

Town of Nags Head
Boardwalk Plan Steering Committee
Meeting #6, October 20, 2015
Draft Minutes

Present:

Debbie Moore, George Wood, Ralph Buxton, Diane Bognich, Commissioner Marvin Demers, Kelly Wyatt, Holly White, Andy Garman

Discussion:

- Staff presented an updated version of the project mapping for discussion purposes.
- Staff and consultant George Wood gave an update on environmental and surveying work that has been completed to date. George Wood has delineated 404 and coastal wetlands in all areas except the southern phase of the project (from Sugar Creek Offices south). The Town did not proceed with wetland delineation and surveying for the southern phase of the project due to unresolved issues related to properties in this area. Ray Meekins with Seaboard Surveying will prepare a survey of the northern portion of the project depicting wetland information which will then be used to refine the boardwalk alignment. This would allow the town to discuss with property owners a final alignment in order to prepare project easements.
- In previous discussions with property owners in the area from Tanger Outlet Mall north, all but one of the property owners has indicated they would be interested in granting an easement for the project.
- The committee reviewed the preliminary alignment from north to south and discussed various constraints and thought processes that have driven the decision making process. It should be noted that the alignment is conceptual only and in no way reflects a final design.
- The committee agreed that significant work that has been completed to date on this project. The Town should continue to develop the project to a point where easements can be obtained from those property owners who are willing to provide easements. The committee went on to state that this would allow the Town to pursue permits if and when the Town is ready to begin funding the project. This work could be completed with minimal cost and resources.
- The easement process was discussed including how the easement language would be drafted to protect property owners and the Town.
- The committee discussed the Town's Catfish Farm property and potential constraints on developing a boardwalk since a conservation easement exists on the property as part of the Dare County Tourism Board's GOSPL program. The committee suggested that the Town work to resolve this question. This property is in the southern portion of the project.
- Other uses that would be provided along the boardwalk were discussed including fishing, kayaking, crabbing and water access. The committee expressed the need to provide separate areas to accommodate these uses to minimize conflicts among users.
- The committee discussed lot coverage and questioned whether the Town's boardwalk would be counted towards lot coverage. The committee agreed that there should be a lot coverage exclusion applied to the boardwalk if the town intends to acquire easements from private property owners.

- The committee discussed the timeframe that might realistically be considered for funding and construction of the boardwalk in light of other projects the town is pursuing. The committee agreed that the multi-use path from Gull Street to the event site would be a higher priority than the first phase of the boardwalk. Diane Bognich indicated that the event site is a phased development plan with four phases. Tentatively the boardwalk on the event site property would be scheduled for construction in FY 2017-18. The committee agreed that this may be the logical timeframe to pursue the first phase of the project as it would coincide with the event site boardwalk. This Dare County Tourism Board and the town may consider submitting joint grant applications to do the entire first phase together. This could include from Kitty Hawk Water Sports to the northern terminus of the project.
- The meeting concluded with the committee recommending to the Board of Commissioners that the following tasks be completed to further develop the project:
 1. That environmental and surveying work be completed to allow the northern project alignment (from Tanger North) to be refined to a point that would allow easements to be obtained.
 2. That the Town work to acquire easements from those property owners that are willing to grant easements.
 3. That the Board of Commissioners initiate a zoning ordinance text amendment that would exempt the Town's boardwalk from lot coverage.
 4. That the Town work with the Dare County Tourism Board to resolve the issue on the Catfish Farm property as to whether the conservation easement would allow construction of the boardwalk.
- The committee requested that the project map and the draft minutes be posted on the town's website as soon as possible. A presentation of this recommendation will be provided to the Board of Commissioners at its November 4, 2015 meeting. This will be time specific at 1 pm.

Attachment – Project mapping with conceptual project alignment.