

STAFF REPORT

To: Southern Shores Town Council
Date: September 6, 2022
Case: PSP-22-01
Prepared By: Wes Haskett, Deputy Town Manager/Planning Director

GENERAL INFORMATION

Applicant/Owner: Matthew & Allison Casella
196 Bright Lantern Ln.
Southern Shores, NC 27949

Requested Action: Approval of Preliminary Subdivision Plat for 267 Hillcrest Dr.

PIN #: 986813234972

Location: 267 Hillcrest Dr.

Zoning: RS-1, Single-Family Residential District

Existing Land Use: “Residential”

Surrounding Land Use & Zoning:

North- Residential; RS-1, Single-Family Residential District

South- Residential; RS-1, Single-Family Residential District

East- Residential; RS-1, Single-Family Residential District

West- Residential; RS-1, Single-Family Residential District

Physical Characteristics: Developed

Applicable Regulations: Chapter 30, Subdivisions; Town Zoning Ordinance: Article III, Interpretation and Definition of Terms; Article IV, Application of Regulations; Article VII, Schedule of District Regulations.

ANALYSIS

The Town’s Subdivision Ordinance establishes a review process for subdivisions that requires Town Council approval of all preliminary and final subdivision plats (except for exempted subdivisions). The applicant is requesting to subdivide the lot located at 267 Hillcrest Dr. into two new lots. The existing single-family dwelling and other improvements currently situated at 267 Hillcrest Dr. are proposed to be located on new Lot 1-B with a lot size of 70,360 sq. ft. and the remaining property is proposed to be located on new Lot 1-A with a lot size of 52,016 sq. ft. Both lots as proposed meet the Town’s minimum lot size requirement of 20,000 sq. ft. and lot width of 100 ft. Both lots also meet the Town’s frontage requirement by providing at least 30 ft. of frontage that abuts a public right-of-way or private street.

RECOMMENDATION

Town Staff recommends approval of the preliminary plat with the following conditions:

1. The exemption certificate shown on the preliminary plat shall be deleted.
2. A certificate of approval by the Planning Board shall be added to the final plat.
3. A certificate of approval by the Town Council shall be added to the final plat.

The Town Planning Board unanimously (5-0) recommended approval of the preliminary plat with the above conditions at the August 15, 2022 Planning Board meeting.