



Jamie S. Schwedler

Partner

t: 919.835.4529

f: 919.835.4618

jamieschwedler@parkerpoe.com

Atlanta, GA
Charleston, SC
Charlotte, NC
Columbia, SC
Greenville, SC
Raleigh, NC
Spartanburg, SC
Washington, DC

November 13, 2023

Via Email: whaskett@southernshores-nc.gov

Wes Haskett
Southern Shores Planning Director
5375 N. Virginia Dare Trail
Southern Shores, NC 27949

Re: SUP 23-01 Submittal of Additional Materials

Dear Mr. Haskett:

Ginguite, LLC (the "Applicant") is hereby submitting additional materials to supplement its special use permit site plan application for its proposed mixed-use development located at 6195 N Croatan Hwy (SUP-23-01, or the "Application"). This package includes:

1. A wetlands determination by the US Army Corps of Engineers dated October 27, 2023, to update the previously submitted wetlands documentation, pursuant to TOSS Ord. § 36-299(b)(2)(b)(5).
2. Updated elevations that shows additional details of the "anticipated front appearance of the structure relative to landscaping" and specifically lists anticipated proposed building materials. TOSS Ord. § 36-299(b)(20(c)(1),(2)
3. A revised site plan with several minor changes to the plan to respond to community concerns made during the Planning Board's discussion of the Application and further mitigate impacts of this special use. These minor changes include 1) incorporation of a 20' buffer with more natural existing vegetation and a retaining wall on the eastern property line, 2) shifting the refuse area farther from the neighboring property, and 3) preservation of an existing soil pathway on the northeastern corner of the property. This plan also removes the marina as suggested by staff and the Planning Board. The original plan was submitted 30 days prior to the original consideration by the Planning Board, per TOSS Ord. 36-299(b)(2), and there is no requirement in the Town code or state statute that each change in plans be resubmitted 30 days prior to consideration by the Board or

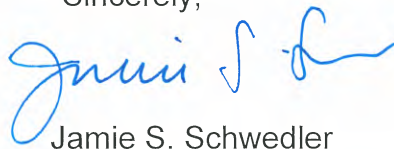
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Wes Haskett
November 13, 2023
Page 2

Council. To the contrary, the public process anticipates changes suggested by Board members and the public may be incorporated as the case moves forward. Thus, these minor changes to the plan can be officially incorporated and considered as the Board considers the matter and makes its recommendation on November 20.

Thank you for reviewing these additional materials. We respectfully request that you transmit them to the Planning Board members as soon as possible. Hard copies may be provided upon request. We will follow by separate letter with a response to the Planning Board's specific questions.

Sincerely,



Jamie S. Schwedler

JSS

cc:
Cliff Ogburn, cogburn@southernshores-nc.gov
Lauren Arizaga-Womble, lawomble@hrem.com