



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: 6/17/2022 Filing Fee: \$200 Receipt No. 766761 Application No. 2TA-22-08

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 Pledger Palace CDEC, Inc.
Address: 6325 N. Croatan Highway, Southern Shores, NC
Phone 252-261-8898 Email patricia@pledgerpalace.com

Applicant's Representative (if any)

Name Casey C. Varnell, Attorney for Applicant
Agent, Contractor, Other (Circle one)
Address P.O. Drawer 1027
Kitty Hawk, NC 27949
Phone 252-261-2126 Email varnell@ncobxlaw.com

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

Address: 6325 N. Croatan Highway Zoning district C-general commercial district
Section _____ Block _____ Lot 4 Lot size (sq.ft.) 27,000 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

Date 6/17/2022

* Attach supporting documentation.

Patricia M. Pledger

Representing and Offering a Valuable Solution to Aid in Serving Our Local Community with
An Affordable Housing Solution

For Our
J-1 Visa Summer Work Travel Program

International students have been coming to the Outer Banks for more than 20+ years, through the J-1 Visa Summer Work Travel Program and they have become an increasingly important part of the Outer Banks tourist-fueled economy.

The infusion of Summer Work Travel students enables our businesses to stay open longer and at greater scale. It has been stated by countless business owners here on the Outer Banks “We cannot operate our businesses without the J-1 exchange visitors who come here.”

However, with somewhere in the neighborhood of 1,700 international students arriving each summer, businesses face a crisis these days when it comes to finding summer help due to a lack of affordable housing.

Despite the launch of several community housing initiatives in the past year, Outer Banks Chamber of Commerce President Karen Brown told the Sentinel in 2019 that the problem with finding affordable housing "has not gotten any better." She said she frequently hears from business owners about "the lack of workforce" compounded by "the struggle with finding housing for the workforce we do have."

Therefore, employers and sponsors have been working together to arrange housing for the students. “In a place where there's zero affordable housing, and the students are trying to find short-term leases. “Unless housing is arranged here, the students can't come here.”

Now, still here in 2022, we are still facing the same student housing issues, on top of still dealing with the residue of COVID-19 pandemic. On May 28, 2021 Michelle Wagner of the Outer Banks Voice printed. The Outer Banks International Student Outreach Program (ISOP) Chair Banjak said that the number of J-1 students here or in the pipeline is better than what was expected considering the COVID-related delays abroad, but that the numbers are still very low. And even if the Outer Banks is able to get 300 J-1 students this summer just a fraction of the students they typically get Banjak considers that a success. But the lack of housing, she added, continues to be biggest hurdle when it comes to placing J-1 students on the Outer Banks, even if they have been issued a visa.

“Where are we going to put 125 kids?” she asked. “If you don’t have a bed for them, none of this matters. They will be [rerouted] to places like Tennessee, Wisconsin and other areas where they have implemented workforce housing. If that visa is issued, there has to be available, affordable and suitable housing before a sponsor allows them to come to the Outer Banks.”

Therefore, as members of our Outer Banks community, I would like to offer my services by creating an affordable, safe, and secure environment where our visiting students are not falling victim to scammers.

Our fully surveillanced inside and out living environment will aid in reducing the threat of theft, behavior management issues, and allow the students to hang out in the back yard at night without worrying about their safety. This will aid in making the students' stay here as pleasant and productive as possible.

We operated a (5) Star childcare facility up until September 2019 that housed 104 students and 18 full time staff members for a total of 122 people. We are currently operating as only a Summer Camp for kids.

However, with it being a dire need here on the Outer Banks for housing for our J-1 students, we feel our facility would be a better service at this time to the community by creating quality living space for at least 95 students. This will aid our local community workforce with the struggle of finding housing for some of the J-1 exchange visitors who come here, which are an increasingly important part of the Outer Banks tourist-fueled economy.

Our Facility is located in a prime commercial area that is fueled by J-1 students, these businesses include but are not limited to; Food Lion, Wal-mart, Harris Teeter, Wendy's, and McDonald's. We are also just 6.4 miles from the joint venture of Dare County and Currituck County's H20BX Waterpark, which currently shuttles their students from Dare to Elizabeth City due to the lack of housing spacing in the local area. However, my facility could aid in cushioning some of that burden from our local businesses in less than a 2 mile radius.

