

Community Snapshot

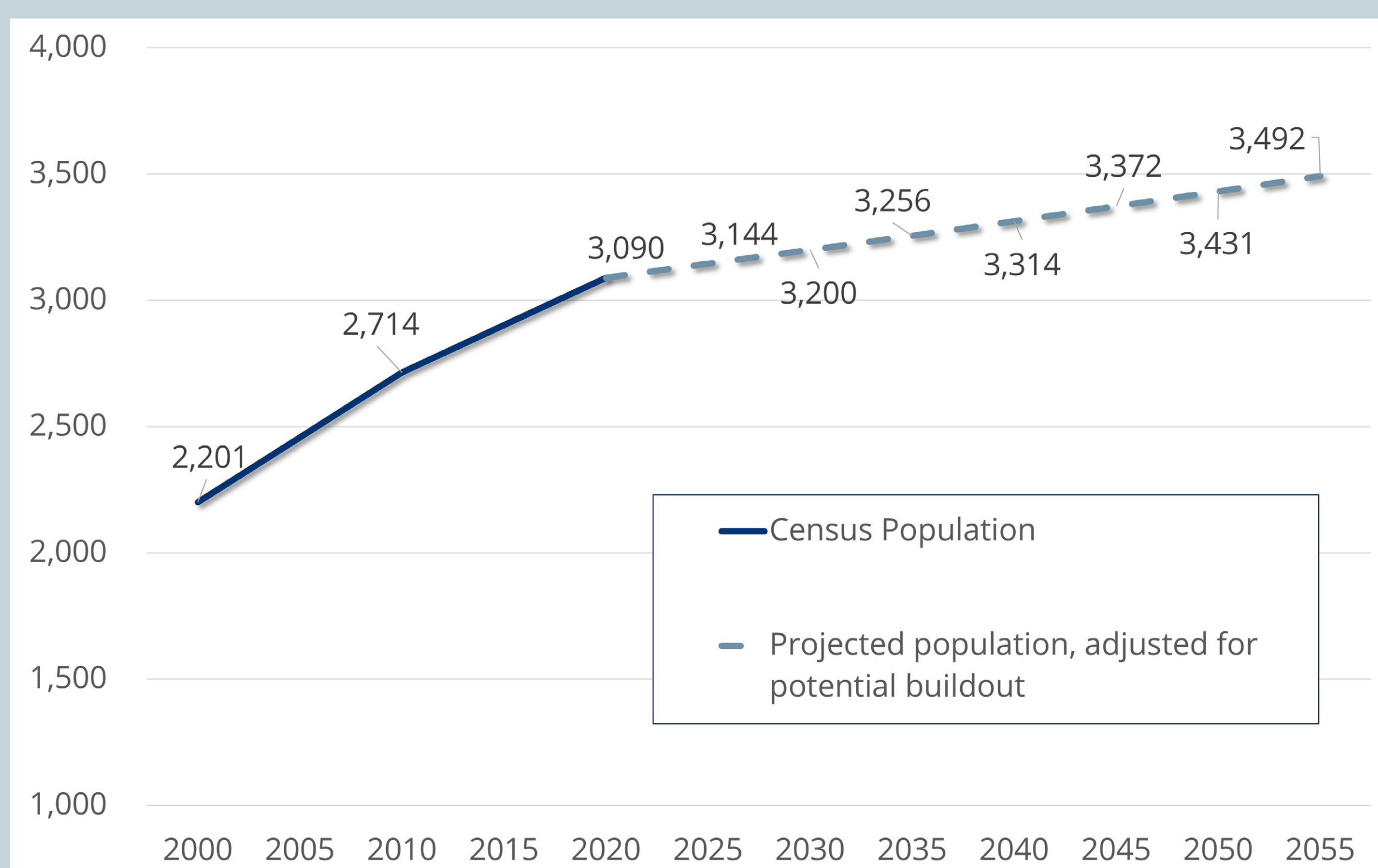


Permanent Population

The permanent population estimate for Southern Shores in 2020 is 3,090. Since 2000, the population has increased by slightly over 40%, bringing close to 900 new full time residents to the area.

