



**BOC ACTIONS
WEDNESDAY, NOVEMBER 2, 2022**

1. Call to order - Mayor Cahoon called the meeting to order at 9 am.
2. Adoption – the Board adopted the November 2nd agenda as presented.
3. Recognition

The following were introduced and welcomed by the Board to Town employment: Sanitation Equipment Operator Daniel Heath; Water Distribution Technician Jonathon Bush; and Facilities Maintenance Technician Josh Givens. Water Distribution Superintendent Ray Schoonmaker was congratulated by the Board for ten years of service. Administrative Supervisor Karen Heagy was congratulated by the Board for fifteen years of service.

4. 2022 Earl Murray, Jr Employee of the Year Nominees - The following nominees were introduced:
 - Facilities Maintenance Technician Bruce Erickson
 - Tax Collector Linda Bittner
 - Permit Specialist Kim Thompson
 - Building Inspector Steve Szymanski
 - Fire Captain Phil Wolfe
 - Police Officer Christian Aguirre
5. Proclamation – The Board adopted the Veterans Day Proclamation as presented.
6. Affordable Housing – Denis Blackburne of the Woda Cooper Company presented information concerning the proposed project entitled Sanderling Commons Nags Head; Mr. Blackburne stated that he would review the white paper from the Town’s web site.
7. Public Comment

David Bragg, Nags Head resident; expressed his opposition to the Woda Cooper proposal – it would not be doing anything for the community.

Shelley Blackstone, owns property between Conch and Hollowell; the proposed Woda Cooper development would not solve workforce housing; urban development doesn't make sense in that area.

Michael O'Brien, Nags Head resident; representing Friends of Jockey’s Ridge; Thanked the Board of Commissioners for their support.

Steve Pauls, FarmDog Beach concierge services co-owner; they set up cabanas, umbrellas on the beach for the public; there are no regulations for folks who purchase and set up their own cabana/umbrella; he and his partners are available to work with the Board/Town as necessary.

Susie Walters, Nags Head resident since 1983; disheartened with the recent actions concerning the proposed Rogallo Museum at Jockey's Ridge State Park; she wants to correct some misinformation; prior to the Town's letter to Dep Director Barnes, no research was done to obtain information; it is incumbent on each of us to do our own research; she asked the Board to not adopt the resolution today concerning this issue and to rescind its letter to Dep Director Brian Strong so a more informed decision can be made.

John Harris, Rogallo Foundation; they were told by the State that no long-term leases for State Parks were allowed; they contacted Sen. Sanderson about having legislation drawn up and found out that legislation was not needed as long-term leases are allowed; he loves Jockey's Ridge State Park and does not want to see any environmental harm come to it; no input from the Rogallo Foundation was obtained before the Town wrote the letter to Dep Dir Strong – the bullet points in the letter were incorrect.

Tom Haddon, Nags Head resident since 1974; spoke of Francis and Gertrude Rogallo; we often forget about the importance of their achievements; they deserve to be in the same conversations as the Wright Brothers; Jockey's Ridge State Park is the proper place to honor them.

Ann Cabell-Baum, Nags Head property owner and Carolista Baum's daughter; she has forwarded the petition after the last Board meeting with over 2600 names in opposition to the Rogallo Museum being built at the Park; there is no true opposition to the museum only the location.

Duke Geraghty, President of Outer Banks Homebuilders Association; he is supportive of the affordable housing project; entry-level employees need a place to live; this issue is not limited to Nags Head; Dare County has been working on this for the past three years; everyone wants affordable housing but nobody wants it in their neighborhood; business owners do not have the workforce because their employees don't live here; let's not be selfish and let's take the first step to help solve this problem; he thanked Town Manager Garman for the white paper and asked the Board to follow-up on the proposal.

Basil Belsches, Nags Head resident; spoke on the Woda Cooper project; seniors may end up there but that may not be the needed workforce; 54 units on that property are being proposed and even if it was 54 luxury condos, it would not be in line with the historic character of that area; he supports the moratorium currently in place.

George Barnes, Nags Head resident and Park Superintendent for over 30 years; worked with Kitty Hawk Kites to get the Visitors Center in the Park; does not think that Jockey's Ridge is the appropriate location for another museum; State has the current museum being renovated; location for the Rogallo Museum would be in the protected area and would have to go through a process to build there; the visitors center/museum were part of the original master plan.

David Carroll, Nags Head resident; spoke on the Woda Cooper proposed project; the project is absolutely necessary for the community; salary numbers can be reworked; work force is in the service sector; people can't afford to live here; happy to hear the Homebuilders Association weigh in on this; the project is very much needed.

Carol Sparks, Southern Shores resident and property owner in Nags Head, daughter of the Rogallos; Vice Pres of the Dare Co Chapter Retired School Personnel and Board member of the Rogallo Foundation; in addition to inventing the flexible wing her parents also worked hard to make Jockey's Ridge a State Park to make sure the dunes were not going to be developed; she spoke in favor of the museum and educational landmark at the Park.

Ralph Buxton, Nags Head resident; he has already written a letter re: Rogallo project and asked that it be entered into the record; requests the Board to support the project and to listen to the sincerity of the

comments spoken today; unfortunately, the Town took a position prematurely and that affected the State's position; he asked the Board to revisit its actions.

