



- AGENDA -

**Town of Nags Head Planning Board
Nags Head Municipal Complex Board Room
Tuesday, September 15th, 2020; 9:00 a.m.**

This meeting will be open to the public; however, the Zoom meeting platform will be used to broadcast the meeting live and members of the public will be able to view the meeting remotely using the Zoom platform or app on a computer or smartphone, or by calling in using a phone. Remote participation in the meeting, including Public Comment/Audience Response will not be permitted; those wishing to make comments at the meeting will need to attend the meeting in person to do so, or email comments to planning@nagsheadnc.gov

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A. Call To Order

B. Approval Of Agenda

C. Public Comment/Audience Response

D. Approval Of Minutes

September 15, 2020 Planning Board Meeting

Documents:

[SEPTEMBER 15 2020 DRAFT MINUTES_MZ.PDF](#)

E. Action Items

1. Consideration Of A Conditional Use Application

submitted by Cahoon & Kasten Architects, PC on behalf of SAGA Construction and Legacy Homes Services to convert the existing commercial structure into a commercial mixed-use development consisting of a Building Contractors Office and a Furniture Store. The property is zoned C-2, General Commercial and is

located at 205 E. Baltic Street.

2. Consideration Of A Text Amendment concerning the "Furniture Store" use

F. Town Updates - As Requested

G. Discussion Items

1. Presentation And Discussion Of 2017 Comprehensive Plan
2. September 29, 2020 Director's Report

Documents:

[MEMO PD DIRECTOR REPORT_9-30-2020.PDF](#)

3. Discussion Of Event Home Registration

H. Planning Board Members' Agenda

I. Planning Board Chairman's Agenda

J. Adjournment

**Town of Nags Head
Planning Board
September 15, 2020**

The Planning Board of the Town of Nags Head met in regular session on Tuesday September 15, 2020 in the Board Room at the Nags Head Municipal Complex. The meeting also used the Zoom platform to broadcast the meeting live and allow members of the public to view it remotely.

Planning Board Chair Megan Vaughan called the meeting to order at 9:00 a.m. as a quorum was present.

Members Present

Megan Vaughan, Kristi Wright, Meade Gwinn, Gary Ferguson, David Elder, Molly Harrison, Megan Lambert

Members Absent

None

Others Present

Michael Zehner, Kelly Wyatt, Holly White, Lily Nieberding

Approval of Agenda

Chair Vaughan asked for a motion to approve the agenda. David Elder moved to approve as presented, Meade Gwinn seconded, and the motion passed unanimously.

Public Comment/Audience Response

None

Approval of Minutes

Chair Vaughan asked for a motion to approve the minutes of the August 18, 2020 meeting. Gary Ferguson asked that minutes be amended on Page 3 to better reflect his thoughts regarding legacy buildings as noted by Planning Director Michael Zehner. David Elder moved to approve the minutes as amended, Molly Harrison seconded, and the motion passed by unanimous vote.

Action Items

Consideration of Site Plan Review for Islington Street Beach Access Improvements

Deputy Planning Director Kelly Wyatt presented a Site Plan Review on behalf of the Town of Nags Head for the purpose of consideration of improvements to the Islington Street Beach Access to include an asphalt drive aisle with Turfstone™ parking stalls, Stormwater management measures, above grade decking with showers, and wooden walkway to connect to the existing walkway and stairs to the beach.

The property is currently vacant; unimproved pedestrian path with portion of wooden walkway. The property is zoned R-2, Medium Density Residential Zoning District and all properties surrounding this site are zoned R-2 and are developed residentially.

Ms. Wyatt reviewed the applicable Zoning Regulations:

