



CAMA LAND USE PLAN UPDATE

TOWN OF SOUTHERN SHORES, NC

Stewart

223 S. West Street / Suite 1100 / Raleigh, NC 27603

O 919.380.8750

F 919.380.8752

stewartinc.com

JULY 22, 2022



Preferred Partner



STEWART

July 22, 2022

Wes Haskett, Deputy Town Manager/Planning Director
 5375 N. Virginia Dare Trail
 Southern Shores, NC 27949

RE: Request for Proposals for Updating the Town’s CAMA Land Use Plan

Dear Mr. Haskett,

Southern Shores is embarking on an important planning initiative - to update the Town’s CAMA Land Use Plan. Stewart is pleased to submit our proposal for this project. This is an exciting venture, one that will serve as an important tool to guide public and private decisions about the future of the Town over both the short and long term.

We have assembled an exemplary team of professionals for this assignment that are available to begin upon a notice-to-proceed. **I will oversee this project as the Principal, and Jay McLeod, AICP will serve as Project Manager, responsible for regular communications with the Town.** He will be supported by a team of Certified Planners with decades of public and private sector planning experience, as well as professional landscape architects and engineers.

Stewart is well-positioned to provide the Town with an innovative community engagement strategy and a well-managed plan development process, which will lead to a visually engaging guidance document with actionable strategies that assist with implementation and capital planning. Our firm’s recent planning experience includes comprehensive plans, CAMA plans, small area plans, and development ordinance updates in Duck, Manteo, Swansboro, Pasquotank County, Carolina Beach, Beaufort, Lillington, Smithfield, Ayden, Princeville, and Winterville, just to name a few.

STEWART | THE BEST TEAM FOR YOUR PROJECT

Experienced Community Planning Team

Our team has several Certified Planners with decades of North Carolina-centered local planning experience. Our staff is proficient in land use planning, ordinance comprehension, zoning, GIS mapping, and understands the interplay between land use, potential growth/preservation areas, infrastructure needs, and other elements necessary to craft an effective plan.

Planning and Private Development Experience

Stewart’s planners, landscape architects, and engineers utilize these plans and documents on a daily basis assisting municipalities throughout the state. Our experience in land development projects allows us to “ground truth” the documents prior to implementation.

Focus on Small- to Mid-Size Communities

Our team works almost exclusively with small- to mid-size communities and understands the complexities of allocating financial resources to achieve large visions. Stewart will meet the project schedule and budget requirements of the project.

Core Values

Stewart has developed a rich culture of servant leadership that closely aligns with the services that local governments provide.

NCLM Preferred Partner

Stewart’s Community Planning Practice is endorsed as a Preferred Partner by the NC League of Municipalities.

CAMA Plans

Our project team has experience with developing CAMA-compliant land use plans that meet state requirements but also incorporate a community’s specific vision and goals.

We appreciate the opportunity to submit this RFP response. We look forward to the prospect of working with Southern Shores. Please call me at 919.866.4761 or email at dtaylor@stewartinc.com should you have any questions or need additional information.

Sincerely,



Doug Taylor, PE, CPM
 Vice President | Practice Leader, Transportation & Planning

POINTS OF CONTACT

**PRINCIPAL-IN-CHARGE/
 AUTHORIZED NEGOTIATOR**

Doug Taylor, PE
 223 S. West Street, Suite 1100
 Raleigh, NC 27603
 919.866.4761
 dtaylor@stewartinc.com

**PROJECT MANAGER
 Jay McLeod, AICP**

223 S. West Street, Suite 1100
 Raleigh, NC 27603
 919.866.4858
 jmcleod@stewartinc.com

FIRM OVERVIEW
STEWART STRONGER BY DESIGN

Stewart is a planning, design, and engineering firm located in Raleigh, Wilmington, Durham, Charlotte, and Columbia, SC, serving clients throughout the southeastern US. With a unique collaborative, cross-disciplinary approach that results in stronger and more creative design solutions, Stewart offers a full range of services to meet the needs of its clients, including:

- Civil Engineering
- Geomatics
- Geotechnical & Construction Services
- Landscape Architecture
- Structural Engineering
- **Transportation & Planning**



Preferred Partner



Gold Consultant



STEWART

MISSION STATEMENT

Strengthening communities by serving, leading, and working in a creative and interdisciplinary way.

AWARDS

2021 AIA Charlotte Design Award for New Construction Merit
Eastway Recreation Center

2021 ABC Carolinas Chapter Excellence in Construction Eagle Award
American Legion Memorial Stadium (Historical Restoration/Renovation)

2021 Project of the Year ASCE North Carolina
Riverfront Park

2021 Downtown Raleigh Alliance Imprint Award
The Fairweather

2020 ENR Mountain States Award of Merit
UC Health Steadman Hawkins Clinic Denver and CU Sports Medicine

2020 AIA Triangle Design Honor Award
Durham County Main Library

2020 Durham Golden Leaf Awards People's Choice Award
Durham Innovation District Southern Gateway

2020 Durham Golden Leaf Awards Large Development Award
Durham Police Headquarters Complex and Emergency 911 Call Center

2019 ASLA Southeast Region Award of Excellence
Ann and Jim Goodnight Museum Park at NC Museum of Art

2019 ENR-Southeast Best University Project Award
NC A&T University Student Center

Founded in 1994 by Willy E. Stewart, PE, the firm has more than 200 employees. Stewart is a corporation, owned by a select group of professionals who are personally involved in our clients' projects.

Stewart has developed a rich culture of servant leadership, summarized by the acronym, THREAD: Trust, Humility, Respect, Excellence, Accountability, and Discipline. These core values are at the heart of how we work with each other, our clients, our partners, and our community. THREAD has evolved into a curriculum that is taught to employees through our THREAD Institute.

MINORITY BUSINESS STATUS

The firm is a certified Historically Underutilized Business (HUB) with the State of North Carolina through the Statewide Uniform Certification (SWUC) program.



Members of Stewart's Transportation & Planning practice, with President Lee Anne Nance and CEO Willy Stewart, at a recent staff retreat.

PRACTICE AREA PROFILE
TRANSPORTATION AND PLANNING

The Transportation & Planning practice area has impacted numerous municipalities and counties in the state. This practice area brings an emphasis on interdisciplinary collaboration and can leverage years of combined experience from planners, urban designers, landscape architects and engineers.