Sandra Allen, former Nags Head resident; she is disappointed to have to be here today to defend her reputation; the Rogallo Foundation support of a museum has never been a secret; she is here as a volunteer member of the Rogallo Foundation and CPA of Kitty Hawk Kites; all rules were followed to make sure there was no benefit to a for-profit business from the non-profit foundation; in its letter to the State the Board indicated misinformation about the gift shop as the proceeds would only benefit the Park. She asked the Board to publicly correct the statement in the Board's letter to the State.

Holly Nettles, Nags Head resident; the Visitors Center at Jockey's Ridge with its planned renovations will be approximately 7,000 square feet as compared to the proposed museum of 12,000 square feet.

Bobby Harrell, Real estate broker, owns property and an office in Nags Head; emphasized the need for the Woda Cooper housing project in Nags Head.

Mayor Cahoon read the written comments from Bruce Weaver and GW Meadows in support of the Rogallo Museum in Jockey's Ridge State Park.

- 8.** Consent Agenda - The Consent Agenda was approved as presented and consisted of the following:
 - Consideration of Budget Amendment #6 to FY 22/23 Budget
 - Consideration of Tax Adjustment Report
 - Approval of minutes
 - 9.** Public Hearing - to consider Special Use/Site Plan Review submitted by Michael Strader, P.E. of Quible & Associates, P.C. for the construction of a Trade Center. The property is zoned C-3, Commercial Services and is located on Lot 2a of the Charles L. Sineath Subdivision (PIN# 989317113533), vacant lot directly behind TW's Bait and Tackle.
- The Board passed a motion recusing Mayor Pro Tem Siers from this discussion as he had some involvement. The Board approved the Special Use/Site Plan for the construction of a Trade Center with the required findings of fact.
- 10.** Beach Nourishment Update – Brian Joyner of Moffat & Nichol presented updates on: the 2022 Project; the Summer 2022 Annual Beach Monitoring Survey Evaluation; and the Master Plan.
 - 11.** Public Hearing - to consider Special Use/Site Plan Review submitted by the Town of Nags Head for the redesign and construction of various Public Works facilities as a result of the Public Services Facilities Master Plan. The properties involved are zoned C-3, Commercial Services and located at 2110 S. Pond Avenue and 2200 S. Lark Avenue – The Board approved the Special Use/Site Plan for the redesign and construction of various Public Works facilities with the required findings of fact.
 - 12.** Public Hearing - to consider application for NC Division of Coastal Management (DCM) Planning and Management Grant – The Board approved the application as presented.
 - 13.** Planning Director – Planning Director Kelly Wyatt's monthly report was well received by the Board.
 - 14.** Beach concierge services - Staff has no specific action to take at this time except to meet with the beach concierge companies to review the issues noted.
 - 15.** Coastal Villas Subdivision – The Board adopted the resolution accepting for dedication the improvements made to the Coastal Villas Subdivision as presented.

16. Committee Reports

Mayor Pro Tem Siers – Dare County Tourism Board provided grant funds to the Town for the Whalebone Park restrooms - Planning Director Wyatt provided an update in her monthly report.

Comr. Brinkley – Nothing new for the Jennette’s Pier Advisory Committee; Planning Director Wyatt provided an update on the Voluntary Septic Service Subscription (VSSS) Committee in her monthly report.

Comr. Sanders – Estuarine Shoreline Mgmt. Plan – Planning Director Wyatt provided an update in her monthly report to include meetings with the consultant re: review of conceptual design of selected sites.

Mayor Cahoon – He attended the Governor’s Offshore Wind Energy Task Force meeting yesterday; there was an interesting discussion with some from England who deal with those that service the units.

17. Old Nags Woods Road easement – The Board approved the easement request by Dominion Energy/Pike Engineering for Old Nags Head Woods Road as presented.

18. ONHC Traffic Control - It was Board consensus to agree with staff’s recommendation to include the placement of four (4) radar speed limit signs within the Old Nags Head Cove Subdivision to cover northbound/southbound traffic along S Cobia Way and the eastbound/westbound traffic along W Sandpiper Terrace. The Board approved the budget amendment for the speed signage as presented.

19. Town Manager Garman – The Board voted to table consideration of the Rogallo Museum/Jockey’s Ridge State Park resolution until the December 7th Board of Commissioners meeting.

20. Town Manager Garman - It was Board consensus to agree with Town Manager Garman to begin the process to re-evaluate the Town’s short-term rental registration ordinance.

21. Town Manager Garman – An update on the Community Care Clinic lease was provided; A resolution to amend the lease along with additional details of the process to renovate the building for a dental clinic will be presented to the Board at its December 7th meeting.

22. Mayor Cahoon – The Board adopted the resolution in support of Dare County Elections staff and workers as presented.

23. Closed Session – The Board entered Closed Session at 1:58 p.m. to consider attorney/client privilege matters and the Earl Murray Jr Employee of the Year Honorarium.

24. Open Session - The Board re-entered Open Session at 2:30 p.m.

25. Adjournment – the Board recessed to a Board Retreat at the Villas Clubhouse on Villa Dunes Drive on Friday, Nov 18th at 8:30 a.m. The was 2:31 p.m.