



AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF NAGS HEAD, NORTH CAROLINA TO CHANGE THE ZONING OF APPROXIMATELY 72 ACRES LOCATED IN THE AREA SHOWN AS EXHIBIT A, HISTORIC CHARACTER AREA ZONING MAP AMENDMENT, FROM C-2 GENERAL COMMERCIAL TO C-5 HISTORIC CHARACTER COMMERCIAL AND R-3 HIGH-DENSITY RESIDENTIAL ZONING

WHEREAS, on October 19, 2022, the Town initiated a study of the Historic Character Area located between Hollowell Street and Danube Street and also between US 158 and NC 12 to determine the appropriate zoning scheme to preserve the integrity of the Historic Character Area as described in the 2022 Town of Nags Head Comprehensive Plan. The purpose of this study is detailed in Town Ordinance 22-10-020; AND

WHEREAS, after further study, on January 17, 2023, the Town of Nags Head Planning Board has recommended that this area be rezoned to a combination of R-3 High-Density Residential and a new zoning District, C-5 Historic Character Commercial, which has been determined to be an appropriate zoning and land use scheme that is consistent and compatible with this area; AND

WHEREAS, thereafter, the Planning Board submitted its recommendation from the January 17, 2023 meeting to the Board of Commissioners recommending approval of said zoning map amendment of the lands hereinafter described, all in accordance with the requirements of the Town of Nags Head Unified Development Ordinance a public hearing was held hereon on the 3rd day of May 2023 before the Board of Commissioners, pursuant to due notice mailed, the property posted and notice published pursuant to G.S. § 160D-602.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE TOWN OF NAGS HEAD, THAT:

Section 1: The lands that are the subject of the Ordinance are those certain lands depicted in Attachment B, which is incorporated herein by reference, and said lands are hereafter referred to as the "Rezoned Lands."

Section 2: The lands that are the subject of the Ordinance and described in Attachment "A", are located within the Town of Nags Head's planning jurisdiction and/or corporate limits.

Section 3: The Town of Nags Head Unified Development Ordinance, including the Nags Head North Carolina Official Zoning Map, which is a part of said Ordinance, is hereby amended by changing the zoning classification of the "Rezoned Lands" from C-2 General Commercial to a combination of R-3 High-Density Residential and C-5 Historic Character Commercial.

Section 4: The Unified Development Administrator is hereby authorized and directed to cause the said Official Zoning Map for the Town of Nags Head, North Carolina, to be physically revised and amended to reflect the zoning changes ordained by this Ordinance.

Section 5: After reviewing all the information presented at the public hearing and the Town of Nags Head plans, policies and ordinances, the Nags Head Board of Commissioners finds the zoning map amendment request reasonable and consistent with the 2022 Town of Nags Head Comprehensive Plan.

Section 6: This ordinance shall be in full force and effect from and after its adoption.

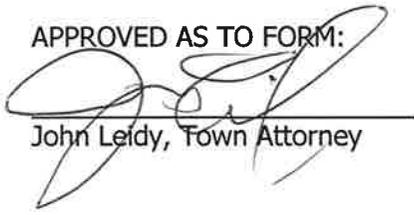

Benjamin Cahoon, Mayor
Town of Nags Head



ATTEST:


Carolyn F. Morris, Town Clerk

APPROVED AS TO FORM:


John Leidy, Town Attorney

Date adopted: May 3, 2023

Motion to adopt by Commissioner _____
Motion seconded by Commissioner _____
Vote: _____ AYES _____ NAYS