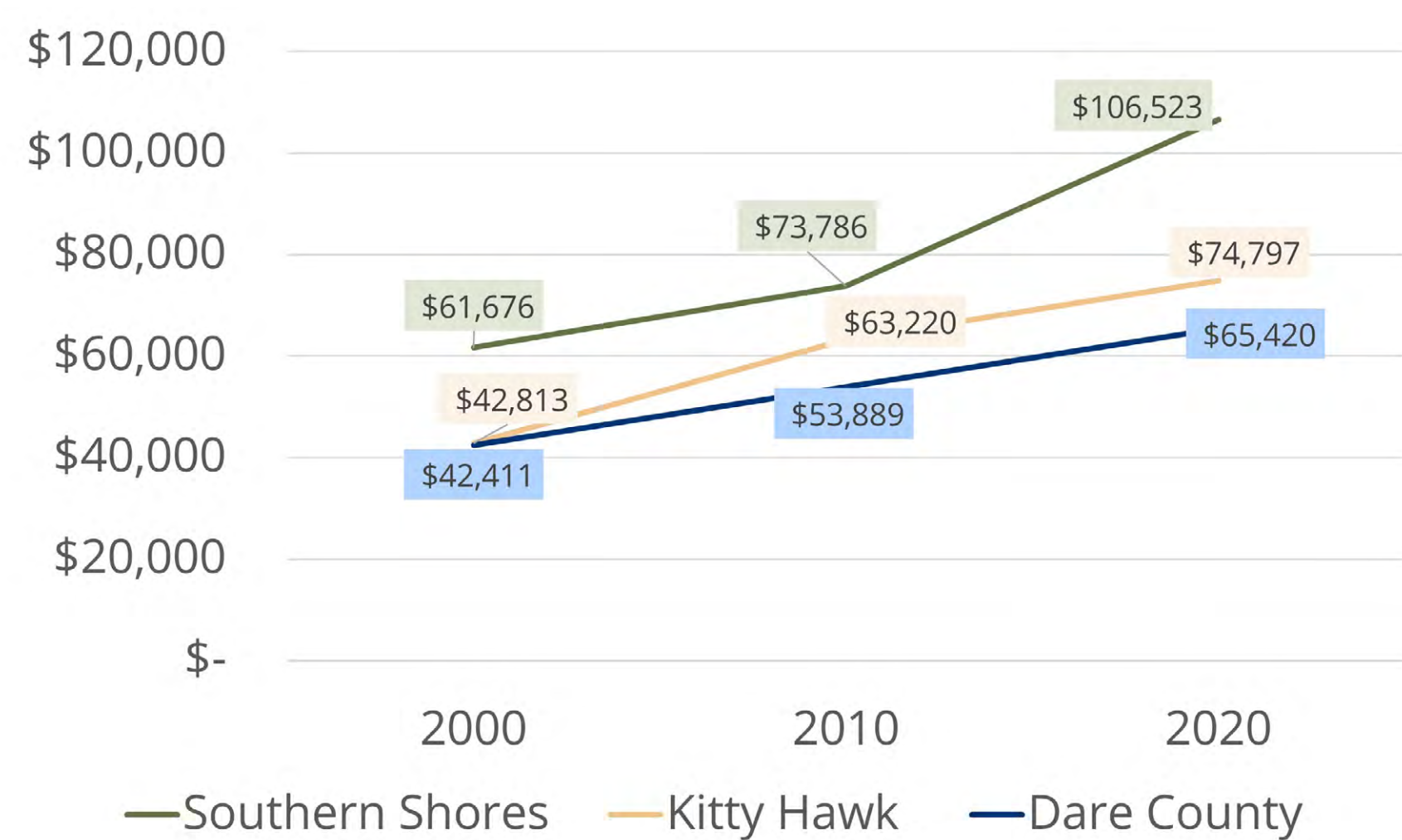
Population Projections

The Coastal Area Management Act (CAMA) requires population projections at 5-year intervals for the next 30 years. These permanent population projections were created using the average annual growth rate between 2010 and 2020, modified by an estimate of the remaining vacant parcels.



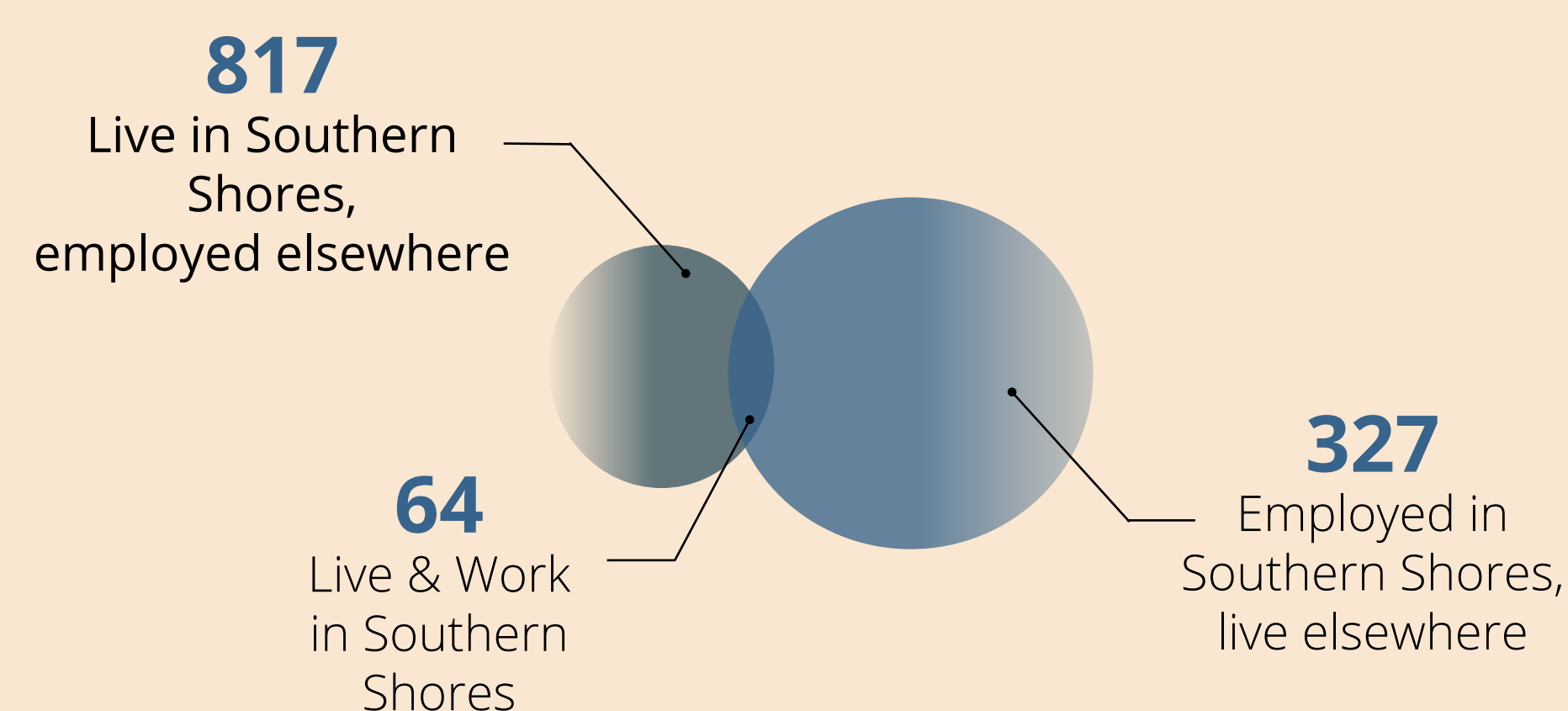
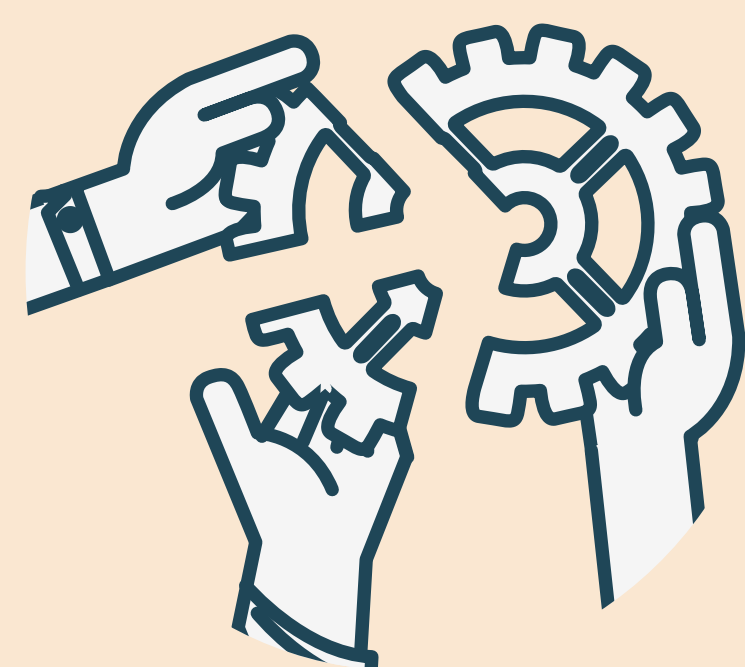
Income

Median household income in Southern Shores has increased 73% since 2000.

