



# Town of Southern Shores

5375 N. Virginia Dare Trail, Southern Shores, NC 27949

Phone 252-261-2394 / Fax 252-255-0876

info@southernshores-nc.gov

www.southernshores-nc.gov

## PLANNING BOARD GENERAL APPLICATION FORM TOWN OF SOUTHERN SHORES, NC 27949

Date: 3 / 19 / 2026

Filing Fee: \$200

Receipt No. 1264 Application No. ZTA-2026-01

**NOTE:** The Planning Board will follow the specific provisions of the Zoning Ordinance Chapter 36. Article X Administration and Enforcement, Section 36-299.

Please check the applicable Chapter/Article:

- Chapter 30. Subdivisions-Town Code
- Chapter 36. Article VII. Schedule of District Regulations. Section 36-207 C-General Commercial District
- Chapter 36. Article IX. Planned Unit Development (PUD)
- Chapter 36. Article X. Administration and Enforcement, Section 36-299 (b) Application for Building Permits and Site Plan Review other than one and two family dwelling units
- Chapter 36. Article X. Section 36-300-Application for Permit for Conditional Use
- Chapter 36. Article X. Section 36-303 Fees
- Chapter 36. Article X. Section 36-304-Vested Rights
- Chapter 36. Article XIV. Changes and Amendments

**Certification and Standing:** As applicant of standing for project to be reviewed I certify that the information on this application is complete and accurate.

### Applicant

Name Daniel S. Osman

Address: 39 11th Avenue

Southern Shores, NC 27949

Phone 252-202-4599 Email osmandanny@gmail.com

### Applicant's Representative (if any)

Name N/A

Agent, Contractor, Other (Circle one)

Address \_\_\_\_\_

Phone \_\_\_\_\_ Email \_\_\_\_\_

**Property Involved:**  Southern Shores  Martin's Point (Commercial only)

Address: \_\_\_\_\_ Zoning district \_\_\_\_\_

Section \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_ Lot size (sq.ft.) \_\_\_\_\_

**Request:**  Site Plan Review  Final Site Plan Review  Conditional Use  Permitted Use  
 PUD (Planned Unit Development)  Subdivision Ordinance  Vested Right  Variance

**Change To:**  Zoning Map  Zoning Ordinance

Signature

3-20-26

Date

\* Attach supporting documentation including proposed language in ZTA ordinance format



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ZTA-2026-01

3-19-2026

Ordinance 2026-XX-XX

AN ORDINANCE AMENDING THE CODE OF ORDINANCES  
OF THE TOWN OF SOUTHERN SHORES, NORTH CAROLINA

**ARTICLE I. Purpose(s) and Authority.**

**WHEREAS**, pursuant to N.C.G.S. § 160D-701, the Town of Southern Shores (the “Town”) may enact and amend ordinances regulating the zoning and development of land within its jurisdiction and specifically the location and use of buildings, structures, and land. Pursuant to this authority and the additional authority granted by N.C.G.S. § 160D-702, the Town has adopted a comprehensive zoning ordinance (the “Town’s Zoning Ordinance”) and has codified the same as Chapter 36 of the Town’s Code of Ordinances (the “Town Code”); and

**WHEREAS**, in accordance with the findings above, the amendment of the Town’s Zoning Ordinance as stated below will serve a public purpose and advance the public health, safety and general welfare.

**WHEREAS**, the proposed amendment will allow property owners to use more of their outdoor living space to promote health and wellness.

**WHEREAS**, the amendment of the Tow’s Zoning Ordinance as stated below is based on reasonable consideration, among other things, as to the character of the district, suitability for uses in the area, conserving value of buildings and encouraging the most appropriate use of land throughout the Town.

**WHEREAS**, the Town’s currently adopted Land Use Plan contains Policies and Action Items that are applicable to the amendments, including but not limited to the following:

**Policy:** Land Use Compatibility (LUC 7) Continue to enforce community design standards such as regulating building height, lot coverage, building size, and capacity, and other standards that preserve local character.

**ARTICLE II. Construction.**

For purposes of this ordinance amendment, underlined words (underline) shall be considered as additions to existing Town Code language and strikethrough words

1 (~~strikethrough~~) shall be considered deletions to existing language. Any portions of the  
2 adopted Town Code which are not repeated herein but are instead replaced by an ellipses  
3 (“...”) shall remain as they currently exist within the Town Code.  
4

5 **ARTICLE III. Amendment of Zoning Ordinance.**  
6

7 **NOW, THEREFORE, BE IT ORDAINED** by the Town Council of the Town of  
8 Southern Shores, North Carolina, that the Town Code shall be amended as follows:  
9

10 **PART I.** That **Sec. 36-202(d). Dimensional requirements.** Be amended as follows:  
11

12 **Sec. 36-202(d). Dimensional requirements.**  
13

14 ...  
15

16 (d) *Dimensional requirements.*

- 17 (1) Minimum lot size: 20,000 square feet.  
18 (2) Minimum lot width for lots created after June 6, 2023: 100 feet (measured from  
19 the front lot line at right angles to the rear lot line).  
20 (3) Minimum front yard (setback): 25 feet.  
21 (4) Minimum side yard (setback).  
22 a. Minimum side yard setback shall be 15 feet;  
23 b. An additional five-foot side yard adjacent to the street is required for a  
24 corner lot;  
25 c. Minimum side yard setback shall be 15 feet for swimming pools.  
26 d. Notwithstanding the above, for pool equipment, pool sheds, accessory  
27 structures up to 150 sf, and mechanical equipment (HVAC), the minimum  
28 side yard setback shall be 10 feet.  
29 (5) Minimum rear yard (setback): 25 feet.  
30 a. Notwithstanding the above, for pool equipment, pool sheds, accessory  
31 structures up to 150 sf, and mechanical equipment (HVAC), the minimum  
32 rear yard setback shall be 20 feet.  
33

34 ...  
35

36 **ARTICLE IV. Statement of Consistency with Comprehensive Plan and**  
37 **Reasonableness.**  
38

1 The Town's adoption of this ordinance amendment is consistent with the Town's adopted  
2 comprehensive zoning ordinance, land use plan and any other officially adopted plan that  
3 is applicable. For all of the above-stated reasons and any additional reasons supporting the  
4 Town's adoption of this ordinance amendment, the Town considers the adoption of this  
5 ordinance amendment to be reasonable and in the public interest.

6  
7 **ARTICLE V. Severability.**

8  
9 All Town ordinances or parts of ordinances in conflict with this ordinance amendment are  
10 hereby repealed. Should a court of competent jurisdiction declare this ordinance  
11 amendment or any part thereof to be invalid, such decision shall not affect the remaining  
12 provisions of this ordinance amendment nor the Zoning Ordinance or Town Code of the  
13 Town of Southern Shores, North Carolina which shall remain in full force and effect.

14  
15 **ARTICLE VI. Effective Date.**

16  
17 This ordinance amendment shall be in full force and effect from and after the \_\_\_\_ day of  
18 \_\_\_\_\_, 2026.

19  
20  
21 \_\_\_\_\_  
Elizabeth Morey, Mayor

22 ATTEST:

23  
24 \_\_\_\_\_  
25 Town Clerk

26  
27  
28 APPROVED AS TO FORM:

29  
30 \_\_\_\_\_  
31 Town Attorney

32  
33 Date adopted:

34  
35 \_\_\_\_\_  
36 Motion to adopt by Councilmember:

37  
38 \_\_\_\_\_  
39 Motion seconded by Councilmember:

40  
Vote: \_\_\_AYES\_\_\_NAYS