



# AGENDA ITEM SUMMARY

Town of Nags Head Board of Commissioners

REGULAR SESSION: November 6, 2024

## AGENDA ITEM E.9.

Request for Public Hearing to Consider Amendments to UDO re: Hotel Parking Standards

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### Prepared by

Kelly Wyatt, Planning Director

### Reviewed by

Kelly Wyatt  
Carolyn Morris  
Andy Garman

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### Staff Comments/Recommendation

Planning staff finds the proposed text amendment to be consistent with the 2022 Comprehensive Land Use Plan and recommend adoption of the amendment as presented.

### Planning Board Recommendation

At their October 15, 2024, meeting, the Planning Board voted unanimously to recommend adoption of the proposed text amendment as presented.

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### Specific Action Requested

Schedule the Public Hearing for the Board of Commissioners December 4, 2024 meeting.

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### Summary

At their meeting on August 7, 2024, the Board of Commissioners requested staff to review the Town's existing parking standards for hotels and restaurants to assess their adequacy in meeting current needs. On August 20, Planning staff presented an analysis of both current and past parking standards within the town. They noted that while updating hotel parking standards may be straightforward, revising restaurant standards is more complex due to factors like outdoor dining and entertainment, which are not currently addressed. During further discussions at their September 17 meeting, the Planning Board highlighted that some hotel units feature multiple beds, potentially leading to more than one vehicle per unit. They recommended that any revised parking standards account for both the number of units and the number of bedrooms. The Board reached a consensus that the most appropriate standard is the one used in the late 1980s and 1990s: 1.2 parking spaces per rentable unit or one space per bedroom—whichever is greater—plus one space for every two employees on the largest shift. This standard effectively accommodates the additional parking needs for hotels offering multi-bedroom options, such as family and executive suites, as well as extended stay rooms.

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### Attachments

None