



AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF NAGS HEAD, NORTH CAROLINA TO CHANGE THE ZONING OF THE SOUTHERN PORTION OF 5401 S. CROATAN HWY (PARCEL # 026404000 and 012187000) FROM R-3, HIGH DENSITY RESIDENTIAL TO SPD-C, VILLAGE INSTITUTIONAL TO RECONCILE THE SPLIT ZONING

WHEREAS, Planning staff requested the Planning Board initiate consideration of this zoning map amendment to reconcile the split zoning of the Municipal Complex Property located at 5401 S. Croatan Hwy, by rezoning the southern portion of the property zoned R-3, High Density Residential to SPD-C, Village Institutional. This results in the entire parcel being zoned SPD-C, Village Institutional, AND

WHEREAS, the SPD-C, Village Institutional District is established to provide for the proper grouping and development of uses designed to serve the entire community as well as the Village at Nags Head, AND

WHEREAS, the 2022 Comprehensive Land Use Plan Future Land Use Map classifies this property as Institutional/Community Services. This proposed map amendment is consistent with the land use classification.

WHEREAS, at their April 15, 2025, meeting, the Planning Board voted unanimously to recommend approval of the zoning map amendment as presented; AND

WHEREAS, thereafter, the Planning Board submitted its recommendation from the April 15, 2025 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 11th day of June 2025 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 A and identified thereon as "Rezone Parcel", which is incorporated herein by reference, and said lands are hereafter referred to as the "Rezoned Lands."

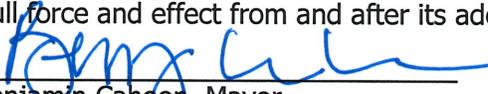
Section 2: The lands that are the subject of the Ordinance and described in Attachment "A", are located within the Town of Nags Head's planning jurisdiction and/or corporate limits.

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 R-3, High Density Residential to SPD-C, Village Institutional.

Section 4: The Unified Development Ordinance 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: 
Brittany Phillips, Town Clerk

APPROVED AS TO FORM: 
John Leidy, Town Attorney

Date adopted: 6/11/2025

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