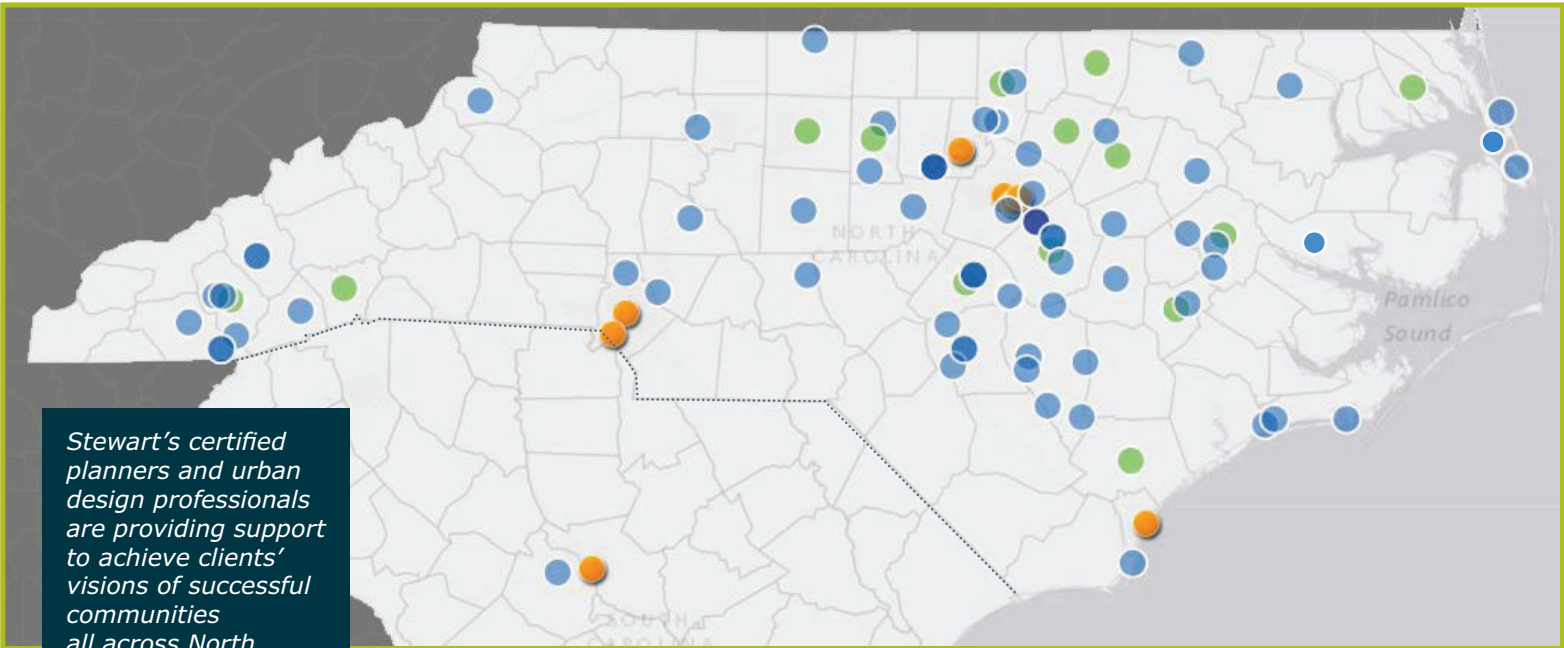
Stewart Transportation & Planning is uniquely positioned to lead Southern Shores in this initiative, as we have completed many such plans for other communities. Projects currently underway include developing CAMA plans, comprehensive plans, small area plans, Unified Development Ordinances, and corridor plans as well as providing on-call planning services. Through these projects, Stewart is making an impact that can be seen throughout the state by providing communities with the tools they need to monitor, support, and manage growth while enhancing quality of life.

Stewart emphasizes the importance of building relationships with its clients and communities - even after project completion. Stewart's Transportation & Planning Practice understands the unique challenges and requirements of the communities we serve and customizes a team to address them. We have the capacity to bring together the technical skills of civil engineers and GIS professionals, the keen attention to design of landscape architects, and the community vision of planners for each project. This emphasis on interdisciplinary collaboration effectively delivers on the clients' needs and expertly positions the firm to create documents and underpinning spatial decision support systems that will guide future policy in a meaningful and actionable way.

"Stewart's planning team used a collaborative approach that incorporated infrastructure analysis, scenario planning, and opportunities for meaningful public input that resulted in a quality plan that will provide a strong foundation for Granville County for years to come."

- Barry Baker
Planning Director
Granville County

PLANNING PROJECT LOCATIONS



Stewart's certified planners and urban design professionals are providing support to achieve clients' visions of successful communities all across North Carolina.

MAP LEGEND

- Municipalities
- Counties
- Projects
- Stewart Office Locations

MUNICIPALITIES

1. Ayden
2. Kinston
3. Huntersville
4. Chapel Hill
5. Highlands
6. Waynesville
7. Franklin
8. Wilson's Mills
9. Garner
10. Cullowhee
11. Eden
12. Fayetteville

COUNTIES

13. Clayton
14. Carolina Beach
15. Smithfield
16. Lillington
17. Garland
18. Cashiers
19. Harrisburg
20. Swansboro
21. Duck
22. Wake Forest
23. Winterville
24. Butler
25. Lexington, SC

OTHER

26. Knightdale
27. Beaufort
28. Boone
29. Hope Mills
30. Asheboro
31. Salisbury
32. Lewisville
33. Pittsboro
34. Princeville
35. Green Level
36. Garysburg
37. Goldsboro
38. Star

COUNTIES

39. Ahoskie
40. Castalia
41. Newton Grove
42. Peletier
43. Salemburg
44. Farmville
45. Spring Lake
46. Roseboro
47. Brevard
48. Manteo
49. Lucama
50. Kill Devil Hills
51. Washington

COUNTIES

- Alamance County
- Franklin County
- Granville County
- Guilford County
- Harnett County
- Henderson County
- Jackson County
- Johnston County
- Pender County
- Pitt County
- Pasquotank County

OTHER

- Upper Coastal Plains Council of Governments

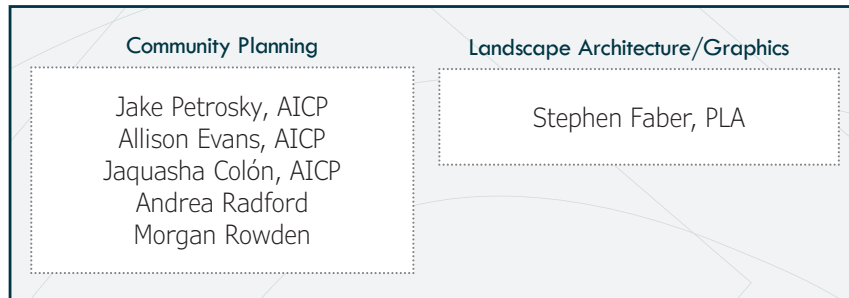


DOUG TAYLOR PE
PRINCIPAL-IN-CHARGE



JAY McLEOD AICP
PROJECT MANAGER

STEWART Prime Consultant



At Stewart, we believe in servant leadership, continuous improvement, and our core values of Trust, Humility, Respect, Excellence, Accountability, and Discipline, or **THREAD**. We seek out opportunities to put those values into action.



Top left: employees flip flapjacks at a pancake fundraiser for a good cause; Top right: The Planning team after a greenway clean up; Bottom left: a blood drive; Bottom right: staff sporting red on Wear Red Day, an event to raise awareness about cardiovascular disease



JAY W. McLEOD AICP

PROJECT MANAGER, PLANNING MANAGER

Jay has over ten years of planning experience in long-range, regional, and local/current planning. He likes to focus on research and analysis before focusing on achieving desired outcomes through placemaking and public realm enhancement and design. His local government experience provides a heightened awareness of how plans are implemented. He has coordinated urban and long-range planning projects and is also experienced in ordinance creation and implementation with a focus on progressive and achievable outcomes.

RELEVANT EXPERIENCE

Beaufort CAMA Land Use Plan and Unified Development Ordinance | Beaufort, NC

Project Manager | The Town of Beaufort hired Stewart to assist the Town in concurrently creating a Comprehensive Land Use Plan and Unified Development Ordinance. The land use plan component is in the adoption stages and has received general support from both the community and elected leadership. Another component of this comp plan is the Resilient Coastal Communities Program grant which identified coastal hazard vulnerabilities and priority mitigation projects.

Swansboro CAMA Future Land Use Update | Swansboro, NC

Project Planner | The Town of Swansboro engaged Stewart to update its Coastal Area Management Act (CAMA) Land Use Plan. The Plan, complies with the CAMA regulations, provides a framework and establish priorities for making land use decisions and the investment of public resources. Community engagement was comprehensive, with members of the steering committee going into the community to provide information about the project, a survey, open house-style workshops, and attendance at summer community events.

Town of Manteo CAMA Land Use Plan | Manteo, NC

Project Manager | The Town contracted Stewart to help provide a comprehensive plan update that would also fulfill the requirements of a CAMA land use plan, to help guide the future of this unique coastal gem. This coastal town also has significant vulnerabilities to coastal hazards such as regular high tide flooding which is only predicted to get worse in the future. The CAMA-compliant comprehensive land use plan update included an analysis of potential future environmental conditions and a planning overlay to help reduce asset exposure in the future.

EDUCATION

Master of Urban Planning
 University of Florida

Master of Biology
 University of Louisville

Bachelor of Science in
 Biology Florida State
 University

REGISTRATION

American Institute of
 Certified Planners (AICP):
 #268453

PROJECT HIGHLIGHT



TOWN OF DUCK CAMA LAND USE PLAN | DUCK, NC

The Planning process is an opportunity for residents and business and property owners of Duck to tell their story and help shape the distinct vision and unique identity for the community. It also communicates a cohesive community direction and provides a framework for making land use decisions. Stewart was engaged to coordinate a CAMA land use plan and comprehensive plan update, including public engagement, visioning, public survey, future land use, and policy recommendations. In particular, this Comprehensive and CAMA Land Use Plan dealt with issues of septic system and coastal erosion vulnerability to sea level rise, community character, and connectivity. This unique coastal community required a unique approach due, in part, to their tourism-dependent economy and character rich, coastal village feel.



