



AGENDA

**Town of Nags Head Planning Board
Nags Head Municipal Complex Board Room
Tuesday, May 16, 2023; 9:00 a.m.**

- A. Call To Order
- B. Approval Of Agenda
- C. Public Comment/Audience Response
- D. Approval Of Minutes
April 18th, 2023

Documents:

[APRIL 18 2023 DRAFT MINUTES KW.PDF](#)

- E. Action Items

- 1. Consideration Of Text Amendments
to the Unified Development Ordinance as it pertains to including the use of
“Restaurant, Drive Through” as a permissible use within Commercial Mixed-Use
Developments, as well as amending the supplemental regulations associated with this
use.

Documents:

[DRIVE-THRU RESTAURANT TEXT AMEND FOR PB.PDF](#)

- 2. Consideration Of A Sketch Plan Review
submitted by Timmons Group on behalf of Outlets Nags Head, for the construction of
a Starbucks Restaurant/Café at 7100 S. Croatan Highway, Nags Head.

Documents:

[STARBUCKS SKETCH PLAN REVIEW FOR PB.PDF](#)

- 3. Consideration Of Initiation And Recommendation
of text amendments to Section 11.10 of the UDO as it pertains to de-watering
activities associated with the installation of in-ground pools.

Documents:

[DEWATERING TEXT AMEND PB FINAL.PDF](#)

F. Report On Board Of Commissioners Actions

May 3rd, 2023

Documents:

[MAY 3 2023 BOC ACTIONS KW HIGHLIGHTS.PDF](#)

G. Town Updates - As Requested

H. Discussion Items

1. Discussion Of Revised Text Amendments

to the Unified Development Ordinance as it pertains to the definition of "Habitable Building Area".

2. Discussion Of Multi-Family Development Within The Unified Development Ordinance

Documents:

[MULTIFAMILY DISCUSSION.PDF](#)

3. Discussion Of Text Amendments

to Section 10.16 of the Unified Development Ordinance, Required Parking by Use, as it pertains to restaurant parking.

Documents:

[COMMERCIAL PARKING DISCUSSION, RESTAURANT.PDF](#)

4. Continued Discussion Of Potential Text Amendments

related to the definition of dwelling unit, what constitutes a dwelling unit and to clarify language related to accessory structures and uses.

Documents:

[DWELLING AND USE DISCUSSION.PDF](#)

5. Planning & Development Directors Report

April 26th, 2023

Documents:

[PND DIRECTORS REPORT FOR MAY BOC.PDF](#)

I. Planning Board Members' Agenda

J. Planning Board Chairman's Agenda

K. Adjournment