Let's take a look at our current facility.

- As I stated earlier, we currently operate a childcare facility that houses 104 students and 18 full time staff members for a total of (122) we will be decreasing our numbers by 27 to house a total of only 95 students.
- Our septic is set for 15 people for every lavatory. We currently have 19 toilets, 40 hand washing facilities, 1 shower, a semi commercial kitchen, and a washer and dryer area as well. It is clear to see that we have more than enough septic space to hold the projected number of students at 95
- We have a total of 13 classroom spaces that can be used for the J-1 Students
- We have 2 fenced in playground areas
- 1 garage area
- 18 parking spaces
- We are fully surveillance inside and out

This is the perfect facility to create a healthy and secure living environment for some of our J-1 visiting Visa Summer Work Travel Program students as they have become an increasingly important part of the Outer Banks tourist-fueled economy.

Although it is clear that my facility will not solve the problem of the lack of housing for our students. It is clear that; it is a step in the right direction that we should be considering as a community. "Unless housing is arranged here, the students can't come here." We don't want our students to stop coming due to the lack of trying to find appropriate housing for them to live. Also, we need to do our part as a community to aid in ensuring our visiting students are not falling victim to scammers.

With all that being said; I am purposing some minor changes that will need to be adjusted and approved to ensure that our facility fits the students overall needs not just sleeping arrangements. I want these students to have a home away from home.

The changes I am purposing are as follows:

- We will **remove a total of (12) hand washing sinks** that are located inside some of the classrooms.
- We will create a male and female shower area inside one of the classroom that is already divided into two separate spaces with 8 existing hand washing areas and we will add an additional 4 on each side to give plenty of vanity spaces, along with **adding 6 showers on each side for a total of (12) showers in the "Shower Room"**
- We will add 4 additional washers and dryers
- Create an Outdoor living area for students to relax and enjoy
- Most importantly we will add in some bunk-beds to create private sleeping areas for male and females. Also, we will create these individual areas in a male and female room, which will still allow a more private buddy bunk bed system.

Concerns to cover:

- We will not have to remove any load bearing walls to create these spaces.
- Septic is over built for what our current use is licensed for. We will be reducing the usage of water as the majority of these students will be at work during the day hours and some nights which will greatly reduce the amount of water being and over all utilities being used.
- The electric panel was also over built so there is plenty of room for growth for the 4 additional washers and dryers.
- The commercial lighting will be reduced in some areas to create an easier on the eyes environment, which pulls less wattage.
- Security cameras will be removed from ALL rooms being used for sleeping areas and will be more focused on the common areas and outside parking and living areas to ensure safety for the students coming and going at night.

My goal is to achieve approval ASAP in order to start construction by the end of September to ensure the building is ready to go by January 2023, as the businesses start securing housing spots for the J-1 Visa Summer Work Travel Program at that time.

Reminder “time is of the essence”, in order for me to have the ability to create the perfect facility that gives these students whom have become an increasingly important part of the Outer Banks tourist-fueled economy a healthy and secure living environment on or before January 2023.

“Thank You” in advance for your approval for a service that is much needed and required for our local community.

Respectfully,

Patricia M. Pledger
President
Pledger Palace CDEC, Inc.
DBA: The OBX Voyager’s Club
6325 North Croatan Hwy
Kitty Hawk, NC 27949

Phone: 252-261-8898
patricia@pledgerpalace.com

County of Dare, North Carolina

*Owner and Parcel information is based on current data on file and was last updated on June 02 2022

Primary (100%) Owner Information:

PLEDGER PALACE CHILD DEVELOPMENT &
 EDUCATION CENTER, INC
 C/O PATRICIA PLEDGER 6325 N CROATAN HWY
 KITTY HAWK NC 27949

Parcel Information:

Parcel: 021865004 PIN: 986606392109
 District: 22- MARTIN'S POINT
 Subdivision: MARTIN'S POINT COMMERCIAL LOTS
 LotBlkSect: LOT: 4 BLK: SEC:
 Multiple Lots: -
 PlatCabSlide: PL: B SL: 74 Units: 0
 Deed Date: 09/30/2009
 BkPg: 1814/0048
Parcel Status: ACTIVE



