

STAFF REPORT

To: Southern Shores Town Council
Date: February 3, 2026
Case: ZTA-25-06
Prepared By: Wes Haskett, Deputy Town Manager/Planning Director

GENERAL INFORMATION

Applicant: Southern Shores Civic Association, Inc.
5377 N. Virginia Dare Trl.
Southern Shores, NC 27949

Requested Action: Amendment of Town Code by amending Town Code Section 36-97 to amend the Town's requirements for fences for community recreational facilities.

ANALYSIS

The Applicant is proposing to amend Town Code Section 36-97 to increase the Town's current height limit for fences for community recreational facilities. Town Code Section 36-57 defines "community recreational facilities" as recreational facilities owned and operated by not-for-profit entities which are constructed for, open to, and available for use by members, property owners, and their guests. The SSCA currently owns and operates nine community recreational facilities. If adopted, the proposed amendments would establish a new maximum height of ten feet for fences for community recreational facilities, instead of six feet. In addition, the proposed amendments would establish that any fence exceeding six feet in height used for a community recreational facility shall be constructed utilizing chain-link fabrication from the ground to the top of the fence.

The Town's current Comprehensive Land Use Plan contains the following Policies that are applicable to the proposed ZTA:

- ICC 7: Support the protection, maintenance and preservation of existing parks and open spaces.
- ICC 7.1: Maintain a dialogue with and support civic associations and other property owners associations regarding their open space and recreational facilities.

RECOMMENDATION

Town Staff has determined that the proposed amendments are consistent with the Town's currently adopted Comprehensive Land Use Plan and Town Staff recommends approval of the application. The Town Planning Board unanimously (3-0) recommended approval of the application at the January 21, 2026 Planning Board meeting.