- "Public Beach/Sound Access/Bathhouse" is a permitted use within the R-2, Medium Density Residential Zoning District.
- Total allowable lot coverage for this site is 33%. Proposed lot coverage is 32.9% therefore lot coverage is compliant.
- There is no minimum parking requirement for this use; however, 11 parking spaces have been proposed, including 2 handicap accessible parking spaces.
- A compliant five-foot-wide Buffer Yard C has been provided along the perimeter of the northern and southern property lines adjacent to residential uses. In addition to maintaining the existing and mature vegetation, numerous native ornamental grasses and flowering plants are to be installed and are fairly drought tolerant.
- One light fixture is proposed at the eastern extent of the parking area. A light audit will be conducted to ensure that light intensity does not exceed medium level activity illumination standards.
- No signage is being proposed at this time however this access would be signed in compliance with Town and CAMA standards as with all other public beach access.
- Adequate Stormwater management measures and compliant traffic circulation have been designed by the Town Engineer.
- The Project will be required to comply with all applicable NC Fire Prevention Code requirements as part of building permit application review and issuance. The Fire Department has reviewed and approved the proposed site plan as presented.
- Public Works has reviewed and approved the proposed site plan as presented.
- A CAMA Minor Permit is required for this proposed use and must be issued prior to zoning or building permit issuance.

Staff finds that the proposal is consistent with the applicable use and development standards, as well as relevant land use policies. Staff recommends approval of the site plan as presented.

Ms. Wyatt confirmed for Mr. Ferguson that while the UDO does not require buffering, it is good practice, "the right thing to do".

Mr. Zehner discussed funding for the project noting that these improvements will be partially funded through a grant from the North Carolina Division of Coastal Management.

Mr. Zehner and Ms. Wyatt also discussed neighbor notifications and plantings and buffering.

Ms. Lambert asked how the Town decides which accesses to improve. Mr. Zehner noted that they are trying to be more deliberate about that; begin talking about it now as they are looking at the next budget year. They had applied for a grant to improve Huron Street but were not successful. The Town may still improve Huron Street, but it will not be handicap accessible, so it scored lower as far as the CAMA grant. The town will also be looking at other types of accesses including sound front.

Megan Lambert moved to approve the Site Plan as presented. Meade Gwinn seconded the motion and it passed by unanimous vote.

Report on Board of Commissioners Actions

Planning Director Michael Zehner gave a report on the Actions from the Board of Commissioner's September 2nd, 2020 Meeting. Of note, the Board did remove from the agenda the item related to nonconforming hotels; the Commissioners wanted more information and Mr. Zehner expects it to be back on the October agenda. During Public Comment, several people spoke in favor of extending the Dowdy Park Farmers Markets and in continuing to fund the PT Event Coordinator position. There was a presentation from Dominion Power regarding an upcoming feasibility study related to the installation of transmission lines. The Board adopted the following amendments: amending the UDO to allow properties west of the beach road to fill up to the height required by Dare County Septic Health; amendment clarifying and/or correcting errors in the UDO and the amendment allowing furniture stores as a part of Commercial Mixed Uses.

Town Updates

None

Discussion Items

August 26, 2020 Director's Report

Mr. Zehner presented his Director's Report to the Board. This report was shared with the Commissioners at their September 2nd Meeting. The report included the July 2020 Planning & Development Monthly Report, things are picking up like they normally do this time of year. Last year there was a concern regarding fewer permits, lower valuation but it does not appear to be the case as there've been more permits applied for in 2020 than at the same time in 2019. Mr. Zehner's report also discussed the impact of the Coronavirus on permitting.

In addition to permitting, Mr. Zehner's report also included the activities and meeting that Staff was involved with during the month of July as well as updated the Board on different projects including amendments to the Town's camping provisions, an update on the Decentralized Wastewater Management Plan, Short-Term Rental Registrations and the NFIP Community Rating System Audit.

Other updates included the 2020 Census and status of several Grants that the Town has applied for as well as some collaboration with other organizations that Staff has been involved with.

Planning Board Members' Agenda

Ms. Lambert discussed the Admiral Street Beach Access and expressed concern with regards to beach driving. Ms. Lambert stated that it is already a safety issue because it is both a walk-over and drive-over; an accident waiting to happen and noted that there have been many "close calls" in years past. Ms. Lambert inquired if beach driving was still starting on October 1st. Ms. Lambert noted that the beaches are still packed, and she is worried about what may happen once beach driving begins. Mr. Elder agreed that it was a concern, especially because that access is so steep.

Mr. Zehner noted that this issue was discussed during one of (Town Manager's) Staff Meetings and that Police and Fire had raised similar concerns about the timing of beach driving with increased beach goers.