JAKE PETROSKY AICP

DIRECTOR

Jake is responsible for Land Use Planning and Urban Design at Stewart. His duties include project management, analysis, conceptual design and public engagement activities. Jake has 17 years of experience in land use and comprehensive plans, small area plans, multi-modal transportation planning, parks, greenways, and environmental planning. He believes in data-driven, design-oriented planning and has a professional and personal interest in well designed, connected places and open spaces and how they can improve quality of life.

RELEVANT EXPERIENCE

Town of Winterville Land Use Plan | Winterville, NC

Project Manager | Stewart worked on a new Comprehensive Land Use Plan for the Town of Winterville. The Plan addresses the impacts and growth resulting from major transportation investments, a shifting employment base, a desire to preserve open space, and the unique constraints of a high water table and flooding. A visioning process with innovative outreach activities like a multi-day charrette builds on Stewart’s strength as an integrated planning, design, and engineering firm to develop implementation concepts that have community buy-in and are both aspirational and buildable.

Pitt County Southwest Bypass Land Use Plan | Pitt County, NC

Project Manager | Stewart prepared a land use plan that addresses potential growth along the Southwest Bypass Corridor. The plan included the development of land use scenarios and policy recommendations that will lead to context-sensitive design that protects the rural character of the area while accommodating growth.

Town of Ayden Land Use Plan and UDO Update | Ayden, NC

Project Manager | The project prompts the community to address multiple topics over a long-time horizon, and contemplate how a development ordinance could incrementally achieve the vision in the near term. This parallel process relies on a well-structured public engagement strategy, data-rich mapping, and strong visual communication skills to help the community see both the big picture and the essential details of implementation.

EDUCATION

Master of Urban Planning
 University of Florida

Bachelor of Community
 and Regional Planning
 Appalachian State
 University

REGISTRATION

American Institute of
 Certified Planners (AICP):
 #026937

PROJECT HIGHLIGHT



TOWN OF FRANKLIN COMPREHENSIVE LAND USE PLAN | FRANKLIN, NC

Stewart worked with the Town of Franklin, North Carolina on a new Town Plan. Stewart led a multi-disciplinary team to create a strategic plan that seeks to diversify the economy, guide growth and development, protect natural resources, and build on the successful downtown. The plan includes conceptual plans for the re-purposing of a town-owned site for a park and middle-income housing. A visualization of a park and redevelopment centered around The Nikwasi Indian Mound, a historic Cherokee site, and a future cultural center/museum that has been proposed by the tribe is also shown in the plan. The Comprehensive Land Use Plan was adopted by the Town in June 2020.



ALLISON EVANS AICP

SENIOR PLANNER

Allison brings municipal experience in Boston and Raleigh, combined with international study in the area of urban design. She has worked on area plans with the City of Raleigh, and knows firsthand what local governments need when it comes to a consultant. She also is experienced in urban design policy analysis and development, and has a special interest in the intersection of planning, design, and economic development.

RELEVANT EXPERIENCE

Beaufort CAMA Land Use Plan and Unified Development Ordinance | Beaufort, NC

Planner | The Town of Beaufort hired Stewart to assist the Town in concurrently creating a Comprehensive Land Use Plan and Unified Development Ordinance. Their current Land Development Ordinance was adopted in 2013, and though there have been amendments over the years, the Town desired to transition to a cleaner, consolidated Unified Development Ordinance. The Unified Development Ordinance will consolidate the Land Development Ordinance standards, Subdivision Ordinance and Flood Damage Prevention Ordinance into one comprehensive document. The existing Comprehensive Land Use Plan for the Town was developed in 2007, with few updates since. There have been significant changes to the Town and surrounding areas since the plan’s original inception.

Town of Manteo CAMA Land Use Plan | Manteo, NC

Planner | The Town contracted Stewart to help provide a comprehensive plan update that would also fulfill the requirements of a CAMA land use plan, to help guide the future of this unique coastal gem. This coastal town also has significant vulnerabilities to coastal hazards such as regular high tide flooding which is only predicted to get worse in the future. The CAMA-compliant comprehensive land use plan update included an analysis of potential future environmental conditions and a planning overlay to help reduce asset exposure in the future.

EDUCATION

Master of Science in Urban Design and City Planning
 University College London

Bachelor of Arts in Urban Studies
 Northeastern University

REGISTRATION

American Institute of Certified Planners (AICP):
 #33373

PROJECT HIGHLIGHT



TOWN OF DUCK CAMA LAND USE PLAN | DUCK, NC

The Planning process is an opportunity for residents and business and property owners of Duck to tell their story and help shape the distinct vision and unique identity for the community. It also communicates a cohesive community direction and provides a framework for making land use decisions. Stewart was engaged to coordinate a CAMA land use plan and comprehensive plan update, including public engagement, visioning, public survey, future land use, and policy recommendations. In particular, this Comprehensive and CAMA Land Use Plan dealt with issues of septic system and coastal erosion vulnerability to sea level rise, community character, and connectivity. This unique coastal community required a unique approach due, in part, to their tourism-dependent economy and character rich, coastal village feel.



JAQUASHA COLÓN AICP

PLANNER

Jaquasha is a planner with a background in urban, landscape, and architectural design, and believes all communities deserve a standard of great design. Part of any planning process should include robust engagement that educates and empowers the community to make decisions best suited to their needs. She has over four years of experience centered on planning and designing for complete streets retrofits, and understands just how multimodal accessibility can impact a community. Additionally, she has participated and helped organize ten project charrettes as a designer and assistant project manager.

RELEVANT EXPERIENCE

Town of Highlands Comprehensive Plan | Highlands, NC

Planner | The Plan envisions a vibrant scenic mountain village and provides recommended solutions for many long-standing and emerging issues. The plan had to balance long-range recommendations that build on decades of stewardship of the built and natural environments with actionable short to medium-term implementation steps to address the most pressing issues on the Highlands plateau. Land use recommendations address how to reinforce the built form and character of Downtown Highlands, support existing neighborhoods and protect natural resources in the surrounding area. Other topics that were addressed include downtown improvements, short-term rentals, greenways and trails and infrastructure priorities.

Town of Huntersville Community Plan Update | Huntersville, NC

Planner | The town is experiencing significant growth and has several NCDOT projects planned for its future. The existing Comprehensive Plan did not address growth on the scale the town is currently exhibiting and did not prepare the Town for the rapid change it has seen in the past decade. The intent of the plan is to direct growth responsibly while maintaining the Town's natural resources and character that have been its longtime attraction.

EDUCATION

Master of Landscape Architecture
 North Carolina State University

Master of Urban Design
 University of North Carolina at Charlotte

Bachelor of Science in Architectural Studies
 Florida Agricultural & Mechanical University

REGISTRATION

American Institute of Certified Planners (AICP):
 #33262

CERTIFICATIONS

NCI Charrette System Training Certificate, National Charrette Institute, Michigan State University

ORGANIZATIONS

Member, American Planning Association (North Carolina)

PROJECT HIGHLIGHT



BEAUFORT CAMA LAND USE PLAN AND UNIFIED DEVELOPMENT ORDINANCE | BEAUFORT, NC

The Town of Beaufort hired Stewart to assist the Town in concurrently creating a Comprehensive Land Use Plan and Unified Development Ordinance. Their current Land Development Ordinance was adopted in 2013, and though there have been amendments over the years, the Town desired to transition to a cleaner, consolidated Unified Development Ordinance. The Unified Development Ordinance will consolidate the Land Development Ordinance standards, Subdivision Ordinance and Flood Damage Prevention Ordinance into one comprehensive document. The existing Comprehensive Land Use Plan for the Town was developed in 2007, with few updates since. There have been significant changes to the Town and surrounding areas since the plan's original inception.



