



**BOC ACTIONS  
WEDNESDAY, OCTOBER 19, 2022**

1. Call to order - Mayor Pro Tem Siers called the mtg to order at 9 am; Mayor Cahoon was out of Town.
2. Agenda – The Board approved the October 19<sup>th</sup> agenda with the Closed Session moved to follow the Consent Agenda item.
3. Public Comment - Basil Belsches, Memorial Avenue resident; he and his wife endorse the moratorium being proposed today re: the proposed affordable housing development at Hollowell Street.
4. Consent Agenda - The Consent Agenda was approved as presented and consisted of the following:
  - Budget Amendment #5 to FY 22/23 Budget
  - Resolution in support of NC Commerce Rural Transformation Grant - Resilient Neighborhoods Program
  - Request for Public Hearing - application for NC DCM Planning and Management Grant
5. Closed Session – The Board entered Closed Session at 9:15 am and Open Session at 9:43 am.
6. Public Hearing – to consider adoption of a moratorium on all Commercial, Mixed Use, and all Non-Single Family or Non-Two-Family residential developments located within C-2, General Commercial Zoning District applicable to the areas from Danube Street north to Hollowell Street, between US Highway 158 and NC 12. This proposed moratorium would be in place for a period not to exceed 150 days so that staff can conduct a detailed review of the Town’s Zoning Map and its consistency with the Town's Comprehensive Land Use Plan. Staff can recommend potential changes to the Zoning Map and to the Town’s UDO, and any proposed and appropriate changes can be processed and adopted by the Board of Commissioners – The attorney invited those present to speak:

Robb Ross, Nags Head resident and Dare County Commissioner; number one issue is housing for people who run and support our County; we have funding, a plan, development partners and a site; the proposed development meets the needs of this community; he asked the Board to look at the big picture during the moratorium period and give it full consideration.

Webb Fuller, Nags Head resident; the proposed development area is a very unique area with Jockey’s Ridge on one side and the historic district on the other; he strongly supports the moratorium as presented by staff; the Board has a stated value re: affordable housing – to look into the issue for its employees only - the Board has been on this course and he encouraged the Board to continue with this policy.

Karen Brown, Outer Banks Chamber of Commerce President/CEO; housing has been an issue for many years and this should be a priority and not continue to be delayed; she encouraged the Board to educate themselves on the proposed project that would bring needed housing for this area.

David Twiddy, Chairman of Dare County BOE; he would like to see affordable housing throughout the county; there are 24 employees on a waiting list for teacher housing; several teacher, administrative, clerical, nutrition, bus driver, etc. positions are open because potential employees cannot find housing; on behalf of the BOE, he asked the Board to look into the affordable housing project here in Nags Head.

Susan and Charles Kalan, Hollowell Street in Nags Head; in favor of the moratorium; their house is directly across from the proposed development site; there is already too much traffic on Hollowell; they asked the Board to consider another area for the development.

Denis Blackburne, Woda Cooper; development is not a federal or Town development, it is privately owned - it is not public housing; zoning allows for multi-family housing (54 units); they are also planning this project on a site in Manteo; it is strong quality development with an on-site office with full-time mgr. and service tech.

Tim Engel, Linda Lane resident; in support of the moratorium; he has nothing against affordable housing but believes the traffic and drainage issues will get worse; he also expressed concern about property values.

Roland Vaughan, historic district property owner, Edenton resident; he supports the proposed moratorium; affordable housing varies from one community to the next; any kind of subsidy can open the door for a more broader spectrum that could over time be detrimental to safety/welfare and the community at large.

Luke Baer, Kill Devil Hills resident and Kitty Hawk Kites employee; he read the letter from John Harris, Kitty Hawk Kites, which had been emailed to Board members and which supports the affordable housing development. Mr. Bauer also spoke on his own behalf and is in support of the proposed project.

Bobby Harrell, Harrell & Associates; he described the proposed property details; of the 19 cottages to the east of the property, 13 of them are in weekly rentals versus tenants of the proposed development which will be year-long rentals; he asked the Board to look into what this property can do for the entire community.

Bob Woodward, Kill Devil Hills resident and Chairman of Dare County Board; Dare County has worked diligently for over three years to bring essential housing to Dare County; he asked the Nags Head Board to do the right thing for everyone.

Town Manager Garman read additional comments that had been received via email from the following:

- Richard and Melanie Hanson, Linda Lane, supports moratorium
- Chess and Karen Harris, S Memorial Ave, supports moratorium
- Frank and Christine Campanale, S Memorial Ave, supports moratorium
- Susan and Clay White, S Virginia Dare Trail, supports moratorium
- Jack Cowherd and Carol Shannon, S Virginia Dare Trail, supports moratorium
- Caswell and Melody Culbreth, S Virginia Dare Trail, supports moratorium
- Pat and Tom Jones, Linda Lane, supports moratorium
- Ronnie Sloan, Outer Banks Hospital, supports proposed development

The Board passed a motion to adopt the moratorium - as amended - modifying Part III, second paragraph, to replace "single and two-family development" with "residential uses" - so that staff can conduct a detailed review of the Town's Zoning Map and its consistency with the Town's Comprehensive Land Use Plan.

**7.** Town Manager Garman – Epstein Bath House – He provided an update on the Epstein St Beach Access Bath House which was bid and re-bid. Staff will continue to look at alternative options and he will keep the Board updated as staff moves forward.

**8.** Town Manager Garman – Grants - He reported that staff recently was notified that the Town was awarded \$300,000 for a grant for dune vegetation (beach grass) plantings.

**9.** Comr. Renée Cahoon – JRSP/Rogallo Museum – The Board passed a motion authorizing Mayor Pro Tem Siers to send a letter to State Parks expressing the Board's concerns and supporting the Friends of Jockey's Ridge resolution; and if the project moves forward, that an environmental impact statement be done and to include that a resolution with the Board's formal opposition stated be considered at its Nov 2<sup>nd</sup> mtg.

**10.** Adjournment - The Board adjourned at 11:24 a.m.