Ms. Lambert noted that regardless of the timing of beach driving, the Town should take a look at Admiral Street in particular. The Board discussed this issue further as well as some possible solutions.

Chair Vaughan inquired if there was a regular review of beach accesses, accessibility, safety issues, etc. Mr. Zehner stated that this past winter a review was done by a third-party, regarding the ADA accessibility of Town facilities as well as some accesses. Mr. Zehner noted that they have been discussing the possibility of doing a study of all of the accesses that were not included in the initial review. This study would include a facility assessment and Mr. Zehner stated that safety could be part of this assessment.

Mr. Elder discussed accessibility and how it can mean different things to different people depending on their needs. Mr. Elder also brought up the topic of ensuring that people with disabilities know what is and isn't available as far as access to the Beach. The Board discussed this topic further and agreed that the Town could maybe have clearer descriptions and more photos (via the Town's website, social media, etc.) of what is out there as far as beach accesses as it relates to accessibility as well as amenities.

Ms. Harrison inquired about the Red No Swimming Flags and the Board discussed the flags, the decision-making process and the timing for when the announcement goes out about the flags going up.

The Board discussed further the issue of legacy businesses. Mr. Zehner explained that staff shares with the Commissioners the same information that is shared with the Planning Board and anticipated sharing the information at the public hearing, but the Commissioners requested to receive that information prior to scheduling the public hearing. Mr. Zehner stated that some of the Commissioners had also noted (what Mr. Ferguson had suggested) that the amendment felt like grandfathering. Ms. Lambert suggested that Mr. Ferguson might consider speaking at the public hearing if he feels strongly about it.

Mr. Ferguson stated that he was not involved in the development of the UDO and discussions that took place during Focus Nags Head and while he understands what the Town is trying to avoid he feels they need to be careful about what they are doing (with this proposed amendment). Mr. Ferguson stated that it felt less like preservation and more like grandfathering nine hotels on the oceanfront. Mr. Zehner confirmed that the proposed ordinance is intended to protect existing non-conforming hotels and noted that as the amendment is written someone could not willingly demo a structure and then get a conditional use to build new. The Board also discussed what these businesses would be allowed to do if they were damaged by a hurricane and Mr. Zehner confirmed that it would depend if they could meet CAMA, FEMA and building requirements. Mr. Zehner stated that they could put a provision in the proposed amendment related to demolition.

Planning Board Chairman's Agenda

None

Adjournment

A motion to adjourn was made by David Elder. The time was 10:40 AM.

Respectfully submitted,
Lily Campos Nieberding



MEMORANDUM

Town of Nags Head

Planning & Development Department

To: Board of Commissioners
Planning Board

From: Michael Zehner, Director of Planning & Development

Date: September 29, 2020

Subject: Planning and Development Director's Report (F-1)

This memo provides an overview of selected Planning and Development Department activities, projects, and initiatives. If requested, Staff will be prepared to discuss any of this information in detail at the Board of Commissioners meeting on October 7, 2020.

Monthly Activity Report

Attached for the Board's review is the *Planning and Development Monthly Report for August 2020*. In addition to permitting, inspections, code enforcement, and Todd D. Krafft Septic Health Initiative activities, Staff was involved in the following meetings or activities of note during the month:

- Wednesday, August 5 - Board of Commissioners Meeting
- Thursday, August 6 - Farmers' Market
- Thursday, August 13 - Farmers' Market
- Tuesday, August 18 - Planning Board Meeting
- Wednesday, August 19 - Arts & Culture Committee Meeting
- Thursday, August 20 - Farmers' Market
- Wednesday, August 26 - Conference Call with Rep. Murphy re: J-1 Visa Program
- Thursday, August 27 - Farmers' Market

Short-Term Rental Registration Update

As provided in last month's Director's Report, a total of 69 properties were registered as short-term rentals in 2019, and as of August 25, 2020, 32 of these properties were registered in 2020. As of September 29, 2020, 61 of these properties had been registered in 2020. Staff intends to reach out to the owners of the remaining 8 properties to confirm their status and seek registration, if necessary. Last month's Director's Report also indicated that as of August 25, 2020, 98 additional properties had been newly registered in 2020, for a total of 167 properties then currently registered as short-term rentals. As of September 29, 2020, 151 additional properties had been newly registered in 2020, for a total of 216 properties currently registered as short-term rentals.

