

STAFF REPORT

To: Southern Shores Town Council
Date: May 3, 2022
Case: ZTA-22-04
Prepared By: Wes Haskett, Deputy Town Manager/Planning Director

GENERAL INFORMATION

Applicant: Town of Southern Shores

Requested Action: Amendment of the Town Zoning Ordinance by amending Section 36-207(b)(4).

ANALYSIS

The proposed amendments to Section 36-207(b)(4) are being proposed by Town Staff to establish a maximum density requirement of eight dwelling units per acre in the C, General Commercial District. Currently, Section 36-207(b)(4) establishes that detached single-family dwellings, two-family (duplexes) dwellings, multifamily dwellings, and accessory buildings are permitted in the C, General Commercial District according to the dimensional requirements of the RS-8 Multifamily Residential District. The dimensional requirements of the RS-8 District are established in Section 36-203(d) and they address yards (setbacks), lot coverage, lot width, building height, etc., but they do not address density. The density requirement for the RS-8 District is established in Section 36-203(a) at eight dwelling units per acre which should also be required for residential development in the C, General Commercial District.

The Town's currently adopted Land Use Plan contains the following Policy that is applicable to the proposed ZTA:

- **Policy 2:** The community values and the Town will continue to comply with the founder's original vision for Southern Shores: a low-density residential community comprised of single-family dwellings on large lots (served by a small commercial district for convenience shopping and services located at the southern end of the Town. This blueprint for land use naturally protects environmental resources and fragile areas by limiting development and growth.

RECOMMENDATION

Town Staff has determined that the proposed amendments are consistent with the Town's currently adopted Land Use Plan and Town Staff recommends approval of the proposed ZTA. The Town Planning Board unanimously (6-0) recommended approval of the application at the April 18, 2022 Planning Board meeting.