



AGENDA

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

TUESDAY, FEBRUARY 17, 2026; 9:00 AM

REGULAR SESSION

A. CALL TO ORDER

B. APPROVAL OF AGENDA

C. PUBLIC COMMENT/AUDIENCE RESPONSE

D. APPROVAL OF MINUTES

1. January 20th, 2026

E. ACTION ITEMS

1. Special Use Permit/Site Plan Review submitted by Albemarle & Associates, Ltd on behalf of Coastal Bluewater Capital, LLC and TW's Bait and Tackle for construction of a Group Development, including two buildings to accommodate retail and art gallery uses and their associated accessory storage spaces. The property is zoned C-2, General Commercial and is located at 2230 S. Croatan Highway, Nags Head.
2. Consideration of a Site Plan Review for construction of an 8,305 square foot Dare County EMS Station and associated improvements. The property is zoned SPD-C Village Commercial-1 and is located at 105 W. Seachase Drive.

F. REPORT ON BOARD OF COMMISSIONERS ACTIONS

1. February 4th, 2026

G. TOWN UPDATES - AS REQUESTED

H. DISCUSSION ITEMS

1. Planning & Development Directors Report
2. Update on Estuarine Shoreline Management Plan.
3. Update on Commercial Outdoor Recreation Overlay District

I. PLANNING BOARD MEMBERS' AGENDA

J. PLANNING BOARD CHAIRMAN'S AGENDA

K. ADJOURNMENT