



Town of Southern Shores

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9 **MEETING MINUTES**

10 **PLANNING BOARD-MARCH 20, 2023, 5:00 P.M.**

11 **LOCATION: PITTS CENTER-5377 N VIRGINIA DARE TRAIL, SOUTHERN SHORES, NC 27949**

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13

14 **CALL TO ORDER:**

15 Vice Chairperson DiBernardo called the meeting to order at 5:00 pm. Planning Board Members Ed
16 Lawler, Robert McClendon, Jan Collins, Tony DiBernardo (Vice Chairperson), and Deputy Town
17 Manager/Planning Director Wes Haskett were present.

18

19 **ALSO PRESENT:** Andrea Radford and Ben Cotton, Stewart Inc. (present by Zoom)

20

21 **PLEDGE OF ALLEGIANCE:**

22 Vice Chairperson DiBernardo led the Pledge of Allegiance.

23

24 **APPROVAL OF AGENDA:**

25 **Motion** made by Planning Board Member Lawler to approve the agenda as presented, Seconded by
26 Planning Board Member Collins. The motion passed unanimously (4-0).

27

28 **APPROVAL OF MINUTES – DECEMBER 19, 2022 / BOARD OF ADJUSTMENT**

29 Planning Board Member Collins moved to approve the minutes as corrected, Seconded by Planning
30 Board Member Lawler. The motion passed unanimously (4-0).

31

32 **PUBLIC COMMENT**

33 None

34

35 **OLD BUSINESS**

36

37 **NEW BUSINESS**

38 Land Use Plan Update-Land Use Map

39

40 Andrea Radford and Ben Cotton of Stewart Inc. presented a presentation by Zoom on the future land
41 use map and the future land use character for areas. They also reviewed the schedule. [presentation
42 attached]

43

44 The following were highlighted in Ms. Radford's presentation:

- 45
 - Excellent response to the public survey with 583 responses

- 46 • Draft Future Land Use Map-a policy map that guides the community in the direction they
47 want to go.
 - 48 ○ Maintains existing community character.
 - 49 ○ Recommends pedestrian friendly small -medium scale commercial development along
50 US 158.
 - 51 ○ Protects existing conservation, open space, canals, and recreational space.
- 52 • Draft Character Areas
 - 53 ○ Residential-Mostly single-family homes.
 - 54 ○ Recreational- Privately owned passive and active recreational facilities.
 - 55 ○ Conservation/Open Space- Existing environmentally sensitive areas and open space.
 - 56 ○ Municipal/Educational-Community serving facilities.
 - 57 ○ Commercial- Medium-small scale commercial development
- 58 • Next Steps
 - 59 ○ Develop recommendations further & continue plan development.
 - 60 ○ Introduce draft plan at public meeting in late April.
 - 61 ○ At the April meeting gather input on the vision, goals, and recommendations and get
62 feedback on the future land use map and character areas.
 - 63 ○ After that meeting, we'll bring those comments back to the board and you can advise
64 us if you want to incorporate those changes or not.

66 Planning Board Comments

67 Planning Board Member Lawler recommended adding the canals and having them as a separate
68 character area. Planning Board Member McClendon agreed stating they are an important feature to
69 the community and should be highlighted.

70
71 Andrea Radford suggested adding the canals to the recreational character. All Planning Board
72 members felt the canals needed to be designated by a separate color on the map and did not agree
73 with adding them under the Recreational character “privately owned” description, as it currently
74 reads.

75
76 Vice Chairperson DiBernardo noticed an error in the map, stating the wetlands on Ninth Avenue do
77 not cross over Ninth Avenue. He was concerned with causing a problem later if a house is designated
78 in a wetland area.

79
80 Planning Board Member Lawler stated the wetlands which are designated as recreational on the map
81 are actually parallel to Hillcrest, they go east to west and need to be delineated. Planning Director
82 Haskett expanded on Mr. Lawler’s explanation. He stated that the east side of Hillcrest is basically a
83 road and is the SSCA owned property at the Hillcrest beach access. The wetlands are ponds on either
84 side running east to west and there's a street in the middle of the two ponds, one on the north end
85 and one on the south end.

86
87 Planning Board Member McClendon suggested having the wetlands layer be below the street grid,
88 this may help the visibility of it; make it less prominent.

89
90 Planning Board Member Lawler referenced the map having a blue designated area on the corner of
91 East Dogwood/NC12 across from the Fire/EMT station (currently blue on the map) stating it needs to

92 be designated wetland. Planning Director Haskett stated he did not believe that particular property
93 qualified as wetlands.

94
95 Andrea Radford, Stewart Inc. stated she would review the data set that is being used and will make
96 some adjustments.

97
98 Planning Director Wes Haskett stated there are no large changes from the current map as there is no
99 expansion to the residential, commercial, or municipal areas. The exception would be putting
100 together the municipal and education categories.

101
102 Hearing no further comments or questions, Andrea Radford closed out Stewart's Inc presentation.

103
104 **PUBLIC COMMENT**

105 None

106
107 **PLANNING BOARD MEMBER COMMENTS**

108 Planning Board Member Collins stated after traveling through some of the other towns and seeing
109 multiple structures on a single lot, she suggested designating the oceanfront area, referencing Nags
110 Head's historical area. Her suggestion would be to not allow or only allow accessory structures if they
111 are attached to the primary home. Vice Chairperson DiBernardo agreed with the attached accessory
112 dwelling but felt it would need to be expanded to not only the oceanfront area but the soundside
113 too.

114
115 Vice Chairperson DiBernardo asked the board members if they had any additional comments,
116 changes, or suggestions for commercial design standards.

117
118 Planning Board Member Lawler stated he would like to see commercial buildings brought to the front
119 of the property and parking lots placed in the back. He stated it looked better aesthetically.

120
121 Vice Chairperson DiBernardo stated electric cars are the future and if Southern Shores is looking to
122 the future, perhaps commercial designs should include electric charging stations. He stated he wasn't
123 sure if that was a design standard, but it should be considered.

124
125 **ANNOUNCEMENTS**

126 Planning Director Wes Haskett stated last week state legislators introduced House Bill 409 which
127 mandates accessory dwelling units in residential zoning districts with single-family dwellings. He
128 stated this can be discussed when the board takes up accessory dwellings on a future agenda. The
129 next meeting's agenda may consist of a zoning text amendment to address the situation at Southern
130 Shores Landing, a ZTA that addresses ambiguity in how lot width is measured, as a follow up to the
131 APA-22-01 Skyline Rd appeal application, and a ZTA that addresses commercial design standards. The
132 next regular meeting is scheduled for April 17th at 5pm.

133
134 **ADJOURN**

135 Hearing no further business, **motion** made by Planning Board Member Lawler to adjourn, Seconded
136 by Planning Board Member Collins. Motion passed unanimously. The time was 5: 37 P.M.

137

Andy Ward
Andy Ward, Chairperson



Sherla Kane
Sherla Kane, Town Clerk