ANDREA RADFORD

PLANNER

Andrea has five years of experience in community planning. She serves on the Town of Wake Forest Historic Preservation Commission and served several years as a Board of Directors member for a downtown development non-profit organization. Combining a degree in urban and regional planning with a background in historic preservation, architecture, and urban design, her research focuses on sustainable place-making, community building, and civic engagement. She has a strong background in data collection, analytical research, technical writing, and public outreach to develop projects, studies, and programs.

RELEVANT EXPERIENCE

Town of Manteo CAMA Land Use Plan | Manteo, NC

Planner | The Town contracted Stewart to help provide a comprehensive plan update that would also fulfill the requirements of a CAMA land use plan, to help guide the future of this unique coastal gem. This coastal town also has significant vulnerabilities to coastal hazards such as regular high tide flooding which is only predicted to get worse in the future. The CAMA-compliant comprehensive land use plan update included an analysis of potential future environmental conditions and a planning overlay to help reduce asset exposure in the future.

Resilient Coastal Communities Program | Beaufort, NC

Planner | The Resilient Coastal Communities Program is a novel technical and financial assistance program designed to assist coastal resilience efforts throughout the state's 20 coastal counties. Stewart was chosen to lead this inaugural state program related to identifying and mitigating coastal hazard vulnerability in the Town of Beaufort. This effort involved creating a community-driven prioritization of potential local projects to reduce exposure. The results of this planning effort will be used to pursue design interventions to reduce vulnerability of public and community assets to storm surge, high tide flooding, sea level rise, and the stronger storms that are predicted in the future. This project involved bringing the best available predictive data of future climatic conditions, distilling that information to estimate the most likely local impacts over the next 50 years, and summarizing it for the community.

EDUCATION

Master of Urban and Regional Planning
University of Florida

Graduate Certificate, GIS for Urban and Regional Planners
University of Florida

Bachelor of Arts in Interior Design
University of Charleston

PROJECT HIGHLIGHT



BEAUFORT CAMA LAND USE PLAN AND UNIFIED DEVELOPMENT ORDINANCE | BEAUFORT, NC

The Town of Beaufort hired Stewart to assist the Town in concurrently creating a Comprehensive Land Use Plan and Unified Development Ordinance. Their current Land Development Ordinance was adopted in 2013, and though there have been amendments over the years, the Town desired to transition to a cleaner, consolidated Unified Development Ordinance. The Unified Development Ordinance will consolidate the Land Development Ordinance standards, Subdivision Ordinance and Flood Damage Prevention Ordinance into one comprehensive document. The existing Comprehensive Land Use Plan for the Town was developed in 2007, with few updates since. There have been significant changes to the Town and surrounding areas since the plan's original inception.



MORGAN ROWDEN CZO

GIS PLANNER

Morgan recently joined the Stewart team bringing experience in GIS planning including interactive development mapping, development of a field application for Code Enforcement, detailed site plans, and zone mapping with modern cartography. As a cartographer and GIS analyst, Morgan synthesizes data and designs spatially analyzed user experiences through the mediums of maps and apps. Her effective information architecture ingenuity makes data visualization engaging to its audience. She has worked on projects with the Town of Zebulon and has enthusiasm for integrating our natural environment with urban development.

RELEVANT EXPERIENCE

Henderson County Comprehensive Plan | Henderson County, NC

The 2045 Henderson County Comprehensive Plan is a tool used for guiding the growth, redevelopment, and overall improvement of the county. The plan will serve as the official statement by Henderson County of its vision, intentions, goals, objectives, and strategies for future land use, economic development, environmental preservation, housing, parks and recreation, and more. The Plan will update the County's future land use map and address new issues and priorities. It will also address several topics including balancing housing growth and preservation of agriculture, planning strategically for infrastructure and economic development, and protecting key natural resources.

Warren County Comprehensive Plan | Warren County, NC

Planner | Stewart was hired to prepare a Comprehensive Development Plan that is forward thinking and in alignment with the County's values and strategic goals; it addresses anticipated growth in a way that preserves community character, takes a community-minded and strategic approach to economic development, and recognizes the County's natural assets. The Comprehensive Development Plan is both functional and intentional and provides tools for the County to make strategic investments and plan for the next twenty years with implementation broken down by short-, intermediate-, and long-term strategies.

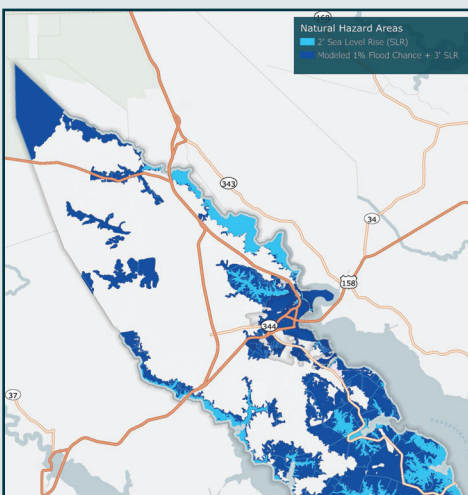
EDUCATION

Bachelor of Science in Geography
 Minor in Meteorology and Climatology
 Southern Illinois University
 Edwardsville

REGISTRATION

Certified Zoning Official

PROJECT HIGHLIGHT



PASQUOTANK COUNTY CAMA LAND USE PLAN UPDATE | PASQUOTANK COUNTY, NC

Stewart was engaged to help facilitate an update to the County's CAMA land use plan in a manner that would elevate it to act as the County's Comprehensive Plan as well. This involved incorporating recent efforts in transportation, public health, economic development, as well as developing a better baseline understanding of how the changing climate would impact existing and future investment decisions. The facilitated all aspects of information gathering, visioning, public engagement, land use, and plan creation. Working closely with staff during the survey distribution and other public engagement activities helped ensure the community was involved at every step. This low-lying, inner coastal county is at the forefront of dealing with the impacts of rising seas along its shoreline. Helping the community better understand where those vulnerabilities will be and how they can refocus development and investment will help ensure that the community can be more resilient to disruptions from storms and other coastal hazards while continuing to build on economic development opportunities along the future I-87.



STEPHEN FABER PLA, ASLA

LANDSCAPE ARCHITECT/GRAPHICS

Stephen has over 13 years of experience across multiple project types. Through research, design and real estate advisory services, Stephen combines design and strategic planning to drive positive outcomes for clients, users, and the environment in projects of varying scales from residential design to large master-planned communities. Stephen's work includes mixed-use development, education planning and design, urban infill design, residential design, resort planning, brownfield reclamation, public open space and park design, greenways and roadway corridors, campus and community master-planning, and ecological restoration.

RELEVANT EXPERIENCE

Smithfield Comprehensive Growth Management Plan | Smithfield, NC

Landscape Designer | Stewart facilitated the creation of a new Comprehensive Growth Management Plan for the Town of Smithfield. The development of the plan included a visioning process with innovative outreach activities like pop-up meetings at festivals, district conversations with residents, and an interactive, advanced, custom survey platform website. The plan includes a housing and economic analysis, land use suitability analysis, downtown revitalization strategies, conceptual designs, and a focus on tying together land use and infrastructure recommendations and investment decisions.

Waynesville Comprehensive Land Use Plan | Waynesville, NC

Landscape Designer | Stewart prepared the update to the Town of Waynesville 2002 Plan. The planning process presented an opportunity for residents, business owners, and other stakeholders to have a say in the Town's future growth, development, and quality of life through a variety of public engagement efforts including a survey, large public workshop, and small group presentations. The final Comprehensive Land Use Plan and Future Land Use Map reflects the identity of the community and vision of the residents establishing goals and strategies relevant to land use, economic development, housing and neighborhoods, natural resources, and more.