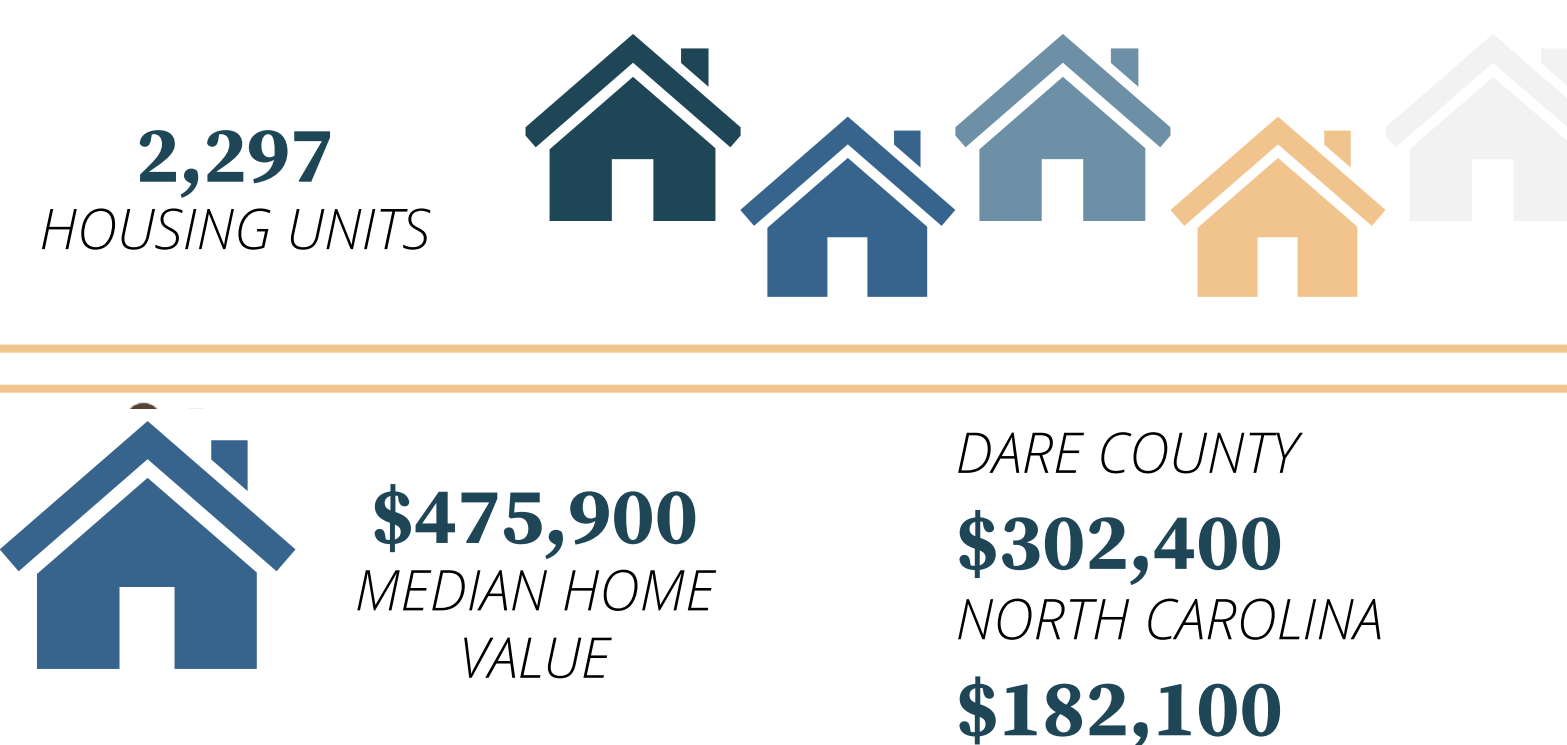


Employment

Major industries in Southern Shores are construction, real estate, and professional scientific, & technical services. The largest growing employment sectors from 2010 to 2019 is the construction industry. Over 800 people in Southern Shores are employed elsewhere. Only 327 people who live outside of Southern Shores and are employed in Southern Shores. 64 people live and work in Southern Shores.



