:

A. The Town will investigate the feasibility for an architectural incentive program. (High Priority)

B. The Town will consider an incentive program rewarding those developers which set aside additional open space in perpetuity. (High Priority)

9. The Historic District represents an irreplaceable part of the Nags Head image and past. The Town shall carefully consider any proposed land use change-not only within the district, but near by that would diminish the uniqueness of the homes in the district. The Town will promote the creation of a historic district to

preserve the historic beachfront cottages. These limits are shown on the Future Land Use map in the appendix.

Planning Objective:

A. The Town will continue to work with residents within the historic district boundary on the Future Land Use Map to establish a historic district. (Low Priority)

B. The Town will continue to amend the zoning ordinance by adopting provisions designed to protect the uniqueness of homes on the National Register of Historic Places. (Low Priority)

10. Over the last 20 years the Town has seen most of its commercial businesses, once numerous along Virginia Dare Trail, move to US 158 or go out of business due to chain restaurants and "big box" retailers building along US 158.

Planning Objective:

A. The Town will investigate the use of incentives to attract and retain locally owned businesses throughout the Town. (High priority)

Nags Head is growing and changing, and the primary purpose of this plan is to manage and guide these forces so that important values are protected and goals advanced. As Nags Head approaches build-out, management of existing development and redevelopment will be a paramount concern. As remaining land becomes more limited and as our housing stock ages, the Town must make sure that when the marginal land is developed and the existing housing stock improved, that it is developed or improved in a fashion consistent with the Town's desire to retain the "Nags Head" image. As we near build-out, our focus needs to address our existing natural and man-made environment and how best to manage this environment to meet the needs of our citizens and visitors. The 2010 CAMA Land Use Plan will be used in conjunction with the Towns' Zoning Ordinance, Stormwater Management Plan as well as various Zoning and Town code amendments to accomplish the goals of this plan.