



Agenda Item Summary Sheet

Item No: **F-3**
Meeting Date: **September 4, 2024**

Item Title: 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 and concerns 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, non-functional helipad. This property is zoned SED-80, Special Environmental District.

At their June 18, 2024 meeting, planning staff requested the Planning Board to 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: 3

Specific Action Requested:

Conduct the Public Hearing.

Submitted By: Planning and Development

Date: August 27, 2024

Finance Officer Comment:

Insufficient information to determine fiscal impact.

Signature: Amy Miller

Date: August 27, 2024

Town Attorney Comment:

I will participate in the discussion as necessary.

Signature: John Leidy

Date: August 27, 2024

Town Manager Comment and/or Recommendation:

I will participate in the discussion.

Signature: Andy Garman

Date: August 27, 2024