



AGENDA

TOWN OF NAGS HEAD BOARD OF COMMISSIONERS
NAGS HEAD MUNICIPAL COMPLEX – BOARD ROOM

WEDNESDAY, NOVEMBER 5, 2025; 9:00 AM

REGULAR SESSION

A. CALL TO ORDER/MOMENT OF SILENCE/PLEDGE OF ALLEGIANCE

B. ADOPTION OF AGENDA

C. RECOGNITION

1. NEW EMPLOYEE – Deputy Finance Director Stephen Panaro – October 27, 2025

TWENTY YEARS – Planning & Development Director Kelly Wyatt – October 10, 2005

TWENTY YEARS – Fire Engineer Richard Gibbons – October 24, 2005

PRESENTATION – Earl Murray Jr Employee of the Year

- Nominees presented by Dept Heads

- Closed Session for Board consideration of nominees pursuant to GS 143-318.11(a)(2)

- Announcement of Earl Murray Jr Employee of the Year for 2025

PRESENTATION – Nags Head Woods Annual Report – Aaron McCall, Northeast Land Steward

PRESENTATION – OSHA Safety & Health Achievement Recognition Program (SHARP) Award

D. PUBLIC COMMENT

E. CONSENT AGENDA

1. Consideration of Budget Amendment #3 to FY 25/26 Budget
2. Consideration of Tax Adjustment Report
3. Approval of Minutes
4. Consideration of Waiver of Cycle Eight Late Fees and Amendment to Town Code Sec 44-35 re: Payment of Bills
5. Consideration of Banking Service Officials Resolution
6. Consideration of Capital Project Ordinance Amendment #10
 - S. Old Oregon Inlet Road Stormwater Improvements Project Areas 12/13
7. Request for Public Hearing to Consider Text Amendments to the Flood Damage Prevention Section within the Unified Development Ordinance to Revise the Town's Elevation Standards Related to Required Freeboard.
8. Request for Public Hearing to Consider a Vested Right/Special Use Permit/Site Plan Amendment submitted by Albemarle & Associates, Ltd. on Behalf of Nags Head Church for Expansion of the Parking Lot

F. PUBLIC HEARINGS

1. Public Hearing to Consider Proposed Text amendments to the Unified Development Ordinance Related to the Town's Crowd Gathering Permit Process

G. REPORTS AND RECOMMENDATIONS FROM THE PLANNING BOARD AND THE PLANNING AND DEVELOPMENT DIRECTOR

1. Update from Planning Director
2. Consideration of a Site Plan Amendment Submitted by Albemarle & Associates, Ltd. on Behalf of Coastal Bluewater Capital, LLC and TW's Outdoor Outfitters for Expansion of Storage Space.
3. Consideration of a Site Plan Amendment Submitted by Albemarle & Associates, Ltd. on Behalf of Golasa Holdings and Outer Banks Sports Club for Expansion of the Fitness Gym to Include a Two-Story Addition, Outdoor Gym Area, and Tennis Court.
4. Update on Harvey/Soundside Event Site Living Shoreline Project

H. OLD BUSINESS/ITEMS TABLED FROM PREVIOUS MEETINGS

1. From August 6th Board meeting - Presentation of Proposed Changes to Town Code Chapter 4 Crowd Gathering and Group Demonstrations, Chapter 26, Section 13, Park Use Regulations, Park Use Policies, and the Consolidated Fee Schedule

I. NEW BUSINESS

1. Committee Reports
2. Consideration of Appointment/Reappointment to Board/Committee
- Arts and Culture Committee
3. Consideration of Fall Beach Condition Survey
- Associated Beach Nourishment Maint. Capital Project Ordinance Amendment #17

J. ITEMS REFERRED TO AND PRESENTATIONS FROM TOWN ATTORNEY

K. ITEMS REFERRED TO AND PRESENTATIONS FROM TOWN MANAGER

1. Presentation of Proposed Historical Marker to be Located at Epstein Beach Access to Recognize the Former Nags Head Life-Saving Station

L. BOARD OF COMMISSIONERS AGENDA

M. MAYOR'S AGENDA

N. CLOSED SESSIONS

1. Request for a Closed Session to Consider a Personnel Matter Pursuant to 143-318.11(a)(6)
2. Request for Closed Session to Consult with the Town Attorney Regarding Matters Protected by the Attorney/Client Privilege and to Preserve that Privilege, to include the Cherry, Inc Litigation Pursuant to GS 143-318.11(a)(3)

O. OTHER BUSINESS

P. ADJOURNMENT