

Southern Shores Planning & Zoning Overview

May 27, 2008

TOSS ZONING DISTRICTS

C	General Commercial District
G&I	Government & Institutional District
R-1	Low Density Residential District
RS-1	Single Family Residential District
RS-8	Multi-Family Residential District
RS-10	Hi-density Residential District (max 10 units per acre)
OSW	Ocean and Sound Waters District
ET-1	Extra-Territorial District (commercial portion only)
	<i>NOTE – all but the commercial portion of Martin’s Point is outside of Southern Shores’ jurisdiction & was removed from the ordinance in 2007</i>

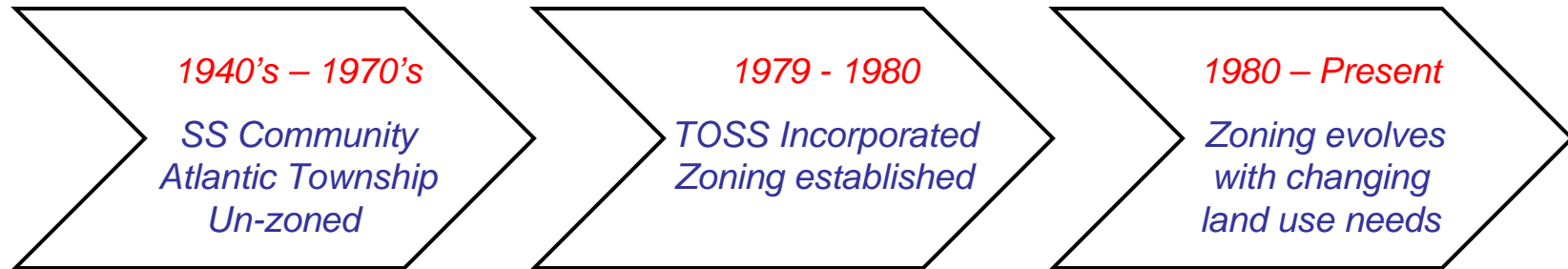
Permitted Uses by District

ZONING DISTRICTS & LAND USES	C	G&I	R-1	RS-1	RS-8	RS-10	OSW
Detached single family dwelling (max 7 bedrms; septic capacity 14)	✓	✓	✓	✓	✓	✓	
Dwelling large home (greater than 7 bedrooms & septic capacity 14)	✓						
Duplexes (dwellings max 7 bedrms; septic capacity 14)	✓				✓		
Multi-family dwellings (dwellings max 7 bedrms, septic capacity 14)	✓				✓		
Customary accessory buildings & structures (pool, tennis court, garage, beach access walks, ramps, steps, dune platforms)	✓	✓	✓	✓	✓		✓
Home Occupations		✓	✓	✓	✓	✓	
Town authorized uses of town-owned or leased facilities	✓	✓	✓	✓	✓	✓	
Piers and docks only when accessory to a building that has a permit		✓	✓	✓	✓	✓	✓
Estuarine Bulkheads	✓	✓	✓	✓	✓	✓	
Community Beach Accesses				✓			
Gov't offices, office buildings, meeting rooms, town authorized uses of town owned facilities, Police Stations, other town owned facilities, residential uses of RS 1 PLUS Offices for non-profit entities qualified under Section 501(c)3 of IRS Code		✓					
Offices (business, financial, govt, medical, professional)	✓						
Retail stores (see code for list of specific types)	✓						
Service establishments (see code for list of specific types)	✓						
Planned unit development in accordance with Article IX	✓						
Parking lots, sewage treatment drain fields (see code specifics)	✓						
Swimming, boating, sailing, fishing & other active & passive non-commercial recreational activities							✓