As reported at the Board's January 2020 meeting, based upon information provided by the Dare County Tax Collector, Staff anticipated that approximately 600 units could be eligible for registration as short-term rentals under the Town's regulations. Through

administration of the regulations and communication with property owners, Staff has been able to determine that at least 16 properties presumed to require registration, are exempt or are otherwise not required to be registered. Therefore, it is estimated that 37% of eligible units have been registered; however, it should be expected that some portion of the remaining properties do not require registration. To this date, 46 properties have been registered as short-term rentals that were not previously identified as rentals on Dare County's records.

Staff had previously noted the intent to bring forward an amendment to the registration regulations to specifically exempt cottage court units managed by a single entity from being required to register as short-term rentals; Staff understands that it was not the intent to require these units to be registered, and has therefore not been requiring these units to be registered. However, based upon a recent court decision concerning the City of Wilmington's registration program, Staff has delayed this change at this time upon the recommendation of the Town Attorney.

Nonconforming Hotels and Fishing Piers - Legacy Establishments/Structures

As the Board is aware, recommendations from the Planning Board and Staff on a text amendment to address nonconforming hotels and fishing piers had been forwarded to the Board prior to the September 2, 2020 meeting to allow the Board to consider the scheduling of a public hearing. At the September 2 meeting, the Board voted to remove the item to schedule the public hearing from the agenda, to discuss the matter at a future meeting. Staff will await further direction from the Board as to a timeline for future consideration of this matter.

CAMA Land Use Plan Update

Staff received notice from DCM on September 28, 2020 that the Town's Comprehensive Plan was accepted as complete, allowing for State review to be initiated. The Plan has been routed to the various review agencies, and the submitted draft is available at the following link:

https://files.nc.gov/ncdeq/Coastal%20Management/documents/PDF/Land%20Use%20Plans/state-review-lups/NagsHeadCompPlanRecvd_092520edit.pdf

The Town will receive comments on the plan no later than Wednesday, December 9th.

Following approval of the Plan, the Board will need to consider final re-adoption of the Plan incorporating modifications required by DCM to satisfy completeness requirements

Planning Board - Pending Applications and Discussions

The September 15, 2020 Planning Board meeting included the Site Plan Review for the Islington Street Beach Access Improvements. Related to this, the Planning Board also discussed safety at the Town's various accesses, and plans to provide ADA-accessible accommodations at accesses. The Board also revisited their consideration of the text amendment to address nonconforming hotels and fishing piers, making a further suggestion that the option to seek a conditional use permit not be permitted for projects

involving the reconstruction of a nonconforming hotel following the voluntary demolition of a significant percentage of existing floor area.

It is important to note that the September 15 Planning Board meeting was broadcast live using the Zoom platform to accommodate remote viewing, as requested by the Outer Banks Association of Realtors. The Board and Staff intend to continue this practice and will look for ways to improve the broadcast of these meetings.

The Planning Board's next meeting is scheduled for Tuesday, October 20, 2020. At this time, the agenda is expected to include consideration of a conditional use permit application for the Dream Center property and the amendment of a previously issued conditional use permit for The Soundside Event Site to include properties recently acquired by the Dare County Tourism Board.

Additional Updates

- **2020 Census** - As previously indicated, the number/percentage of vacant vacation/rental homes in Town would skew the response rate recognized by the Census, as the rate is not adjusted at this time to account for those homes. Dare County has begun releasing the information on the rate depicting more accurate response rates based upon the number of occupied homes in the various communities. Based upon this methodology, the Town's response rate as of September 21, 2020 has been determined to be 90.49%, up from 87.39% on August 17, and up from 85.46% on July 20, 2020.

As the Board may be aware, the collection of Census responses was scheduled to cease on September 30, 2020; however, a recent court order directed an extension until October 31.

- **Town Workforce Housing Study & Plan** - Phase 1 Report presented to the Board of Commissioners at the February 5, 2020 meeting. Further action on this project is on hold pending direction from the Board of Commissioners; however, it is important to note that funds associated with this project were liquidated due to budgetary constraints associated with the Covid-19 Pandemic.