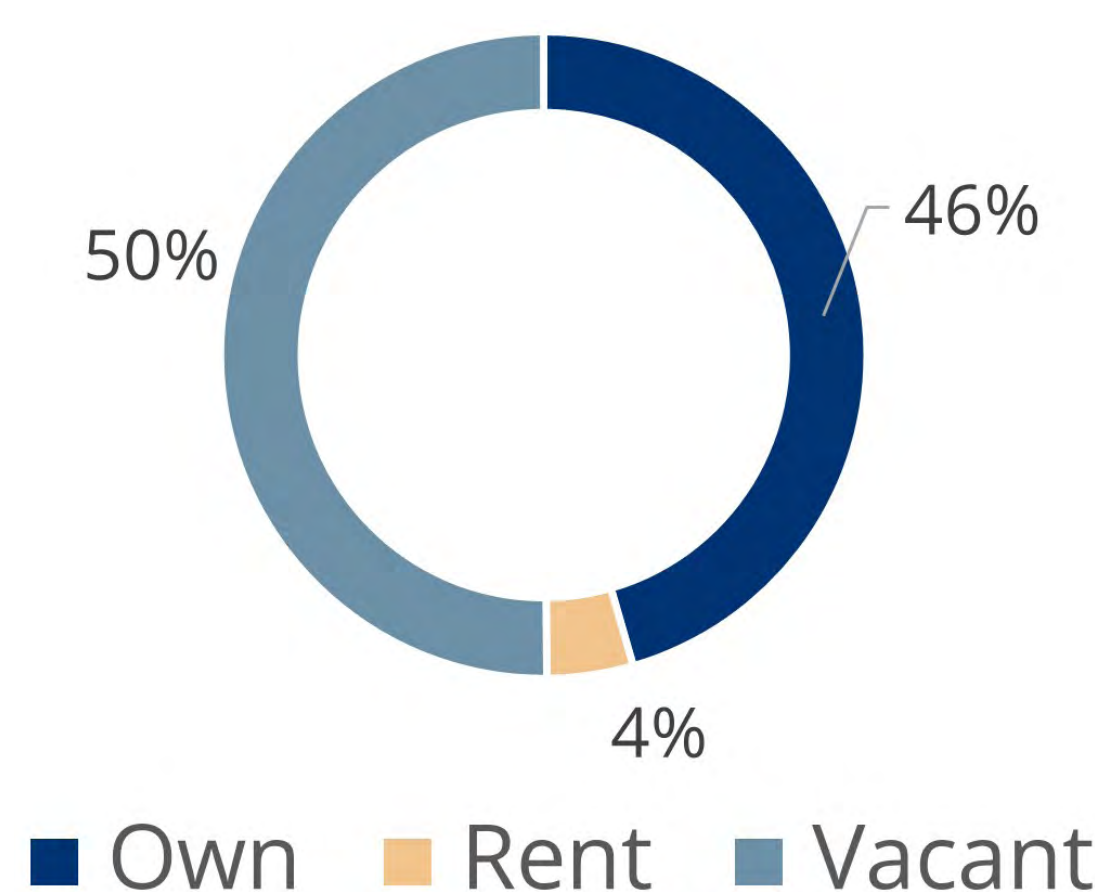
Housing Units



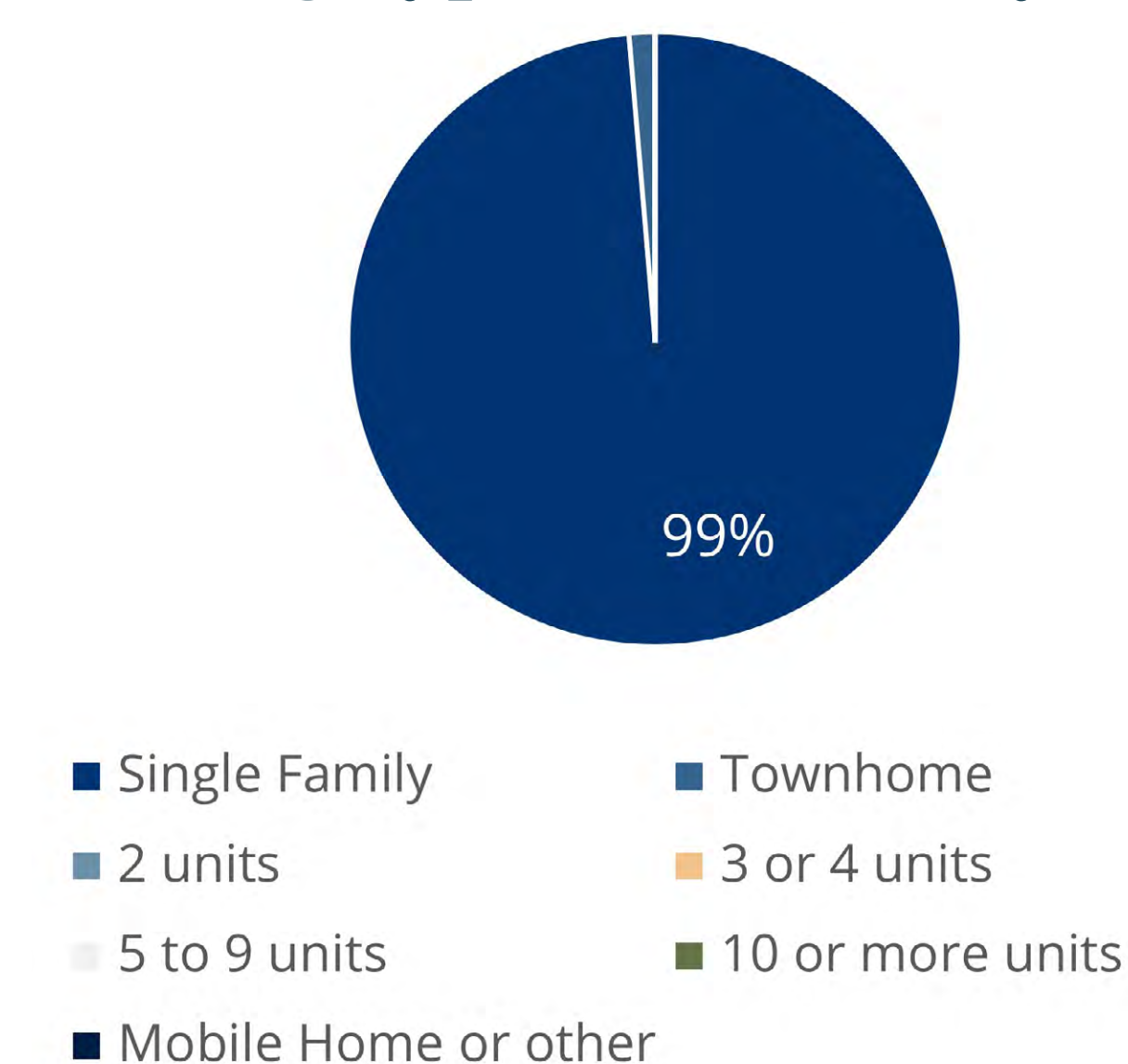
Housing

As of 2020, of the 2,297 occupied housing units in the municipal limits, 46% of homes are owner-occupied, 50% are renter-occupied, and 4% of homes are considered vacant. "Vacant" includes homes that are rented, for sale, sold but not occupied, seasonal units, units for migrant workers, and other units.

