



# Agenda Item Summary Sheet

Item No: **H-1**  
Meeting Date: **June 5, 2024**

**Item Title:** From March 6<sup>th</sup> Board Meeting – Report on Multi-Family Ordinance Working Group

**Item Summary:** At the Board’s March regular meeting, the Board requested that the Town establish a working group to review and make recommendations on a draft Multi-Family Housing Ordinance. This ordinance was originally drafted by the Planning Board and a public hearing was held in February.

The charge for the working group is as follows:

- To consider the draft multi-family ordinance written by the Planning Board.
- To preserve the intent of the ordinance, to protect the character of Nags Head, and to provide new alternatives for workforce/long-term housing without increasing the stock of short-term rentals.
- To evaluate conditions/standards which would render such projects unfeasible due to financing, construction, configuration, or management.
- To suggest additional measures that would achieve the aforementioned goals.

Over the course of four meetings, the working group has now developed a recommendation for review by the Board of Commissioners. This includes changes to the ordinance drafted by the Planning Board as well as several other suggestions. Information about the working group including agendas and minutes from its meetings can be found here: <https://www.nagsheadnc.gov/1108/Multi-Family-Working-Group>.

At the upcoming meeting, staff will present the recommendations from the working group. Attached is a copy of a draft multi-family housing ordinance which includes the original Planning Board recommendation as well as modifications proposed by the working group. Where the Multi-Family Housing Working Group recommended different ordinance language than the Planning Board, staff has color coded the language as follows:

- Multi-Family Housing Working Group Recommended language is shown in RED.
- Planning Board Recommended language is shown in BLUE.
- Proposed language that is unchanged is shown in regular black type.

It should be noted that the ordinance will need to be reviewed by the Planning Board before it comes back to the Board of Commissioners for a public hearing and adoption.

Number of Attachments: 1

**Specific Action Requested:** Discussion/feedback on the working group’s recommendation.

Submitted By: Town Manager’s Office

Date: May 29, 2024

**Finance Officer Comment:** No unbudgeted fiscal impact.

Signature: Amy Miller

Date: May 29, 2024

**Town Attorney Comment:** N/A

Signature: John Leidy

Date: May 29, 2024

**Town Manager Comment and/or Recommendation:**

I appreciate the efforts of the multi-family working group and staff. I will await the Board’s direction.

Signature: Andy Garman

Date: May 29, 2024