

STAFF REPORT

To: Southern Shores Planning Board
Date: September 6, 2022
Case: ZTA-22-09
Prepared By: Wes Haskett, Deputy Town Manager/Planning Director

GENERAL INFORMATION

Applicant: Town of Southern Shores

Requested Action: Amendment of the Town Code by amending Sections 36-163, Off-street Parking Requirements and Section 36-207(b)(3), Service Establishments

ANALYSIS

The applicant is proposing a Zoning Text Amendment (ZTA) to amend Town Code Sections 36-163 and 36-207(b)(3) to allow group fitness, aerobics, dance, martial arts, yoga, gym, and/or weight training as a permitted use in the C, General Commercial zoning district. The proposed amendments to Section 36-207(b)(3) establish the proposed use which would allow various group fitness service establishments. The proposed amendments to Section 36-163 establish the minimum parking requirement for the proposed use which requires one parking space for each 250 square feet of gross floor space. As a permitted use, such establishments could be approved administratively if they are proposed to be located in an existing building and a site plan is not required. If a site plan is required, it would have to be reviewed by the Planning Board and the Town Council.

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

- **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 ZTA. The Town Planning Board unanimously (6-0) recommended approval of the application at the August 15, 2022 Planning Board meeting.