



Town of Southern Shores

5375 N. Virginia Dare Trail, Southern Shores, NC 27949

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www.southernshores-nc.gov

September 21, 2023

Representative Tim Moore
Speaker of the House
16 West Jones Street, Room 2304
Raleigh, North Carolina 27601-1096

Representative Keith Kidwell
16 West Jones Street, Room 1206
Raleigh, North Carolina 27601-1096

Representative Edward Goodwin
16 West Jones Street, Room 2217
Raleigh, North Carolina 27601-1096

Senator Phil Berger
President Pro Tempore of the Senate
16 West Jones Street, Room 2007
Raleigh, North Carolina 27601

Senator Norman Sanderson
300 N. Salisbury Street, Room 309
Raleigh, North Carolina 27601-1096

Robert Woodard, Chairman
Dare County Board of Commissioners
954 Marshall C. Collins Drive
Manteo, North Carolina 27954

Dear Speaker Moore, Senator Berger, Senator Sanderson, Representative Kidwell, Representative Goodwin, and Chairman Woodard:

I write to you today on behalf of the Town of Southern Shores Town Council, our residents, property owners and businesses.

We stand with the other five municipalities in Dare County in voicing our strong opposition to the enactment of the provisions related to our town zoning authority buried within the State Budget in Sec. 24.8.(a) & (b). This action by the North Carolina General Assembly will disrupt the general health, safety, and welfare of the citizens of the Town by allowing development to occur without any regard to zoning or development regulations.

We all know we need affordable, workforce, or essential housing. We believe this can be achieved by following a standard process which includes public input, town staff review, followed by a vote of elected officials of the Town. If the Legislature deems essential housing a priority, the revisions to the statute governing land use (chapter 160D) should be pursued, as it would both create opportunities for collaboration and reflect a desire to provide transparent governance. The current approach through the proposed Section 24.8.(a) & (b) is a dangerous precedent.

Articles 6 and 7 of Chapter 160D of the General Statutes are those which grant municipalities the authority to regulate development and enforce zoning. In effect, this law would result in Duck, Southern Shores, Kitty Hawk, Kill Devil Hills, Nags Head and Manteo being unable to enforce their zoning regulations on any affordable housing project funded by Dare County using the \$35 million the State allocated to them, no matter whom the developer: no height limits, no restrictions on lot coverage, no setbacks, no parking standards, no limit on density, etc. The housing crisis is a Statewide issue and removing development regulations for six municipalities in one coastal county is unconstitutional.

We urgently ask that the Legislature strike Sec. 24.8.(a) & (b) in its entirety. Please allow local government to determine with its citizens how best to develop our communities.

If this bill passes, we call on Dare County to disavow itself of the Legislature's action, and to refuse to support or fund any project which does not go through a local municipality's site review and approval process.

Sincerely,

A handwritten signature in blue ink that reads "Elizabeth Morey". The signature is written in a cursive, flowing style.

Elizabeth Morey
Mayor