Own / Rent



Housing Types in the Study Area

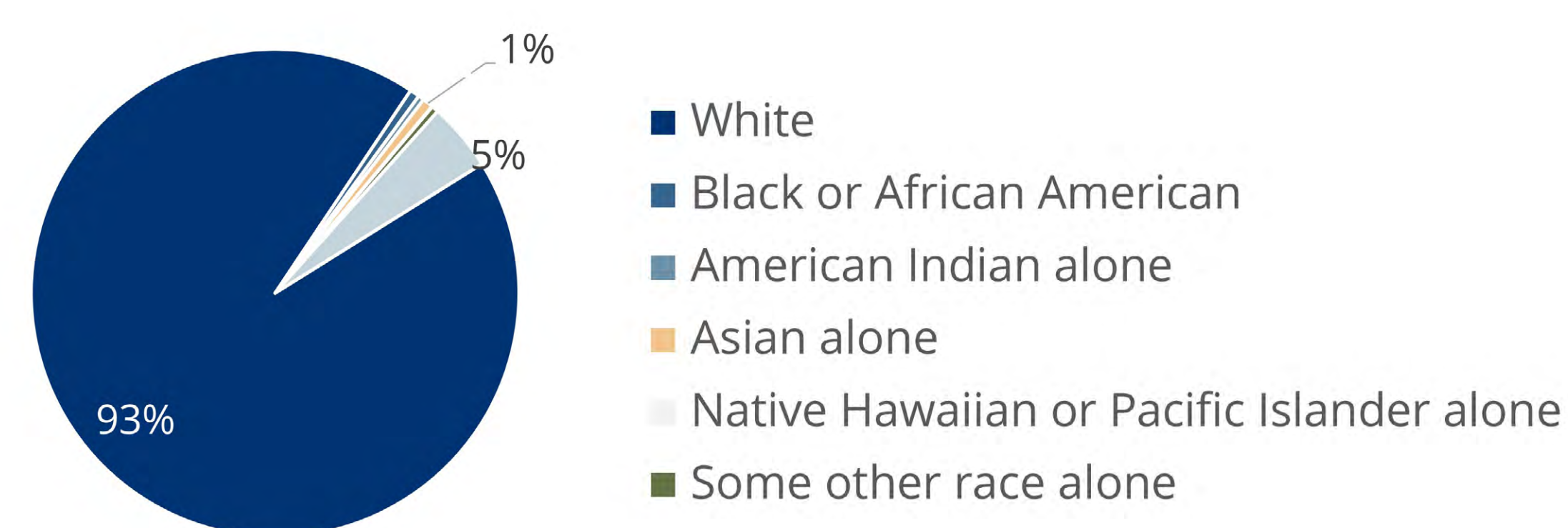


Educational Attainment



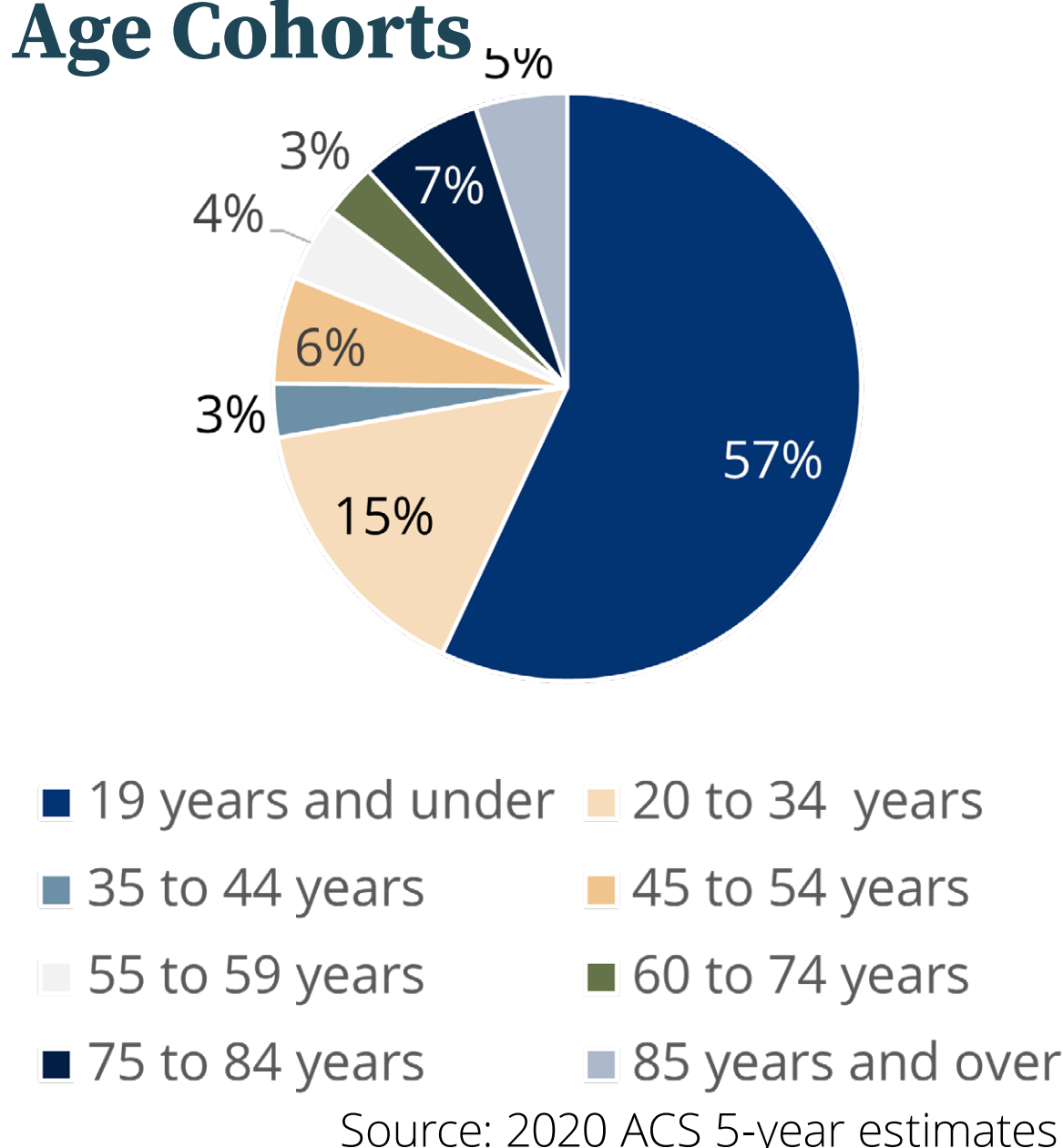
Thirty-one percent (31%) of Southern Shores' population has a bachelor's degree. Twenty-seven percent of the population has a graduate or professional degree.

Race

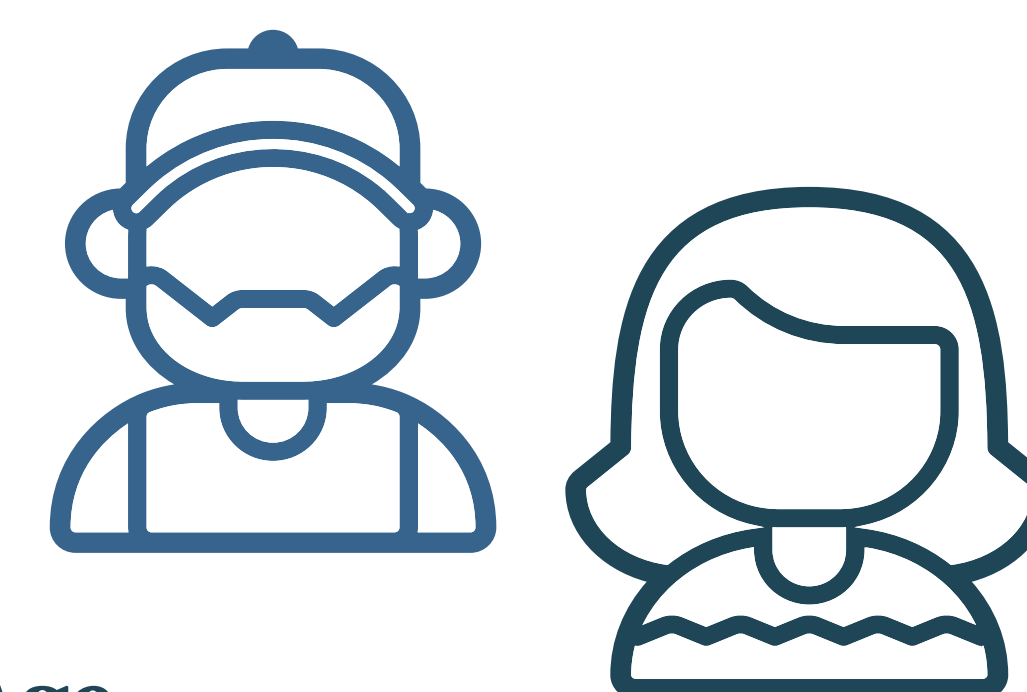


Source: 2020 Decennial Census

Age Cohorts

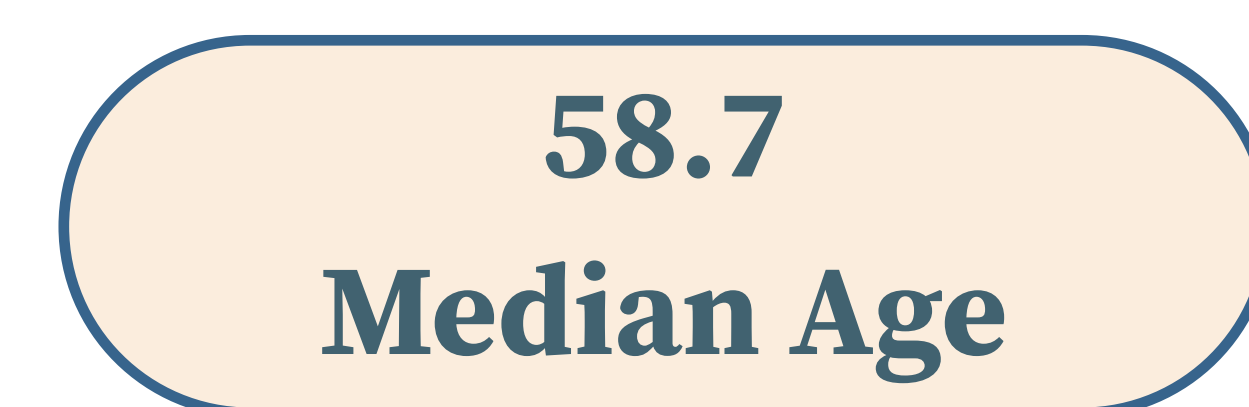


Source: 2020 ACS 5-year estimates



Age

The median age in Southern Shores has increased from 55.8 in 2010 to 58.7 in 2020.