CONDITIONAL USES BY DISTRICT

ZONING DISTRICTS & LAND USES	C	G&I	R-1	RS-1	RS-8	RS-10	OSW
Group development residential dwellings (see code for specifics)						√	
Community recreation facilities including boat launching, tennis courts, community centers, libraries, picnic areas, bathing beaches, and concessions integral thereto, provided there is no open commercial activity, no signs other than a directional sign allowed		√	√	√	√	√	
Fire Stations		√	√	√	√		
Governmental emergency medical evacuation facilities				√			
Child day care, Small home		√	√	√			
Swimming Lessons (between 8am & 6pm) no need add'l parking				√			
Churches		√	√		√	√	
Country Club		√	√				
Telecommunications Array and Accessory Equipment on publicly owned water towers with permission of tower owner		√	√				
Restaurants	√						
Veterinary Clinic	√						
Child Day Care Center	√						
Sewage System	√						
Group Development of Town-owned or leased facilities	√						
Group Development of commercial buildings	√						
Garden Center / Nursery	√						
Telecommunications Towers (see code for specific conditions)	√						

Evolution of TOSS Land Use & Zoning



1940's – 1970's

*SS Community
Atlantic Township
Un-zoned*

1979 - 1980

*TOSS Incorporated
Zoning established*

1980 – Present

*Zoning evolves
with changing
land use needs*

- Stick family bought land & formed KHL Company
- KHL Co. subdivided land, defined land uses & created covenants
- Uses & covenants (100 +/- different sets of covenants) based on Stick's vision
- 1975 SSCA Incorporated to protect property owners' interests, review site plans & enforce covenants
- 1976 KHL Co. transferred community property & open spaces to SSCA

- 1979 TOSS Incorporated
 - 1st Zoning Map
 - 1st Zoning Ordinance
 - Map & Ordinance were based on covenants
- 1980 1st CAMA LUP

- CAMA LUP's 1980, 1986, 1992, 1997, 2008-09
- SSCA LRP's 1990, 2000
- 2002 CRC / DCM Updated LUP Process & Regulations
- 2005-06 Southern Shores survey based LR Plan
- 2006-07 Southern Shores began CAMA LUP Update based on 2002 Regulations
- 2007 SSCA began LRP & Bylaws Update

***3 Planning Processes
Only 1 Land Use Plan***

3 Types of Plans - Multiple Owners

Land Use

- Blueprint for growth & development
- Defines which land uses go where
- Stipulates how much of each use (density)
- May establish growth rate & prerequisites
- Key factors:
 - Real Estate market forces
 - Population growth & demographics
 - Land suitability (i.e., flood zone changes)
 - Infrastructure capacity (i.e., roads, schools & emergency services)
 - AEC's
 - Community Goals