Given discussion at the Board's recent retreat, Staff anticipates reinitiating this project with the Board in the coming months.

- **Skate Park Renovation - Phase 1** - As previously reported, Staff finalized submission of an application for the National Endowment for the Arts Our Town Grant on August 18, 2020, seeking funds to design and develop plans for a future renovation of the Skate Park. With support from the Board, Staff is also preparing to submit for a grant from the Tourism Board.
- **UDO Reference Manual & Permitting Workflow** - Staff continues to develop Reference Manual materials, including identifying and refining workflows, to be brought to the Board of Commissioners for approval at a later date.

- **Art Masts** - As previously noted, the Art Mast project, coordinated with the Arts & Culture Committee, has resulted in four completed art panels. The Arts & Culture Committee continues to discuss the locations for the new Art Masts, and is considering installations beginning at Bonnet Street and ending in the Gallery Row District. Staff is awaiting a proposal from a sign company to identify the best way to install the masts.
- **Decentralized Wastewater Master Plan** - As noted above, an RFQ seeking proposals from consultants was released on August 14, 2020, with responses due September 30, 2020. As of September 29, a total of 3 responses were expected.

A Staff team will be reviewing the responses over the coming weeks to select a consultant for the project. Additionally, Staff will be soliciting volunteers for a project steering committee, and will bring those that express an interest to the Board for consideration at the November 2020 meeting.

- **Dowdy Park Farmer's Market** - As the Board is aware, the Farmers' Market was extended through September, with the final market being held on September 24, 2020.
- **Permitting/Online Permitting** - Staff had previously contacted representatives of the Outer Banks Home Builders Association to coordinate a schedule for a workshop/forum for the building community. However, given current circumstances, this effort has been placed on hold. Staff is considering developing a series of videos in the interim.

As previously noted, in the spring Staff had begun fairly regular email updates to contractors and related design professionals on matters related to permitting and zoning. Similar updates in the future are expected to be made on a more regular schedule using the News Flash feature on the Town's website; this was announced in an email on September 11, 2020, encouraging recipients to subscribe to the Department's News Flash.

As previously reported, as of May 8, 2020, online permitting has been activated for all residential and commercial building and trade permit types. As noted in the FY19-20 3rd and 4th Quarter Permitting Report, Staff will continue to work to make improvements to the platform, publicize the availability of the resource, refine documents providing guidance to the Town's customers, and develop protocols for records management in support of the platform.

- **Grants and Assistance**
 - Staff had submitted a request under the Hazard Mitigation Grant Program (Tropical Storm Michael) to update the Town's Emergency Operations Plan. Staff learned that funding under that event was no longer being considered, but that the request was being considered under funding decisions related to Hurricane Dorian.

- Staff submitted a Letter of Interest (“LOI”) under the Hazard Mitigation Grant Program related to Hurricane Dorian for the acquisition of property, and assisted Fire Chief Wells in the submission of an LOI for replacement of a generator; we have been notified that the generator request has been selected for further consideration, and have also learned that the request for funds for property acquisition also continues to be considered.
 - A final application for a National Fish and Wildlife Foundation - National Coastal Resilience Fund grant to develop an Estuarine Shoreline Management Plan was submitted in July 2020. Additionally, an application was submitted for the 2020 North Carolina Attorney General Environmental Enhancement Grant for the same project. Staff had hoped to learn the status of these applications by the end of September, and is now looking for an update in the next few weeks.
 - As noted, Staff submitted a final application for the National Endowment for the Arts Our Town Grant on August 18, 2020 seeking funds to prepare designs for the renovation of the Town’s Skate Park.
- **Academic/NGO Projects**

As the boards are likely aware, the Outer Banks and Town are the subject of numerous academic and general research projects. We felt it important to provide an overview of the active projects involving the Town in some degree, as follows:

- 2020 OBX Field School and UNC-CSI Capstone Project

The OBX Field School, along with the UNC-CSI Capstone Project, are coordinated through the Coastal Studies Institute. Kicking off the Fall 2020 Semester, Department Staff along with Town Engineer David Ryan were invited to join the UNC Field School on their Water Tour on August 12, 2020. Mr. Ryan and Holly White provided students with an overview of the Town’s Comprehensive Plan and challenges related to groundwater, septic health management, stormwater, and water quality. The students concluded their time with Town Staff with a trip to the groundwater lowering wells near the Barnes Street Park.

