

STAFF REPORT

To: Southern Shores Town Council
Date: August 3, 2021
Case: TCA-21-06
Prepared By: Wes Haskett, Deputy Town Manager/Planning Director

GENERAL INFORMATION

Applicant: Town of Southern Shores

Requested Action: Amendment of the Town Subdivision Ordinance by amending Section 30-96, General Requirements

ANALYSIS

At the June 1, 2021 Town Council meeting, Council conditionally approved PSP-21-01 and instructed the Planning Board to recommend a Town Code amendment that would eliminate the possibility of subdividing property that does not have frontage on a public street. At the June 21, 2021 Planning Board meeting, Town Staff provided and the Planning Board recommended approval of ZTA-21-07, Lot Access Requirements. After further review of ZTA-21-07, it was determined that the ZTA would render existing lots with frontage on an easement nonconforming and Council took no action on it at the July 6, 2021 Town Council meeting. TCA-21-06 removes the possibility of creating a new lot or lots that only have frontage on an easement in Section 30-96 (f). It also removes suggestions with the word “should” in Section 36-96 (f) and (g), as recommended by the Planning Board.

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

- **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 TCA. The Town Planning Board unanimously recommended approval (6-0) of the TCA, with additional amendments to Section 30-96 (f) and (g), at the July 19, 2021 Planning Board meeting.