



# Agenda Item Summary Sheet

Item No: **E-10**  
Meeting Date: **August 7, 2024**

**Item Title:** Request for Public Hearing to consider a text amendment related to the dormitory use within the SED-80, Special Environmental District zoning designation

### Item Summary:

In response to ongoing discussions regarding workforce housing availability within the County, the Town of Nags Head is actively exploring the potential construction of at least two residential duplexes. These structures would primarily serve as housing for the town’s lifeguards. The proposed site for this workforce housing is Town-owned property located at 425 W. Health Center Drive, formerly the Outer Banks Medical Center and now the Community Care Clinic. Specifically, the town is considering construction in the area of the old helipad, which is no longer in use. This property is zoned SED-80, Special Environmental District.

At their June 18, 2024, meeting, planning staff requested that the Planning Board consider initiating a text amendment. This amendment would allow dormitory use within the SED-80 zoning designation, not only when affiliated with an existing nursing home facility, but also for the purpose of housing the town workforce.

### Planning Board Recommendation

At their July 16, 2024, meeting the Planning Board voted unanimously to recommend adoption of the text amendment as presented.

Number of Attachments: 0

### Specific Action Requested:

Schedule the Public Hearing for the Board of Commissioners September 4, 2024, Meeting.

Submitted By: Planning and Development

Date: July 29, 2024

### Finance Officer Comment:

N/A

Signature: Amy Miller

Date: July 29, 2024

### Town Attorney Comment:

N/A

Signature: John Leidy

Date: July 29, 2024

### Town Manager Comment and/or Recommendation:

This project is included in the Town’s CIP and represents an important step in maintaining future ocean rescue staffing levels, which is now being impacted by lack of available housing supply.

Signature: Andy Garman

Date: July 29, 2024