Property Use: PRIVATE SCHOOL

6325 N CROATAN HWY

BUILDING USE & FEATURES	<u>Tax Year Bldg Value: \$506,800</u>	<u>Next Year Bldg Value: \$506,800</u>
Building Use:	DAY CARE CENTER	
Exterior Walls:		Actual Year Built: 2004
Full Baths:	Half Baths:	
Bedrooms:		
Heat-Fuel:		
Heat-Type:		Finished sqft for building 1: 7400
Air Conditioning:		Total Finished SqFt for all bldgs: 7400
MISCELLANEOUS USE	<u>Tax Year Misc Value: \$9,200</u>	<u>Next Year Misc Value: \$9,200</u>
Misc Bldg a: (PA1) PAVING ASPHALT PARKING	Year Built: 2004	sqft: 7500

LAND USE	<u>Tax Year Land Value: \$275,800</u>	<u>Next Year Land Value: \$275,800</u>
Land Description : 22-Commercial Highway Primary		

TOTAL LAND AREA: 27000.00 square feet

	<u>Tax Year Total Value: \$791,800</u>	<u>Next Year Total Value: \$791,800</u>
--	---	--

*Values shown are on file as of June 02 2022

ZONING TEXT AMENDMENT APPLICATION

(APPLICANT: PLEDGER PALACE CDEC, INC.)

The proposals under this Zoning Text Amendment are to:

A) Modify Chapter 36, Section 36-57 (*Definition of specific terms and words*) of the Town of Southern Shores' Zoning Ordinance to:

- 1) Define the term "Shared Space-Occupancy Dwelling (SSO)";
- 2) The proposed definition of "Shared Space-Occupancy Dwelling (SSO)" is:

Shared Space-Occupancy Dwelling (SSO) means a private structure in which shared spaces are offered for rent for the purpose of providing sleeping accommodations, payable in money and other consideration, to persons who do not meet the definition of family. Each shared space offered for rent within the structure may accommodate up to ten (10) occupants. Each shared space offered for rent within the structure shall exist within the confines of four walls, and separate and apart from any other shared space within the structure. Residents of the SSO shall share a kitchen facility and common living area with all other residents and shall share a bathroom facility with one or more other residents. The owner of the SSO shall not use the dwelling comprising the SSO as their primary residence. SSO does not include single-family dwellings, multi-family dwellings, motels, or vacation cottages.

The intent of establishing SSO's as a permitted use within the C (General Commercial) zoning district is to provide for affordable housing to non-transient residents. The residents would generally be any single persons in need of affordable housing, which residents may include J-1 Work Visa students who commonly need housing on the Outer Banks during the tourist season.

(**Please see attached report from applicant regarding J-1 Work Visa students.)

B) Modify Chapter 36, Section 36-207(b) to:

- 1) Add “Shared Space-Occupancy Dwelling (SSO)” to the list of permitted uses within the C (General Commercial) Zoning District.
- 2) The proposed amendment language is as follows:

Sec. 36-207. - C general commercial district.

(b) *Permitted Uses.* The following uses shall be permitted by right:

(11) Shared Space-Occupancy Dwelling (SSO).

a. There shall be one (1) parking space for every seven (7) residents. The parking of any motor vehicle shall only occur in a designated parking space.

b. Bathroom facilities shall be provided which accommodate separate use by males and females.

c. The location of an SSO shall be a minimum of 100 feet from any residentially zoned property.

d. The owner of the SSO shall be responsible for ensuring that residents are, at all times, in compliance with all Town Code regulations, including the Town noise ordinance.

NOTE: The overwhelming majority of J-1 Work Visa students will not have a motor vehicle. The primary means of transportation for those residents will be either: 1) bicycle; or 2) on foot/pedestrian.

C) Modify Chapter 36, Section 36-209 to:

- 1) Delete Sec. 36-209(9); Dormitories and residence halls; as a prohibited use in all Southern Shores zoning districts.
- 2) This is being proposed only in the event it is the interpretation of the Town of Southern Shores that an SSO is the equivalent of a dormitory or residence hall.