EDUCATION

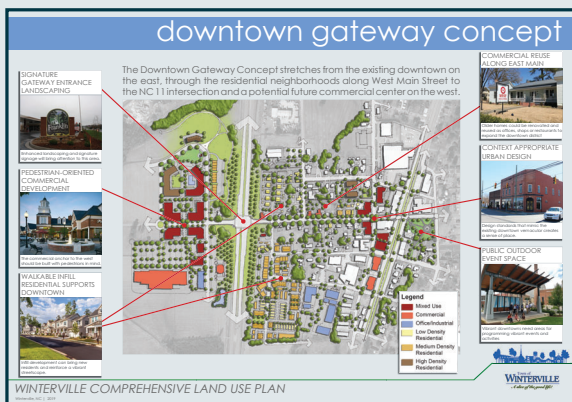
Master of Real Estate Development
 Clemson University

Bachelor of Landscape Architecture, minor in Horticulture
 University of Arkansas

REGISTRATION

Professional Landscape Architect:
 North Carolina #2054

PROJECT HIGHLIGHT



TOWN OF WINTERVILLE COMPREHENSIVE LAND USE PLAN | WINTERVILLE, NC

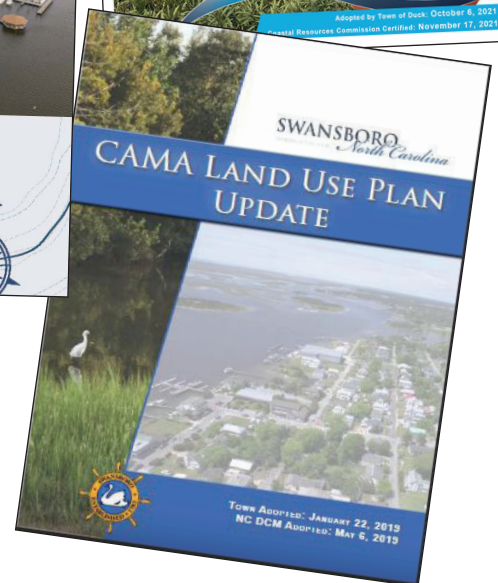
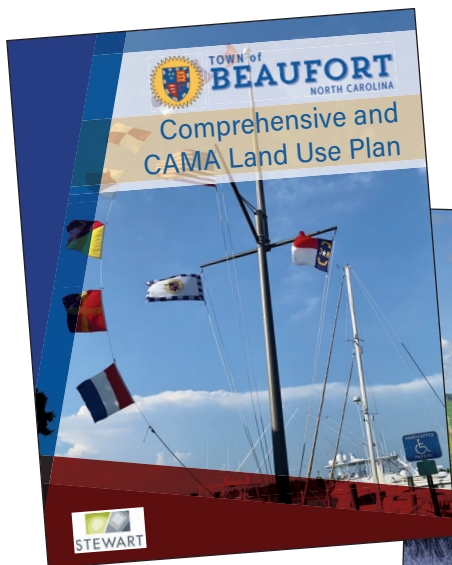
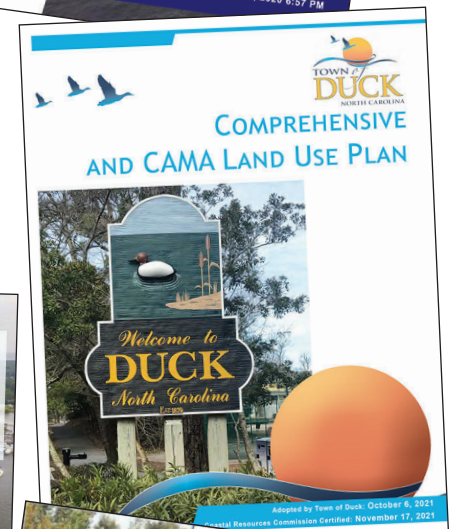
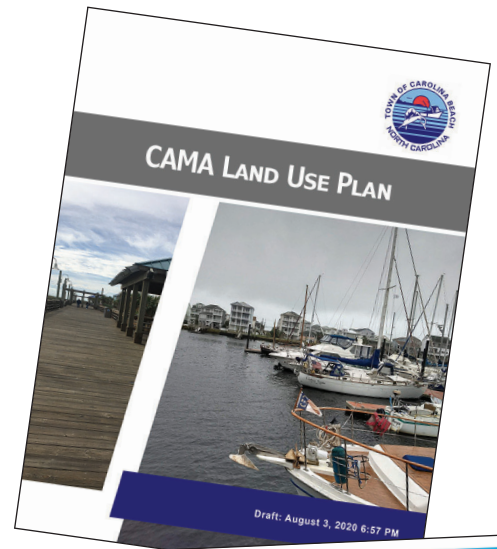
Stewart completed a new Comprehensive Land Use Plan for the Town of Winterville. The Plan addresses the impacts and growth resulting from major transportation investments, a shifting employment base, a desire to preserve open space, and the unique constraints of a high water table and flooding. A land use suitability analysis was conducted to determine future land use recommendations. The plan also included conceptual plans for downtown revitalization including gateway improvements, infill opportunities and a new public space.

STATEMENT OF QUALIFICATIONS

Stewart has a very experienced team that has completed Comprehensive Plans and CAMA Plans for many communities in North Carolina. Our team has decades of experience and understands how to engage with the public to create planning documents that reflect the character and desires of the communities we serve. We view our projects as an opportunity to partner with a local government and serve their constituents and leadership in a way that shines a light on their shared values, goals, expertise, and priorities.

Our team is made up of certified planners and landscape architects with decades of planning experience. Several of our team members have studied urban planning and most also have direct municipal experience. Our Transportation & Planning Practice has focused primarily on small- to mid-sized communities, but we also have experience working with mid- to large-sized communities, including City of Fayetteville, Henderson County, Town of Huntersville, Alamance County, Granville County, Pender County, and Franklin County, among others.

Stewart has been based in North Carolina for more than 28 years working in a variety of communities from the coast to the mountains. Stewart's Transportation & Planning practice area understands the needs of these communities. Stewart is also endorsed by the North Carolina League of Municipalities as a Preferred Partner.



COMPREHENSIVE AND CAMA LAND USE PLAN
 TOWN OF DUCK, NORTH CAROLINA



View the project website here: <https://www.townofduck.com/lup/>

View the plan here: <https://www.townofduck.com/wp-content/uploads/Duck-LUP-FINAL-CRC-APPROVED-2021-11-17-low-res.pdf>



LOCATION

Duck, NC

OWNER

Town of Duck
 Joe Heard
 Director of Community Development
 1200 Duck Road
 Duck, NC 27949
 252.255.1234
 jheard@townofduck.com

DATES

Start: May 2019
 Completion: August 2020

TEAM

Jay McLeod, AICP
 Project Manager
 Allison Evans
 Planner

PROJECT OVERVIEW

This small, coastal village is tourism-driven and has a sound-side commercial district that is unique in North Carolina. The plan addressed community-informed challenges such as stormwater flooding and increased vulnerability to erosion and potentially compromised septic systems due to rising seas. Preservation and enhancement of local character was a key element of the future land use map, as well as identifying opportunities for enhanced pedestrian connectivity. The Plan looks at the interconnectedness between land uses, transportation, utilities, recreation, economic development, and the like.

STEWART RESPONSIBILITIES

Stewart was engaged to coordinate a CAMA land use plan and comprehensive plan update, including public engagement, visioning, public survey, future land use, and policy recommendations.

PROJECT CHALLENGES & SOLUTIONS

This resort/vacation community has a strong character, built-out development pattern that relies on septic, and is sandwiched between the Atlantic Ocean and the Currituck Sound. Stewart took all of this into account when working with Duck to develop their CAMA Land Use Plan tailored to the Town.

Stewart's public participation strategy was so successful in Duck that it caught the attention of steering committee member Doug Brook, a professor in Duke's Sanford School of Public Policy. Stewart's project manager, Jay McLeod, was invited as a guest speaker to Dr. Brook's class, which showcased the unique quantitative and qualitative information gathering techniques from the plan update process.

COMPREHENSIVE AND CAMA LAND USE PLAN/ UDO
 TOWN OF BEAUFORT, NORTH CAROLINA



View the project website here: www.beaufortnc.org/future



LOCATION

Beaufort, NC

CLIENT/OWNER

Town of Beaufort
 Kyle Garner, Planning Director
 701 Front Street
 Beaufort, NC 28516
 252.728.2141
 k.garner@Beaufortnc.org

DATES

Start: November 2020
 Completion: August 2021 (Projected)

TEAM

Jay McLeod, AICP
 Project Manager
 Jake Petrosky, AICP
 Planner
 Allison Evans, AICP
 Senior Planner
 Jaquasha Colon, AICP
 Planner
 Andrea Radford
 Planner

PROJECT OVERVIEW

The Town of Beaufort hired Stewart to assist the Town in a multi-year project to create a Comprehensive and CAMA Land Use Plan and revise their land development regulations. The existing Comprehensive Land Use Plan for the Town was developed in 2007, with few updates since. There have been significant changes to the Town and surrounding areas since the plan’s original inception. Their current Land Development Ordinance was adopted in 2013, and the review and revision is scheduled to commence later in 2022. Among other items, it will involve updates to enhance resilience to coastal hazards.

