



MEMORANDUM

Town of Nags Head

Planning & Development Department

To: Planning Board
From: Kelly Wyatt, Planning Director
Date: January 14, 2022
Subject: Discussion and request to initiate the rezoning of 2110 S. Pond Avenue in support of the Public Works Master Plan process.

The Town of Nags Head is in the process of developing a facilities master plan for the Public Works Department. This is a long-term planning exercise to conduct a facility needs assessment for the department, review the existing buildings and facilities, and develop a capital planning tool for the department for future budgeting purposes. This would consider physical improvements that would better serve existing and future staff needs, allow for improved services to the public, and provide acceptable facilities for the storage and maintenance of equipment assets.

The Public Works department uses several contiguous sites located along Lark Avenue as well other sites throughout the town. Many of these buildings are aging and may be reaching the end of their useful life within the next 10 to 30 years. Additionally, some of the existing facilities may not be adequate to support current operations. This project would provide guidance for future capital planning decisions when considering building/facility replacement/renovations in light of current and future needs.

The consultant selected for this project, Oakley Collier, is now beginning to work on the schematic plan design for the proposed Public Works Facility redevelopment project. In review of the various properties to be encompassed in this design process, it was noted that the Water Department, located at 2110 S. Pond Avenue is zoned SED-80, Special Environmental District, while the remaining public works facilities are located within the C-3, Commercial Services District (zoning map attached).

Section 6.2.4.3 of the UDO, Zoning Districts, notes that the intent of the C-3, Commercial Services District is to provide for higher intensity land uses that are not compatible with other areas of the Town. The C-3 District accommodates utilities, light industrial uses, warehousing, bulk storage, municipal facilities, etc. It is noted that due to the proximity of this district to Fresh Pond, allowed uses shall not be detrimental to adjacent uses and the environment.

The historical and current use of Water Department facility is consistent and compatible with the C-3, Commercial Services District. As such, staff would request that the Planning Board initiate the process to rezone 2110 S. Pond Avenue from SED-80 to C-3 as an extension of the existing municipal facilities currently located within the C-3, Commercial Services District.

Staff will be available to participate in the discussion and address any questions that arise.

