



**MINUTES
TOWN OF NAGS HEAD
MULTI-FAMILY WORKING GROUP
MONDAY, APRIL 29, 2024
(Meeting #3)**

(Approved May 24, 2024)

Members Present:

Comr. Kevin Brinkley and Comr. Megan Lambert
Planning Board members Meade Gwinn and Molly Harrison
TW's Bait & Tackle business owner Chris Greening
Outer Banks Association of Realtors Government Affairs representative Donna Creef
Outer Banks Homebuilders Association representative Duke Geraghty

Members Absent:

Town resident Basil Belsches

Staff Present:

Town Manager Andy Garman
Planning Director Kelly Wyatt
Town Clerk Carolyn F Morris

A. CALL TO ORDER

The meeting was called to order at 10 am.

B. REVIEW OF MINUTES

MOTION: Meade Gwinn made a motion to approve the April 15th meeting minutes as presented. The motion was seconded by Comr. Kevin Brinkley which passed unanimously.

C. REVIEW OF DISCUSSION TOPICS

Provided in the package were Discussion Points highlighted on the Planning Board Ordinance and a presentation / map of 15,000 square foot lots in the C-2 and C-4 Districts.

Density discussion

Town Manager Garman summarized: The Planning Board recommended ordinance proposed two types of multi-family dwelling development, a large and small category– based on units per acre. Manager Garman asked if committee members were interested in a focus on square footage or Floor Area Ratio (FAR).

Analysis – we already have a density standard for Large Residential Dwellings – for a 16,000 sq foot lot you can build a maximum 5,000 square foot home– this is often seen on the oceanfront.

Does the committee want to go to consider Floor Area Ratio - in terms of building volume / building area? The Planning Board recommended units per acre.

It was committee consensus to utilize Floor Area Ratio to control density. Explaining to the committee that the FAR associated with the standard for a Large Residential Dwelling is 0.32, it was the consensus of the committee to move forward with a 0.32 FAR for discussion purposes with the Large Multi-family option, recognizing that FAR may not be suitable to for Small Multi-family development.

Manager Garman took the committee through an exercise of evaluating FAR on a 5-acre lot = 5 acres to equal 69,696 sq ft building floor area – committee members noted that this was a common standard for developers and allowed greater flexibility.

There was discussion pertaining to limiting the number of units or using septic capacity as well.

It was committee consensus to not be in favor of allowing an entire building to be either studio or one-bedroom apartments – for a large site. Members felt it was better to require a mix of studio/one-bedroom units, two and three-bedroom units, this would give the developer the ability to work within a range. It was noted that based upon previous discussions a developer would be inclined to build more 2-bedroom units.

Action - Staff is to find out the composition of the Kill Devil Hills teacher housing subdivision; find out the Floor Area Ratio and the mixture of unit standards for minimum and maximum unit size; draft up an ordinance based on these standards; include minimum size per unit – also combine studio and one-bedroom units into one.

After various calculations, Town Manager Garman discussed the following with committee members:

- 100 at 25% - 13 two-bedroom, 9 three-bedroom, and 50 one-bedroom units – for a total of 72 units
- .32 Floor/Area Ratio – mixture of units – max of 100 bedrooms and mixture of 20% to 25% for each category
- minimum unit size for bedroom (with studio and one-bedroom as one category) – keep three-bedroom minimum at 1000 square feet.

Manager Garman confirmed committee consensus to keep smaller multi-family development at 5,000 square feet maximum and to recommend administrative approval. In addition, in C-2, no longer restrict to the bypass (for US 158 frontage requirement for small scale multi-family housing). Explore allowing the small multi-family option throughout the C-2 District which would now include areas between the highway and on the west side of NC 12. The committee also discussed the possibility of including the small multi-family development as an option in the C-4 District.

Next meeting discussion - Manager Garman asked about requirements for housing within a business – Needs to be discussion on how to control density.

Next meeting discussion - Townhouse style vs apartment style preference needs to be discussed at the next meeting. Ms. Creef said that she would look at recent Kill Devil Hills subdivisions to see the size of the buildings and see if they are all townhouse style. Also for discussion is some type of architectural design that is favorable for apartment style development.

Building separation – It was committee consensus to agree to reducing building separation from 40 feet to 20 feet.

Setbacks – It was committee consensus to keep the setback of 35’ around the structure.

Homeowners Association (HOA) – Staff is to ask the attorney who can enforce deed restrictions prior to additional discussion concerning if the requirement in the ordinance for an HOA should remain.

Next meeting discussion –

- Will need to provide standards for multi-family to be included as part of a group development or commercial mixed use. The main provision to consider would be density.

Future and on-going discussions –

- Consider modifying duplex provisions where deed and size restrictions are built into the ordinance (i.e. allow a duplex on a 20,000 sq. ft. lot if it is workforce and units are no larger than 1,750 sq. ft).
- Consider modifying standards for commercial with accessory residential.

D. NEXT STEPS / NEXT MEETING

The next meeting was scheduled for **Friday, May 24th at 10 am** in the Town Hall Conference Room.

E. ADJOURNMENT

MOTION: Donna Creef made a motion to adjourn. The motion was seconded by Meade Gwinn which passed unanimously. The time was 12:02 p.m.