In conjunction with the Field School, the Planning Department will virtually host an intern this semester. Brianna “Bri” Thompson is a junior at UNC double majoring in Environmental Studies and Public Policy. She also has an interest in art and design that will assist her in her project with the Town. Bri will work on developing social media messaging and general outreach materials for the stormwater, septic health, and floodplain management programs.

As part of the UNC-CSI Capstone Project, students will perform water sampling at several locations in Nags Head throughout the semester to monitor bacteria and optical brighteners. Their work last year suggested that the groundwater lowering systems, managed by the Town, are having

an added benefit to improved water quality; additional research will be conducted to investigate this further. Lastly, students will develop and conduct a survey to resident and non-residential property owners to assess their knowledge and awareness, attitudes/risk perceptions, and behaviors/practices regarding septic systems. Previous work, and this semester's work, will benefit the forthcoming update of the Town's Decentralized Wastewater Management Plan.

- C-CoAST - The Collaboratory for Coastal Adaptation over Space and Time (C-CoAST)

A Research Coordination Network (RCN) funded by the National Science Foundation (NSF) to address grand challenges in coastal resilience. Developed coastal environments are shaped by interactions between human activities and natural processes. Mitigation and recovery strategies that promote adaptation at the time scale of storm events can be counterproductive over longer timescales. A series of collaborative activities will integrate coastal researcher, stakeholder, and practitioner expertise, building capacity for a comprehensive understanding of the human-natural coastal system. This will enable the potential for steering away from future outcomes that communities may want to avoid, and toward outcomes they deem more desirable.

This network is working to develop a hub which will ultimately provide funding for project implementation for both researchers and practitioners. Dare County was identified as a pilot community in which virtual listening session and a community meeting will be held. Staff's role is limited to providing feedback as a sounding board for ideas and connection to local stakeholder groups.

- ECU Groundwater Study

This project was initiated in 2019, intended to measure and identify changes in groundwater levels within the Town and the causes. There is to be a related focus on impacts to onsite wastewater. The lead researcher is currently out of the country working on a separate research assignment.

- Wastewater Infrastructure Tipping Points: Prioritizing Implementation of Climate Adaptation Plans in Decentralized Systems

This project is being led by North Carolina Sea Grant and faculty from ECU. The project is researching the relationship between climate change/adaptation, groundwater, and onsite decentralized wastewater systems.

- Climate Change Adaptation in a Coupled Geomorphic-Economic Coastal System

This project is being led by UNC-Wilmington, UNC, Duke, and Ohio State. There have been no recent updates.

- Focused CoPe: Supporting Environmental Justice in Connected Coastal Communities through a Regional Approach to Collaborative Community Science

Spearheaded by ECU and the Coastal Studies Institute, the Town recently submitted an “intent to collaborate” letter in support of the project. The project will focus on regional climate adaptation impacts to equity and environmental justice, and will likely result in the Town being provided with two interns during the course of the project. The project is contingent on the successful awarding of a grant.

Upcoming Meetings and Other Dates

- Tuesday, October 6 - Technical Review Committee Meeting
- Wednesday, October 7 - Board of Commissioners Meeting
- Thursday, October 8 - Board of Adjustment Meeting
- Tuesday, October 13 - Permitting/Inspections/Code Enforcement Team Staff meeting
- Tuesday, October 14 - Planning & Zoning Team Staff Meeting
- Wednesday, October 14 - Arts & Culture Committee Meeting
- Tuesday, October 20 - Planning Board Meeting