STEWART RESPONSIBILITIES

The Stewart Team has approached the Beaufort Comprehensive Plan and UDO update with a community-driven and data-informed planning process that will prioritize local issues and refine the Town’s vision while also meeting the requirements of a CAMA land use plan. The update is informed by past planning efforts and trends, but looks to current stakeholders and future trends for context and guidance. It will include policies and strategies to guide land use regulations, promote economic development, and direct public policy related to services and investments. The subsequent UDO reorganization and update will be compliant with the state’s 160D regulations and will also begin to implement the vision and goals established in the comprehensive plan.

COMPREHENSIVE AND CAMA LAND USE PLAN
 TOWN OF MANTEO, NORTH CAROLINA



View the project website here: <https://www.manteonc.gov/departments/planning-and-zoning/comprehensive-and-cama-land-use-plan>



LOCATION

Dare County, NC

CLIENT/OWNER

Town of Manteo
 Melissa Dickerson, Town Manager
 407 Budleigh Street
 Manteo, NC 27954
 252.473.4112
 mdickerson@manteonc.gov

DATES

Start: Sept. 2021
 Completion: Sept. 2022 Est.

TEAM

Jay McLeod, AICP
 Project Manager
 Allison Evans, AICP
 Senior Planner
 Andrea Radford
 Planner

PROJECT OVERVIEW

This historic town with its quintessential waterfront downtown is a community that deeply treasures the coastal village life and charm. The Town is dealing with an increase in coastal hazards exacerbated by sea level rise, increasing interest from developers in a community that is largely built-out, and a legacy and desire to protect affordable housing options for residents and workers. The Town contracted Stewart to help provide a comprehensive plan update that would also fulfill the requirements of a Coastal Area Management Act (CAMA) land use plan, to help guide the future of this unique coastal gem.

STEWART RESPONSIBILITIES

As in all of Stewart’s plan updates, research into local issues and public engagement have driven the plan development process. This coastal town also has significant vulnerabilities to coastal hazards such as regular high tide flooding which is only predicted to get worse in the future. The CAMA-compliant comprehensive land use plan update included an analysis of potential future environmental conditions and a planning overlay to help reduce asset exposure in the future.

PROJECT CHALLENGES & SOLUTIONS

This low-lying community has a vocal group of citizens who care strongly about the identity and future of the Town. Moving forward in time, they will need to make decisions about how to allocate scarce public resources to combat the impacts of climate change. The plan update was another step in moving those conversations forward.

CAMA LAND USE PLAN UPDATE
TOWN OF CAROLINA BEACH, NORTH CAROLINA



View the draft plan here: <https://bit.ly/321gEFz>



LOCATION

Carolina Beach, NC

OWNER

Town of Carolina Beach
Ed Parvin
Interim Town Manager
910.458.2526
ed.parvin@carolinabeach.org

DATES

Start: October 2018
Adoption Date: September 2020

TEAM

Jay McLeod, AICP
Project Manager
Jake Petrosky, AICP
Planning Manager

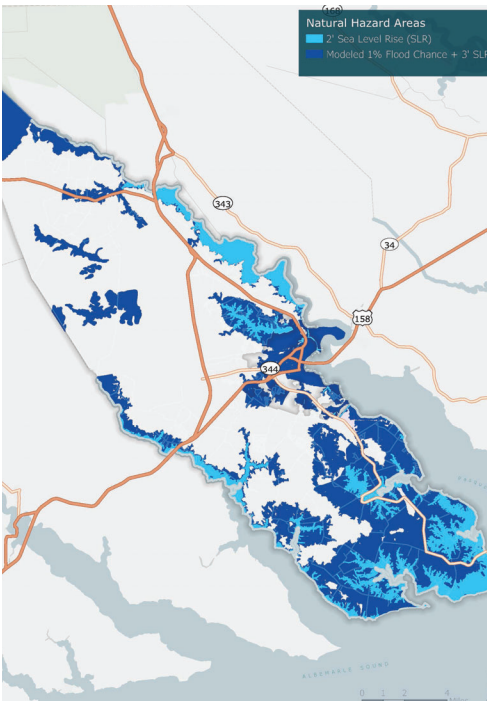


PROJECT OVERVIEW

Redevelopment is becoming the rule rather than the norm in Carolina Beach. To prepare for and ensure continuing prosperity, Stewart is facilitating the Town in updating their CAMA (Coastal Area Management Act) Land Use Plan, which guides future land use decisions and policies relating to development, the environment, and other state-mandated requirements. CAMA Land Use Plans are required for coastal counties by the State's Coastal Resource Commission, though most jurisdictions like Carolina Beach also have a plan.

The Plan has a number of functions, including regulating development that impacts public environmental resources in coastal communities. The town is driven by three broad interest groups – residents, businesses, and tourism – and finding the balance is key as the community furthers the broader conversation about their collective future vision.

COMPREHENSIVE AND CAMA LAND USE PLAN
 PASQUOTANK COUNTY



LOCATION
 Elizabeth City, NC

CLIENT/OWNER
 Pasquotank County, Shelley Cox
 Planning & Inspections Director
 206 E. Main Street
 Elizabeth City, NC 27909
 252.335.1891
 CoxS@co.pasquotank.nc.us

DATES
 Start: October 2021
 Completion: Ongoing

TEAM
 Jay McLeod, AICP
 Project Manager
 Allison Evans, AICP
 Senior Planner
 Andrea Radford
 Planner
 Morgan Rowden, CZO
 GIS Planner

PROJECT OVERVIEW

Stewart was engaged to help facilitate an update to the County’s CAMA land use plan in a manner that would elevate it to act as the County’s Comprehensive Plan as well. This involved incorporating recent efforts in transportation, public health, economic development, as well as developing a better baseline understanding of how the changing climate would impact existing and future investment decisions.

STEWART RESPONSIBILITIES

The Stewart team facilitated all aspects of information gathering, visioning, public engagement, land use, and plan creation. Working closely with staff during the survey distribution and other public engagement activities helped ensure the community was involved at every step.

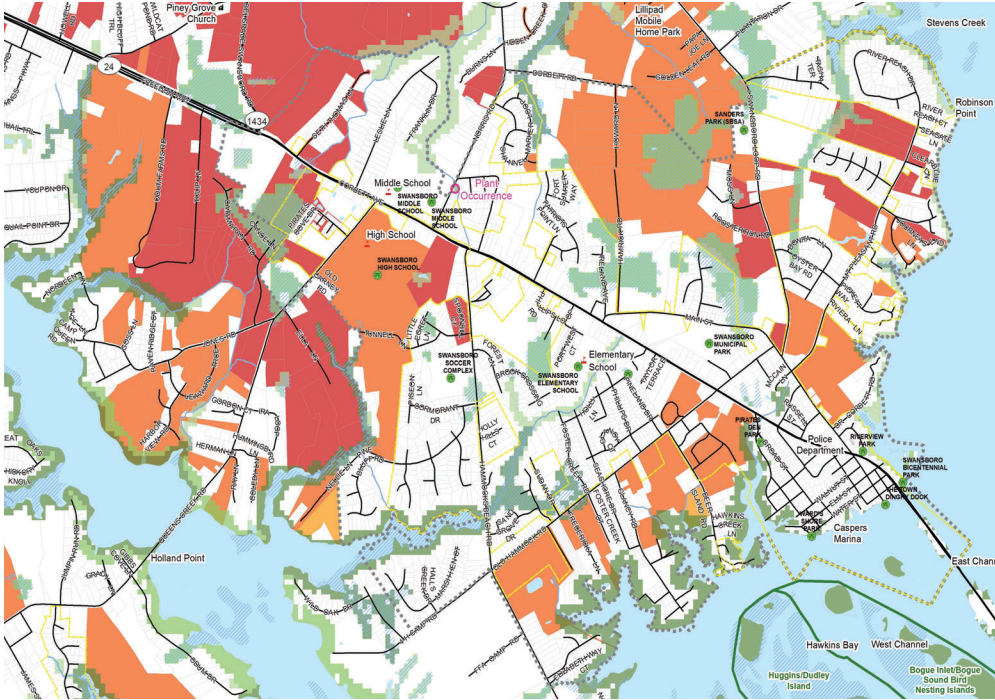
PROJECT CHALLENGES & SOLUTIONS

This low-lying, inner coastal county is at the forefront of dealing with the impacts of rising seas along its shoreline. Helping the community better understand where those vulnerabilities will be and how they can refocus development and investment will help ensure that the community can be more resilient to disruptions from storms and other coastal hazards while continuing to build on economic development opportunities along the future I-87.