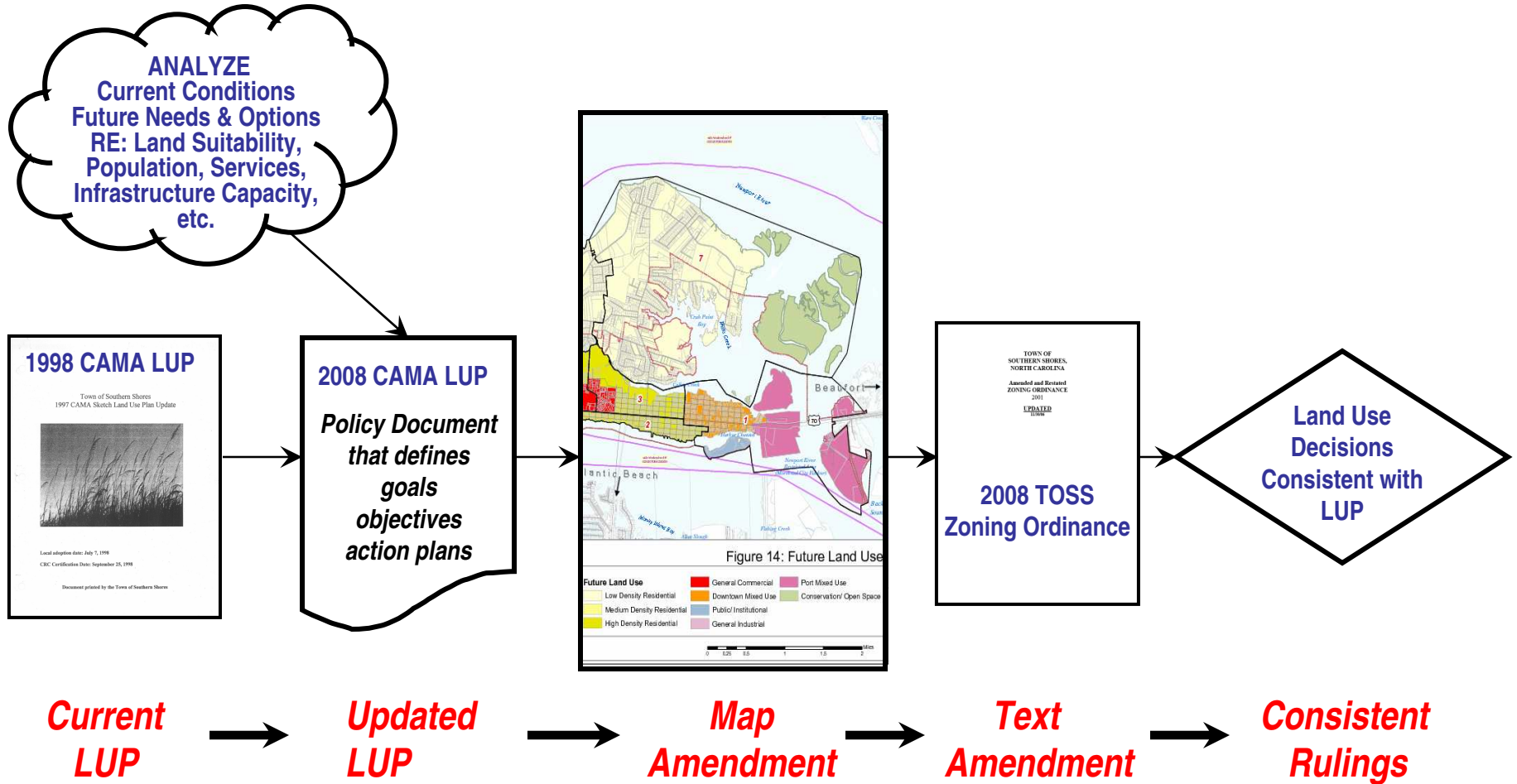
Municipal Services

- Service Delivery
 - Police Dept
 - Fire Dept
 - EMS (Dare Co)
 - Public Works
 - Permitting & Code Enforcement
 - Administrative
- Infrastructure Mgmt & Maintenance
- Key factors:
 - Population growth & demographics
 - Tax Rate / Revenue
 - Service capacity
 - Level-of-service expectations & commitments

