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**Town of Nags Head  
Planning Board  
March 16, 2016**

The Planning Board of the Town of Nags Head met in regular session on Wednesday, March 16, 2016 in the Board Room at the Nags Head Municipal Complex.

Chairman Mark Cornwell called the meeting to order at 5:00 p.m. as a quorum was present.

***Members Present***

Mark Cornwell, Clyde Futrell, Mike Siers, Jim Troutman, Pogie Worsley

***Members Absent***

Ben Reilly, Kate Murray

***Others Present***

Andy Garman, Kelly Wyatt, Lily Nieberding

***Approval of Agenda***

There being no changes to the agenda, Jim Troutman moved that it be approved as submitted. Pogie Worsley seconded the motion and it passed by unanimous vote.

***Public Comment/Audience Response***

None

***Approval of Minutes***

There being no changes, Jim Troutman moved that the minutes be approved as presented. Pogie Worsley seconded the motion and it passed by unanimous vote.

***Action Items***

*Initiation and Consideration of a zoning ordinance text amendment to Town Code Section 48-407(b) to list "Municipally-owned recreation facilities" as a permitted use within the C-2, General Commercial District.*

Deputy Planning Director Kelly Wyatt explained that as the Town begins to solidify the development plan for Dowdy Park it is important to begin the process to extend the municipally-owned recreational facility use category to the C-2, General Commercial District.

Currently, recreational facilities in the SED-80 District, such as the Town Park on Barnes Street, are allowed by Conditional Use due to the proximity to residential development, residential zoning districts and the sensitive nature of the environmental district (ie: topography, tree preservation & tree removal). Recreational facilities in the R-2 District, such as the Dare County Soccer Complex on

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Satterfield Landing, are allowed by Conditional Use due to the increased intensity of programmed fields, noise and lighting.

Staff is proposing that in the C-2, this use category be listed as a permitted use since parks and recreation facilities are less likely to pose land use compatibility issues in a commercial zoning district as they would in residential or special environmental districts. In addition, Dowdy Park, one of only two municipally-owned recreational facilities in the C-2 District, will consist of low-level security lighting only and un-programmed passive recreation fields. Noise and lighting is not anticipated to be problematic in any way to the adjoining properties, so Staff does not feel that the use needs to be buffered or regulated beyond the current requirements of the C-2 District.

Ms. Wyatt confirmed for Chairman Cornwell that a Site Plan has not been presented to the Planning Board for review as of yet. This proposed change needs to be approved prior to site plan review which Staff anticipates to have to the Planning Board in May.

Ms. Wyatt also confirmed that Staff is requesting that the Planning Board both initiate and recommend approval of the proposed text amendment.

Ms. Wyatt confirmed for Mr. Troutman that if the intensity of the park were to increase in the future, the Planning Board would have the opportunity to discuss, review and recommend approval/denial of any changes.

Clyde Futrell moved to initiate and recommend approval or the text amendment as presented. Pogie Worsley seconded and the motion passed by unanimous vote.

***Town Updates***

None

***Discussion Items***

None

***Planning Board Members' Agenda***

None

***Planning Board Chairman's Agenda***

None

***Adjournment***

There being no further business to discuss, the meeting was adjourned at 5:10 PM.

Respectfully submitted,

Lily Campos Nieberding