CAMA LAND USE PLAN UPDATE
 TOWN OF SWANSBORO, NORTH CAROLINA



View the CAMA Land Use Plan Update here: <https://bit.ly/2vHAF11>



LOCATION

Swansboro, NC

OWNER

Town of Swansboro
 Scott Chase
 Former Town Manager
 601 W. Corbett Avenue
 Swansboro, NC 28584
 919.567.4020
 scott.chase@hollyspringsnc.us

DATES

Start: May 2018
 Completion: January 2019

TEAM

Jay McLeod, AICP
 Project Manager
 Jake Petrosky, AICP
 Planning Manager

PROJECT OVERVIEW

The Town of Swansboro engaged Stewart to update the Future Land Use element of its CAMA Land Use Plan. Stewart analyzed existing conditions including patterns of land use, transportation, and natural resources to prepare a plan that addresses future land use suitability for this small coastal community.

The Plan complies with the Coastal Area Management Act (CAMA) and provides a framework for land use decisions and the investment of public resources. The community engagement included an enthusiastic steering committee, stakeholder interviews, a user-friendly website, online survey, open-house style workshops, and going into the community to attend events and distribute information about the project. The Plan was adopted in January 2019.

The goal of the project was to balance community growth and corridor development with preservation of wetlands and natural areas.

Since plan adoption, the Planning Board and Town staff have been aggressively pursuing implementation of plan-identified actions. However, due to the pandemic, a delayed highway widening, and other issues, the Town has re-engaged Stewart, nearly 4 years later, to help identify and refine additional actions based on these recently changed conditions. This exemplifies the strong bond that Stewart forms with their partner communities and the mutual respect and collaboration that can lead to successful plan implementation.

RESILIENT COASTAL COMMUNITIES PROGRAM
TOWN OF BEAUFORT, NORTH CAROLINA



Photo by Heather Pollock

LOCATION

Beaufort, NC

CLIENT/OWNER

NC Division of Coastal Management
Tancred Miller
400 Commerce Avenue
Morehead City, NC 28557
252.808.2808 x224
tancred.miller@ncdenr.gov

DATES

Start: Sept. 2021
Completion: April 2022, Est.

TEAM

Jay McLeod, AICP
Project Manager
Allison Evans, AICP
Senior Planner
Andrea Radford
Planner

PROJECT OVERVIEW

The Resilient Coastal Communities Program is a novel technical and financial assistance program designed to assist coastal resilience efforts throughout the state's 20 coastal counties.

STEWART RESPONSIBILITIES

Stewart was competitively chosen to lead this inaugural state program related to identifying and mitigating coastal hazard vulnerability in the Town of Beaufort. Along with partners at CPE and the Town, this effort involved creating a community-driven prioritization of potential local projects to reduce exposure. The results of this planning effort will be used to pursue design interventions to reduce vulnerability of public and community assets to storm surge, high tide flooding, sea level rise, and the stronger storms that are predicted in the future.

PROJECT CHALLENGES & SOLUTIONS

This project involved bringing the best available predictive data of future climatic conditions and distilling that information down to estimate the most likely local impacts over the next 50 years. This highly technical data was then summarized for communication to the community to help them better understand the Town's exposure.

PROJECT APPROACH

COMPREHENSIVE AND CAMA LAND USE PLAN

PROJECT UNDERSTANDING

Stewart approaches the Southern Shores Comprehensive Plan and CAMA Land Use Plan update with a community-driven and data-informed planning process that will prioritize local issues and refine the Town's vision while also meeting the requirements of a CAMA land use plan. It will include policies and strategies to guide land use regulations, maintain community character, and promote economic prosperity.

PROJECT APPROACH

Prior to beginning the planning process, our team will meet with staff to refine the work plan and milestones, deliverables, community engagement methods, project schedule, budget, and other items related to project execution.

The Stewart team will work together with Town staff in all facets of the project including identification of stakeholders, data analysis and mapping, and the creation of policies and implementation strategies. Community engagement is an ongoing, collaborative process between the project team and the staff and citizens of Southern Shores, including virtual and online communication. The Stewart team will involve residents, business owners, and other stakeholders to ensure that multiple opportunities are provided to ask questions, voice concerns, and be part of the process. Ultimately, a successful public engagement process enhances community support and buy-in and bolsters the confidence of Town leaders to implement future projects and prioritize resources.

Our approach begins with refining the community engagement process and project brand during the project

CAMA Considerations

Since this plan will function as a CAMA land use plan, there are several topics that must be considered, including the 5 CAMA land use management topics. Stewart's planners have conducted many successful CAMA land use plan updates, including providing all CAMA-required datasets and technical analysis, and know how to ask questions of the public that will lead to CAMA-compliant recommendations.

kickoff. Community engagement opportunities are identified early on and communicated to the general public so they know what to expect and when they can be best involved. People are busy, so making them aware early in the process can help them participate to the extent of their desire to do so. Visual branding of the project is reflected in outreach materials and carried throughout the land use plan update process.

The team will then dive deep into information gathering and initial public engagement. This occurs through a community tour, plan review, and in-person interviews with leadership, boards, staff, and/or stakeholders. The Stewart team will review existing, adopted plans (including the current CAMA land use plan) as well as GIS data from many sources (state, national, county, local), and discuss these items and findings with staff. An online public survey is also typically part of this phase, in order to better ascertain community values and priorities. This public survey instrument will be focused toward issues unique to the Town and usually also

The project team anticipates the following public engagement and discussion events, at a minimum:

- **Stakeholder and Town staff interviews**
- **Public Online Survey** – explore values, priorities, and issues
- **Public Workshop #1** – discuss existing conditions and plan update status, identification of issues and plan sections to be updated
- **Public Workshop #2** – draft plan rollout for public review and discussion
- **3 Planning Board meetings** – seeking recommendation for any/all proposed updates
- **1 Town Council hearing** – for approval of the updated plan

Note: additional engagements may be added, pending discussion with staff during contract negotiations and development of a more refined public engagement plan.



Even in today's physically distanced environments, interactive exercises can be designed that allow for a balance of structured and informal input that can be used to create a plan framework.

involves an inquiry into whether previous plan goals still apply and to what extent previous plan objectives are perceived as “accomplished”. Polling the public in this way allows us to build on past successes and identify future opportunities.

A public engagement event will also be held to share information gathered to-date and to help build a shared pool of knowledge for participants. It is important to keep community members involved in this transparent process. The planning board will also be involved early on (and regularly) to make sure that objective information gathering and data analysis is tempered with local perspective and knowledge.

Following the information gathering phase, the project team will begin drafting the plan. This is an iterative process that will involve review and comments in order to refine any best practices proposed by the project team. During this phase, the plan and recommendations will be developed.

After the plan is drafted, it will be presented to the planning board and general public for their review and comment. The plan will be refined based on these comments, in order to bring an adoption draft forward to the Town leadership for consideration and referral to the Coastal Resources

Commission for CAMA land use plan certification. Because this document will be a CAMA land use plan as well as a comprehensive plan, the document will then need to be reviewed by the NC Coastal Resources Commission. Stewart’s team can help the Town navigate this process, which can take up to 75 days or longer.

The following mapping deliverables will be explored during this update process.