**TOWN OF NAGS HEAD PLANNING AND DEVELOPMENT
MONTHLY REPORT
AUGUST 2020**

DATE SUBMITTED: September 7, 2020

	Aug-20	Aug-19	Jul-20	2020-2021 FISCAL YTD	2019-2020 FISCAL YTD	FISCAL YEAR INCREASE/ DECREASE
BUILDING PERMITS ISSUED - RESIDENTIAL						
New Single Family	1	1	2	3	2	1
New Single Family, 3000 sf or >	1	1	0	1	2	(1)
Duplex - New	0	0	0	0	0	0
Sub Total - New Residential	2	2	2	4	4	0
Miscellaneous (Total)	14	22	21	35	38	(3)
<i>Accessory Structure</i>	2	3	3	5	6	(1)
<i>Addition</i>	1	1	3	4	1	3
<i>Demolition</i>	0	0	0	0	0	0
<i>Move</i>	0	0	0	0	0	0
<i>Remodel</i>	4	8	5	9	11	(2)
<i>Repair</i>	7	10	10	17	20	(3)
Total Residential	16	24	23	39	42	(3)
BUILDING PERMITS ISSUED - COMMERCIAL						
Multi-Family - New	0	0	0	0	0	0
Motel/Hotel - New	0	0	0	0	0	0
Business/Govt/Other - New	0	0	0	0	0	0
Subtotal - New Commercial	0	0	0	0	0	0
Miscellaneous (Total)	4	3	9	13	8	5
<i>Accessory Structure</i>	0	1	6	6	4	2
<i>Addition</i>	0	0	0	0	0	0
<i>Demolition</i>	0	0	1	1	1	0
<i>Move</i>	0	0	0	0	0	0
<i>Remodel</i>	2	1	0	2	2	0
<i>Repair</i>	2	1	2	4	1	3
Total Commercial	4	3	9	13	8	5
Grand Total	20	27	32	52	50	2
SUB-CONTRACTOR PERMITS						
Electrical	26	43	28	54	92	(38)
Gas	1	2	3	4	4	0
Mechanical	28	38	43	71	81	(10)
Plumbing	6	5	6	12	14	(2)
Sprinkler	0	0	0	0	0	0
VALUE						
New Single Family	\$180,000	\$150,000	\$686,336	\$866,336	\$325,000	\$541,336
New Single Family, 3000 sf or >	\$430,000	\$750,000	\$0	\$430,000	\$1,450,000	(\$1,020,000)
Duplex - New	\$0	\$0	\$0	\$0	\$0	\$0
Misc (Total Residential)	\$305,111	\$410,386	\$617,281	\$922,392	\$765,955	\$156,437
Sub Total Residential	\$915,111	\$1,310,386	\$1,303,617	\$2,218,728	\$2,540,955	(\$322,227)
Multi-Family - New	\$0	\$0	\$0	\$0	\$0	\$0
Motel/Hotel - New	\$0	\$0	\$0	\$0	\$0	\$0
Business/Govt/Other - New	\$0	\$0	\$0	\$0	\$0	\$0
Misc (Total Commercial)	\$140,000	\$77,450	\$111,700	\$251,700	\$140,325	\$111,375
Sub Total Commercial	\$140,000	\$77,450	\$111,700	\$251,700	\$140,325	\$111,375
Grand Total	\$1,055,111	\$1,387,836	\$1,415,317	\$2,470,428	\$2,681,280	(\$210,852)

**TOWN OF NAGS HEAD PLANNING AND DEVELOPMENT
MONTHLY REPORT
AUGUST 2020**

DATE SUBMITTED: September 7, 2020

	Aug-20	Aug-19	Jul-20	2020-2021 FISCAL YTD	2019-2020 FISCAL YTD	FISCAL YEAR INCREASE/ DECREASE
ZONING						
Zoning Permits	16	26	26	42	47	(5)
CAMA						
CAMA LPO Permits	1	0	2	3	3	0
CAMA LPO Exemptions	0	4	5	5	9	0
Sand Relocations	0	N/A	0	0	N/A	N/A
CODE COMPLIANCE						
CCO Inspections	82	145	82	164	302	(138)
Cases Investigated	48	68	51	99	146	(47)
Warnings	10	5	11	21	15	6
NOVs Issued	39	63	40	79	131	(52)
Civil Citations (#)	0	0	0	0	0	0
Civil Citations (\$)	\$0	\$0	\$0	\$0	\$0	\$0
SEPTIC HEALTH						
Tanks inspected	27	0	0	27	64	(37)
Tanks pumped	15	0	4	19	5	14
Water quality sites tested	69	0	0	69	46	23
Personnel Hours in Training/School	9	0	15	24	0	24



Michael D. Zehner, Director of Planning & Development