Data Sources

Data provided by US Decennial Census, the American Community Survey, and ESRI.

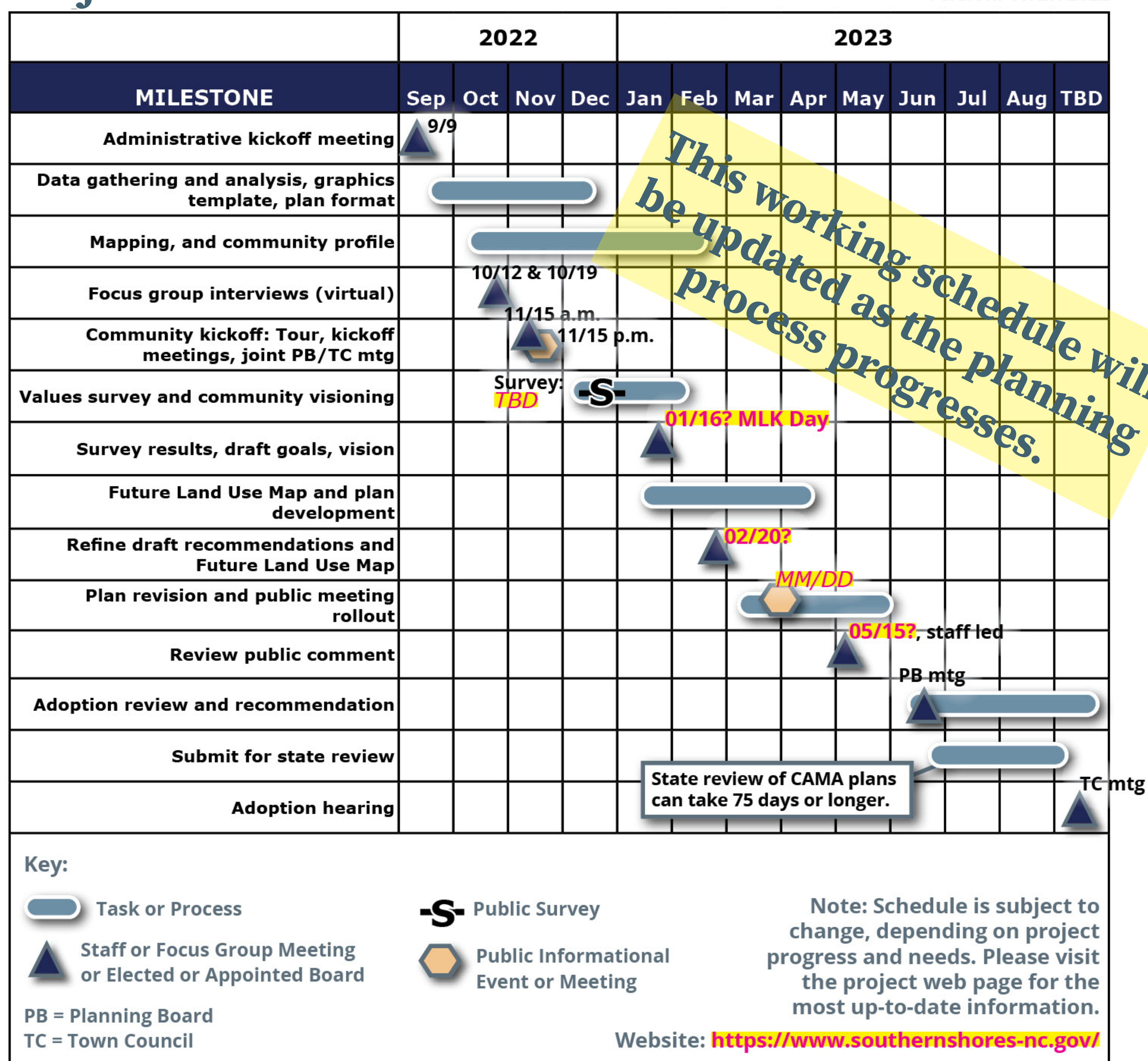


Project Overview



Project Schedule

Version: 10/27/2022



Who Is Involved

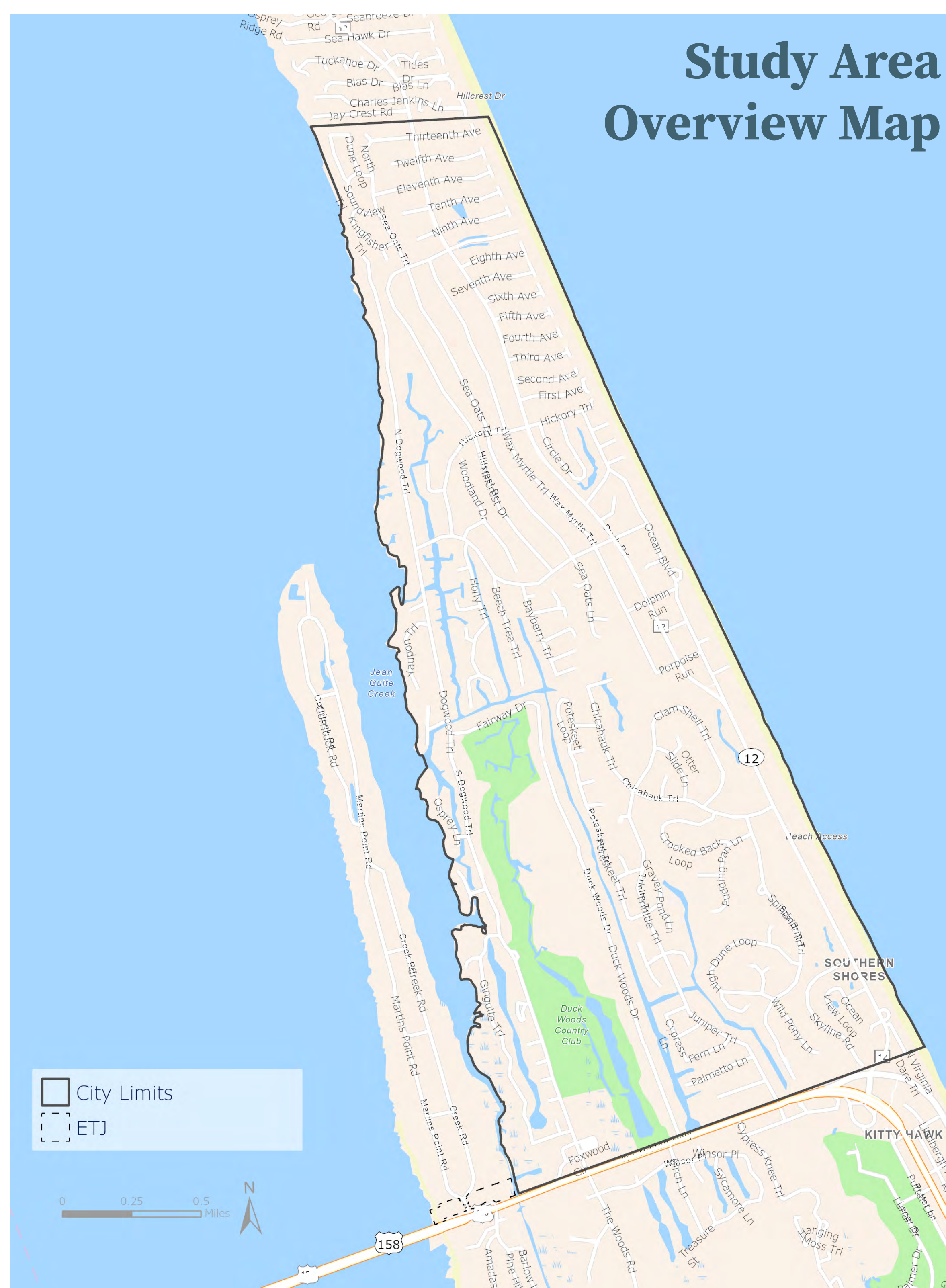
- + Planning Board
- + Town Council
- + Town staff and members of key partner and/or regulatory agencies
- + Members of the public