- Existing Land Use Inventory
- Environmental Constraints Map (Floodplains, Wetlands, Vulnerable Areas, and other sensitive resources)
- Multimodal Transportation Inventory
- Infrastructure and Services (Water, Sewer, Storm, Electric, Gas, Police, Fire, and EMS, as appropriate)
- Parks, Recreation, and Open Space
- Cultural and Historic Resources and other major community cornerstones or social resources

Key members of the Stewart team will be available to attend the official Planning Board review meeting and will attend the Town Council adoption hearing. Following the Town’s endorsement, the project team will advise the Town in the submission of the plan for review by the Coastal Resources Commission.

PROPOSED TIMELINE

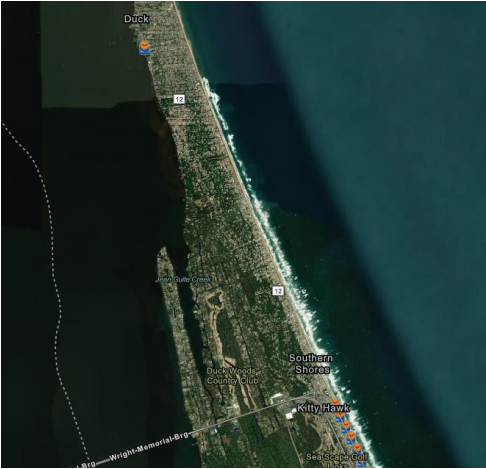
Typically, a plan update of this scope and magnitude can be completed in 10-14 months, not including any associated Coastal Resources Commission review or certification time. The Stewart Team will work with the Town staff to identify a timeline that is mutually agreeable, with the anticipation that 10-12 months as a target. The following timeline milestones are tentatively proposed, subject to further discussion with Town staff.

START	MONTH 1	MONTH 3	MONTH 6	MONTH 10	MONTH 11	AFTER CRC CERTIFICATION
Contract Execution and Notice to Proceed	Administrative Kickoff Meeting Stakeholder Interviews Community Tour	Public Survey Draft Background Chapters	Public Workshop #2 Draft Plan Recommendations and Future Land Use Map	Planning Board Review and Recommendation	Town Council Adoption Hearing and Referral to CRC for Review	Transfer Final Plan Document and Associated Deliverables Including Bound Plan Copies

NOTE Additional public engagement events will also occur in between these milestones, such as update meetings with planning board and regular coordination and review with Town staff.

ESTIMATED FEE

All components outlined herein necessary to create a NCGS Chapter 160D-compliant land use plan, also functioning as a CAMA-compliant land use plan, can be provided for a base fee of \$80,000. This fee estimate is provided with the understanding that some fine-tuning will be needed through discussions with Town staff regarding composition and size of participating groups, a more refined understanding of the desired extent of certain public engagement efforts, and other plan elements that may require additional effort. If selected, Stewart’s project manager will work with Town staff to find the proper balance of needs to budget, including refining the project schedule and engagement to best work within the constraints of the Town and citizenry. For instance, this might involve timing certain public engagement events to avoid the busy peak tourist season and gather input from locals and property owners when they have more capacity to participate.



Public access to public trust waters, like the ocean and sound are important considerations in any CAMA land use plan. Similar to its neighbor to the north (Duck), Southern Shores does not register many public access points on the state's online CAMA public access map. However, it may also be the case that residents and property owners have adequate access, with most access points being privately owned and maintained.

Sea Level Rise Vulnerability

Septic System Vulnerability to Rising Seas

Digital Elevation Model with Areas of Potential Future Septic Failure

Coastal Risk Reduction Strategies

COASTAL RISK REDUCTION

Unless mitigating actions are taken, NOAA projects that sea level rise will cause **chronic inundation** of some properties, with major impacts possibly occurring as early as 2060.

Source: US Army Corps of Engineers (NAACS, 2018)

The project team can conduct analyses similar to these to communicate environmental vulnerabilities related to sea level rise and other climate change related hazards. Stewart has the creativity and expertise to anticipate, communicate, plan for, and mitigate these challenges.

From top-left, clockwise, Beaufort's sea level rise projection, preliminary septic vulnerability analysis in Duck, and a selection of USCAE coastal risk reduction interventions.



Stewart's work with the Town of Duck, which is a community where most activity is actually redevelopment, focused not so much on changing the future land use map or identifying new growth areas as it did on polishing and refining the character areas to help guide ordinance updates that would enhance and enshrine local character in land development regulations. These detailed descriptions can also be used by decision-makers when engaging in quasi-judicial permit decisions or conditional rezonings where discretion is required.

FLU: Mixed Use Center

General Character

Mixed Use Centers allow flexibility to respond to market demands by emphasizing the form of development over use or intensity. These areas feel made for people and have just a little "hustle-and-bustle" with some small-town hospitality mixed in.

Typical Components	
Density	No limit on upper story residential, up to 20 units per acre elsewhere
Lot coverage	High to very high
Building height	2-4 stories
Parking	Off-street or on-street
Street pattern	Urban grid
Right-of-way width	50'-60', less for alleys
Block length	400'-600'
Drainage	Curb-and-gutter
Bicycle/Pedestrian	Wide sidewalks
Civic Space	10-20%, Plazas or greens as organizing elements, greenways, pocket parks, naturalized stormwater detention
Potential zoning	C-B, possibly M-R, G-B, C-N or O-I, potentially a need for a new district

Uses

Retail, restaurants, and shopping create active street frontage, with upper story residential and office adding diversity. Stand-alone commercial, office and multi-family possible as part of larger-scale developments. Smaller detached and attached housing options blend with existing homes.

Buildings & Parking

Buildings are packed closely together and pulled up to the street, which creates a walkable environment. On-street parking and high lot coverage maximize the amount of attractions available.

Streets & Connections

The streets have wide sidewalks that foster an active pedestrian environment. The tight grid and pleasant streetscapes encourage walking and window-shopping.



Detailed character area descriptions will be used to capture Southern Shores's unique development character while also providing inspiration and detailed recommendations for future zoning updates.

NC LEAGUE OF MUNICIPALITIES ENDORSEMENT



Stewart's Transportation & Planning Practice is endorsed as a Preferred Partner by the North Carolina League of Municipalities, a member-driven organization representing the interests of cities and towns in the state. Through their collective efforts, League member cities and towns better serve their residents and improve quality of life.



Cut-through and vacationer traffic is a constant nuisance in the Town. Recent discussions and actions by the Town, including discussing decreasing local connectivity and actively supporting the mid-Currituck bridge, may have significant impacts to the community. The plan update may be a fertile opportunity to help resolve any remaining issues.

WHY CHOOSE STEWART?

EXPERIENCE + PARTNERSHIP + OUR CORE VALUES = SUCCESS

01

EXPERIENCE

We have worked with more than 40 towns, cities, and counties to complete long-range plans tailored to their character and dreams. Our experienced planners, engineers, and landscape architects have the knowledge and experience needed to assist Southern Shores with this CAMA Land Use Plan.

02

WE FOCUS ON SMALL- TO MID-SIZED COMMUNITIES

Our team works almost exclusively with small- to mid-size communities and we understand that these communities also have the complexities of allocating financial resources to achieve large visions. Stewart will meet the project schedule and budget requirements of the project.

03

WE WORK WITH YOU, EVEN AFTER OUR WORK IS DONE

As part of our Continuing Service promise, Stewart will be available by phone or email for a period of six months following plan adoption to assist staff with questions about the plan and associated implementation. This continuing service is included in our base fee and is not an additional cost to the Town. This service stems from Stewart's desire to remain a community partner, even after the contract has been fulfilled.

04

WE LISTEN TO YOU

Every great project begins with a solid understanding of how we can use our experience and skills to make an improvement for our client. From the start of any planning effort, our team dives in, first getting to know the city and then gaining a clear picture of the desired outcome through a kickoff meeting with our client.

05

THREAD & PROFESSIONAL ETHICS

Stewart has developed a rich culture of servant leadership, summarized by the acronym, THREAD: Trust, Humility, Respect, Excellence, Accountability, Discipline. Each Stewart employee attends our THREAD Institute and learns how to incorporate these core values in our work with clients, collaboration with teammates, and impact on our communities. From returning calls quickly to delivering on our promises, Stewart team members strive every day to live our THREAD values.



