



MEMORANDUM
Town of Nags Head
Planning & Development Department

To: Board of Commissioners
From: Kelly Wyatt, Deputy Planning Director
Michael Zehner, Director of Planning and Development
Date: September 30, 2020
Subject: Islington Street Beach Access Site Plan

GENERAL INFORMATION

Applicant: Town of Nags Head.

Application Request: Site Plan Review.

Purpose: 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. These improvements are partially funded through a grant from the North Carolina Division of Coastal Management.

Property Location: 0 E. Islington Street.

Existing Land Use: Vacant, unimproved pedestrian path with portion of wooden walkway.

Zoning Classification of Property: R-2, Medium Density Residential Zoning District.

Zoning Classification of Surrounding Properties: All properties surrounding this site are zoned R-2, Medium Density Residential and are developed residentially.

Flood Hazard Zone of Property: NFIP FIRM Maps indicate that three flood zones span this property: Shaded X, AO and per the Town of Nags Head local RFPE, the VE 12. There are no enclosed structures requiring elevation within the proposed scope of work.

Land Use Plan Map/Policies: The 2017 Comprehensive Plan Future Land Use Map classifies this property as Residential and is located within the South Nags Head Character Area Development Plan. Below is the description of the Residential classification and pertinent excerpts from the Character Area:

The Residential designation is intended to accommodate low-density, single family residential.

Section 2.7.2A Appropriate Land Uses states, "Appropriate land uses in South Nags Head are predominately single-family residential development. Certain institutional and municipal areas are also appropriate under the right conditions such as the Nags Head Fire Station and municipal beach access facilities".

Staff finds this proposal to be consistent with the Residential Land Use Classification.

SPECIFIC INFORMATION

Applicable Zoning Regulations:

- Use Regulations: Pursuant to Section 6.6 of the Unified Development Ordinance, Table of Permitted Uses and Activities, "Public Beach/Sound Access/Bathhouse" is a permitted use within the R-2, Medium Density Residential Zoning District.
- Lot Coverage: Total allowable lot coverage for this site is 33%. Proposed lot coverage is 32.9%, therefore, lot coverage is compliant.
- Height: The scope of work involves construction of parking facilities, above-grade decking with shower facilities, and elevated wooden walkways with stairs to the beach. There are no proposed structures subject to maximum height regulations.
- Architecture Design Standards: No architectural design standards apply to this proposed scope of work.
- Parking: There is no minimum parking requirement for this use; however, 11 parking spaces have been proposed, including 2 handicap accessible parking spaces.

Additionally, Section 10.92.14.4 requires a minimum of 20% of the surface area of the parking area and drive aisles to be constructed using permeable surface materials. An excess of 20% has been provided and is therefore compliant.

- Buffering/Landscaping: A compliant five-foot-wide Buffer Yard C has been provided along the perimeter of the northern and southern property boundaries adjacent to residential uses. In addition to maintaining the existing and mature black pines, numerous native ornamental grasses and flowering plants will be installed.
- Lighting: One light fixture has 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.
- Signage: This access will be signed in compliance with Town and CAMA standards as with all other public beach access.

Water and Sewage Disposal: No facilities requiring water and sewage disposal are being proposed.

Stormwater Management: Adequate stormwater management measures have been designed by the Town Engineer.

Traffic Circulation: Compliant traffic circulation has been designed by the Town Engineer.

Fire: 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: Public Works has reviewed and approved the proposed site plan as presented.

CAMA: A CAMA Minor Permit is required for this proposed use and must be issued prior to zoning or building permit issuance.

ANALYSIS & STAFF RECOMMENDATION

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.

PLANNING BOARD RECOMMENDATION

At their September 15, 2020 meeting the Planning Board voted unanimously to recommend approval of the Site Plan as presented.

Attachments: Application and Plan Set.