Public Engagement Milestones

- + Kickoff meetings with key local leadership and Town staff
- + Community Tour
- + Public open house meetings and listening sessions
- + Regular steering committee meetings
- + Regular staff coordination calls
- + Public adoption hearings (Planning Board and Town Council)
- + State review and certification process

Planning Jurisdiction

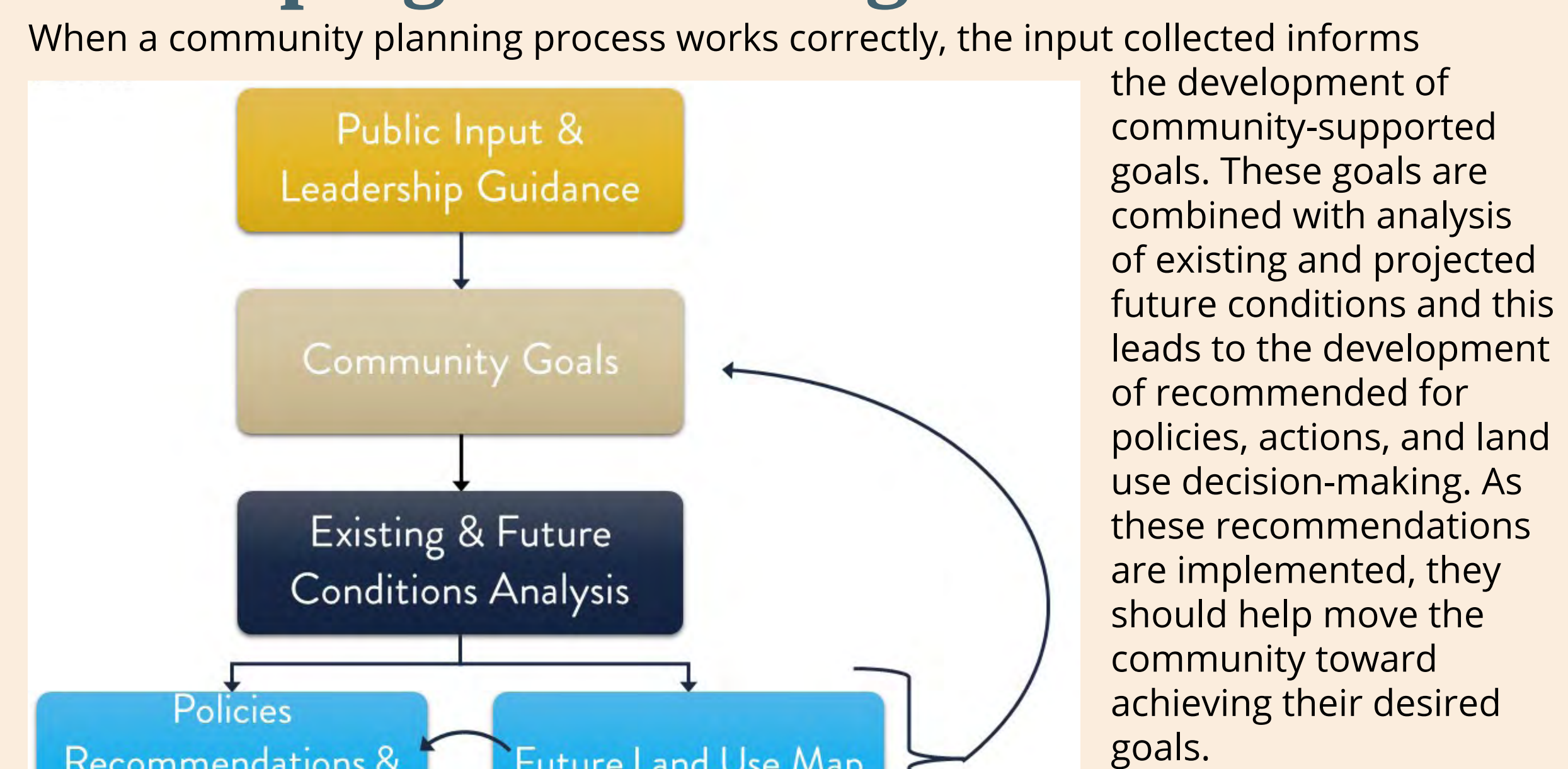
In accordance with state law, the Town of Southern Shores may enforce planning and zoning powers within its corporate town limits and ExtraTerritorial Jurisdiction (ETJ). These areas comprise the study area for this plan update.