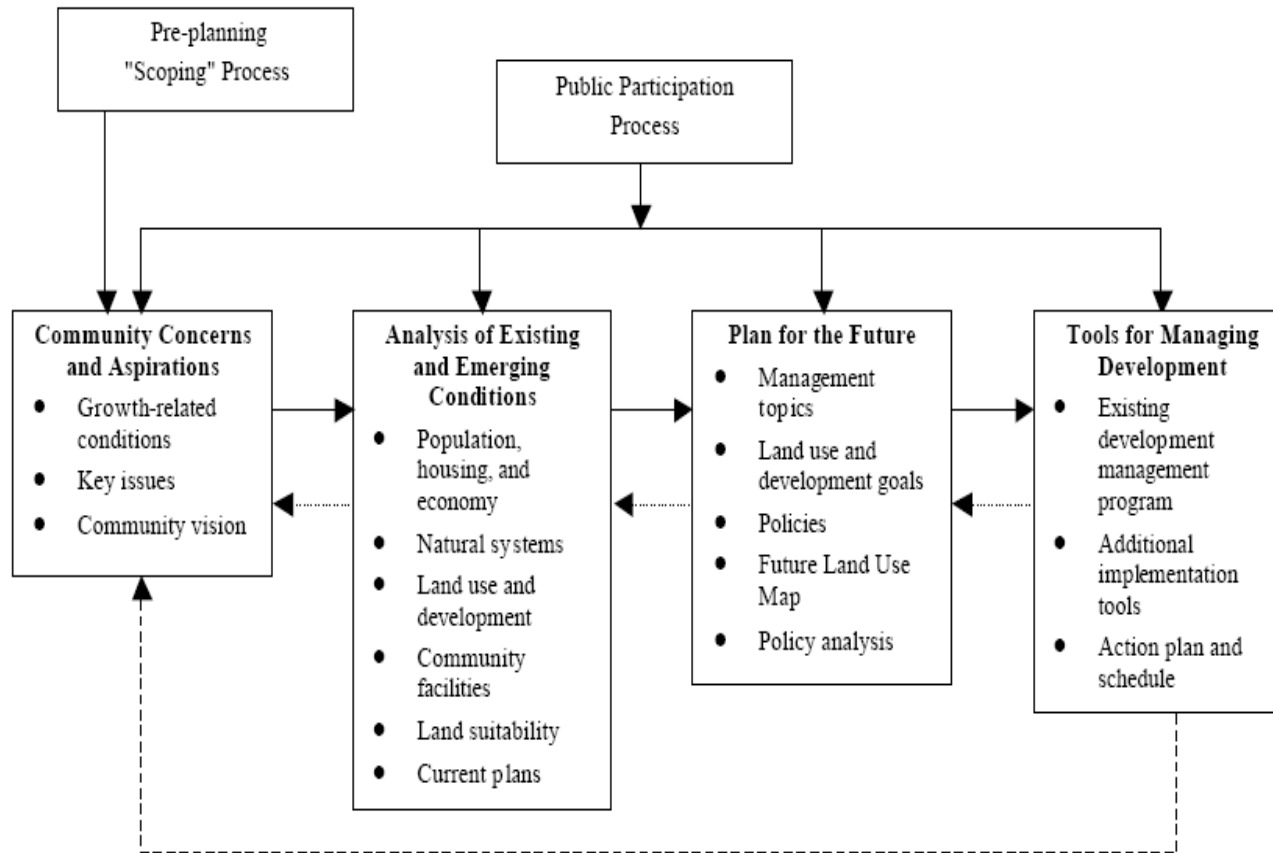
Amenities

- Parks
- Recreational Facilities/Programs
- Potential future community facilities
- Key factors:
 - Population growth & demographics
 - Civic Associations' Plans & Projects

The Ideal: Comprehensive Land Use Plan Drives Zoning Map & Zoning Text Amendments



Major Components of a “CAMA” LUP



Elements of a CAMA LUP

3 Questions

1. Where are we now?
 - Existing Conditions
 - AECs
2. Where do we want to go?
 - Land Suitability Analysis
 - Population Projections
 - Future Services Demand
3. How do we get there?
 - Goals
 - Objectives
 - Policies
 - Actions

6 Management Topics

1. Public Access
2. Land Use Compatibility
3. Infrastructure Carrying Capacity
4. Natural Hazard Areas
5. Water Quality
6. Local Areas of Concern

Other Factors That Drive Zoning Changes

- **Need to comply with Federal, State or County regulations**
 - NC Senate Bill 831 re: cellular towers & antennas
 - NC House Bill 1340 re: Amateur Radio Towers
- **Citizens petition for a change**
 - Local activist efforts led to formation of Vegetation Committee
- **Land suitability changes**
 - Storm water management needs, flood zones and/or AEC's change
- **Application(s) for Non-conforming use(s)**
 - Tietjen donation to Community Foundation & G&I zone around town offices
- **Citizen Complaints and/or Enforcement Issues**
 - New technology & new business model drove home occupation update
- **Town Council and/or Planning Board Projects**
 - Wireless Committee analysis of cellular service in Southern Shores

Apply LUP Process to Wireless Issue

1. Where are we now?

- Existing Conditions
- AECs

2. Where do we want to go?

- Land Suitability Analysis
- Population Projections
- Future Services Demand

3. How do we get there?

- Goals & Objectives
- Policies
- Actions

4. What can citizens do now?

1. Signals weak in many areas SS

- Existing signal coverage uneven
- Vegetation & topography interfere
- Peak call volumes exceed capacity
- Entry level customer phones

2. Improved cellular coverage SS

- Engineer's view best tower sites?
- Compatibility adjacent land uses?
- New towers ability to meet goals?

3. SS Infrastructure (part of LUP)

- Wireless goals, objectives, policies & action plans?
- Zoning changes that permit new towers & antenna arrays in SS?

4. Citizen Self Help Options

- Upgrade phone &/or carrier
- Personal repeaters
- VOIP technology