Plan Objectives and Components



Developing & Achieving the Vision

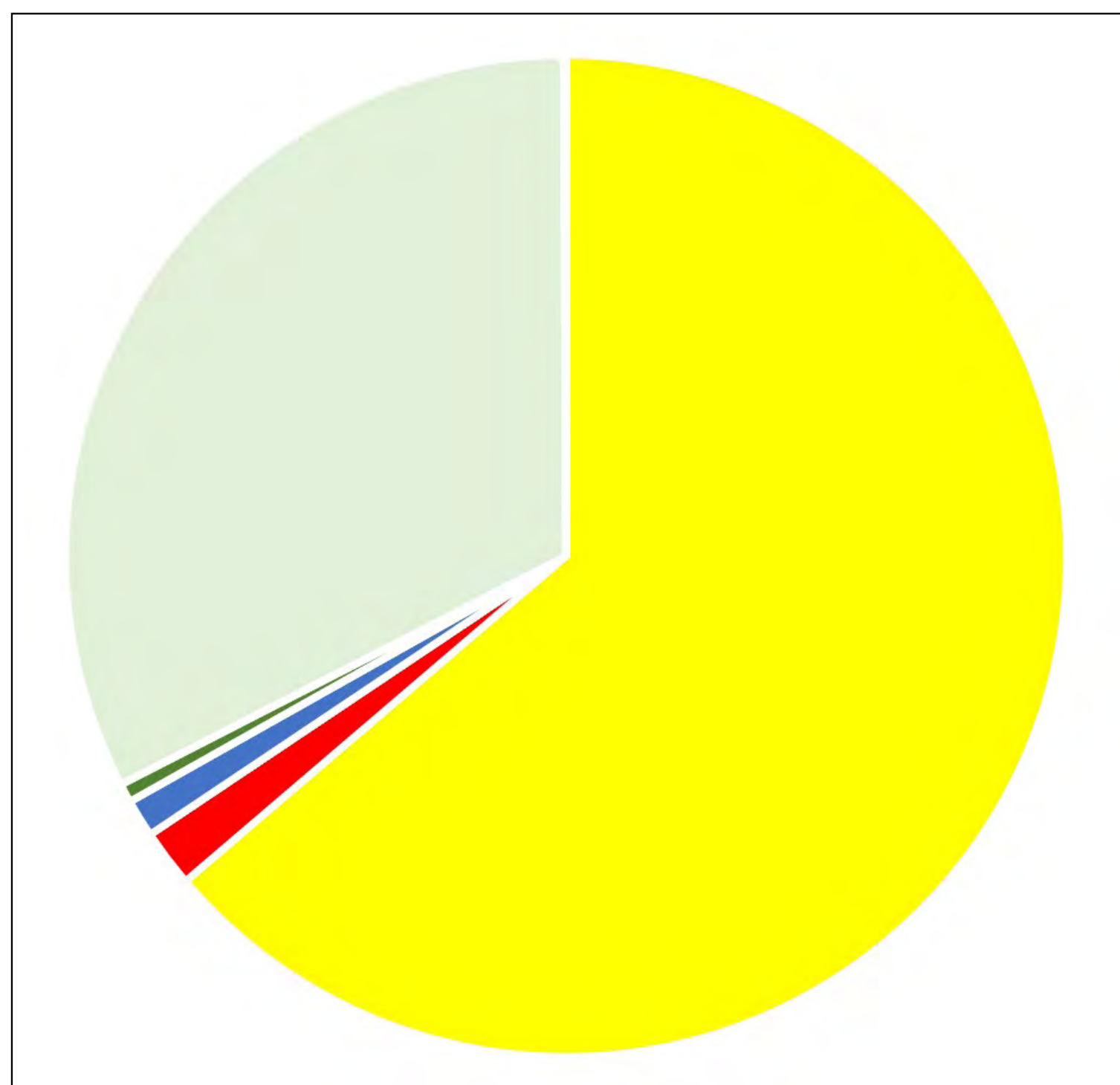


Project Overview



Existing Land Use

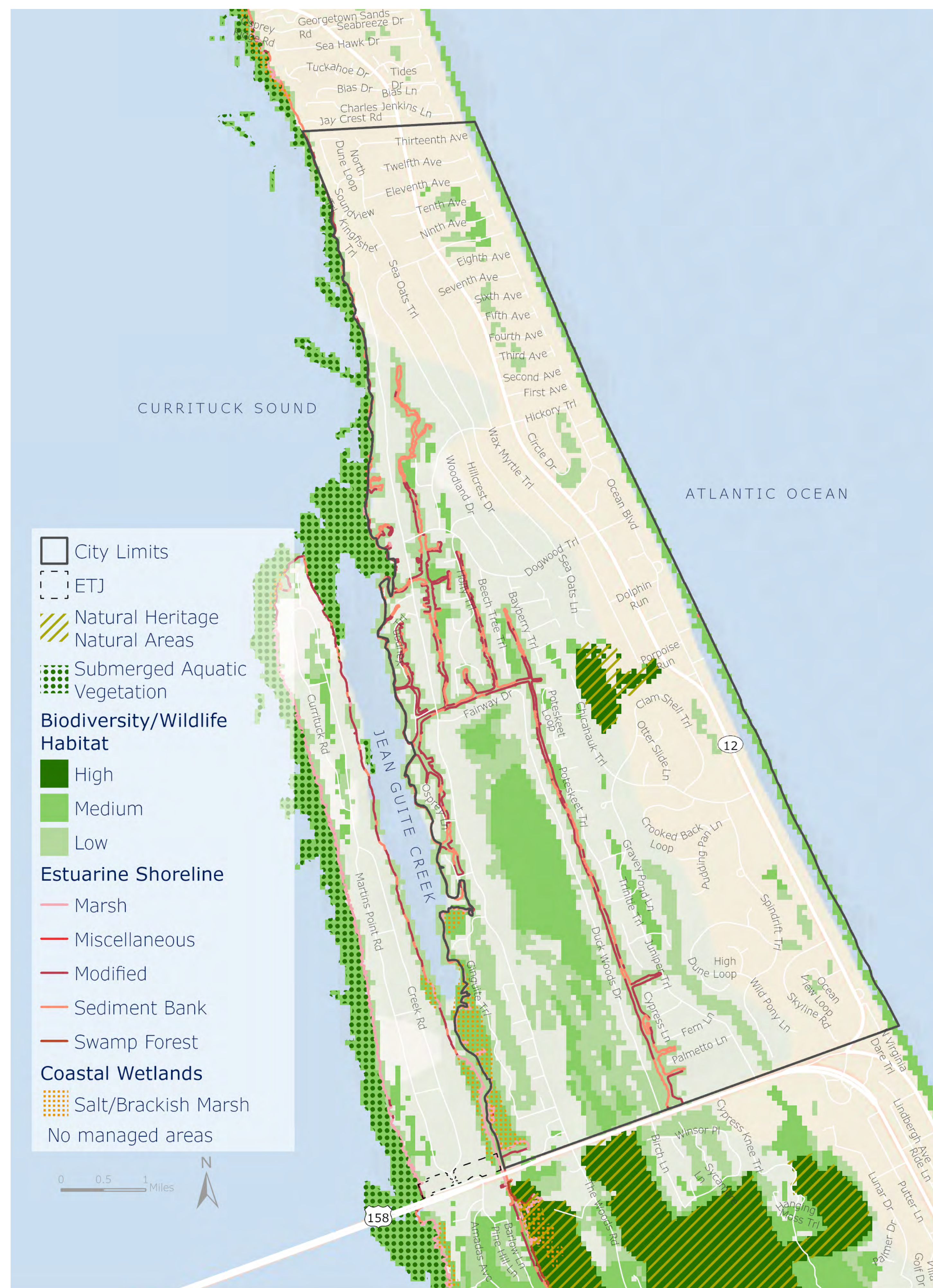
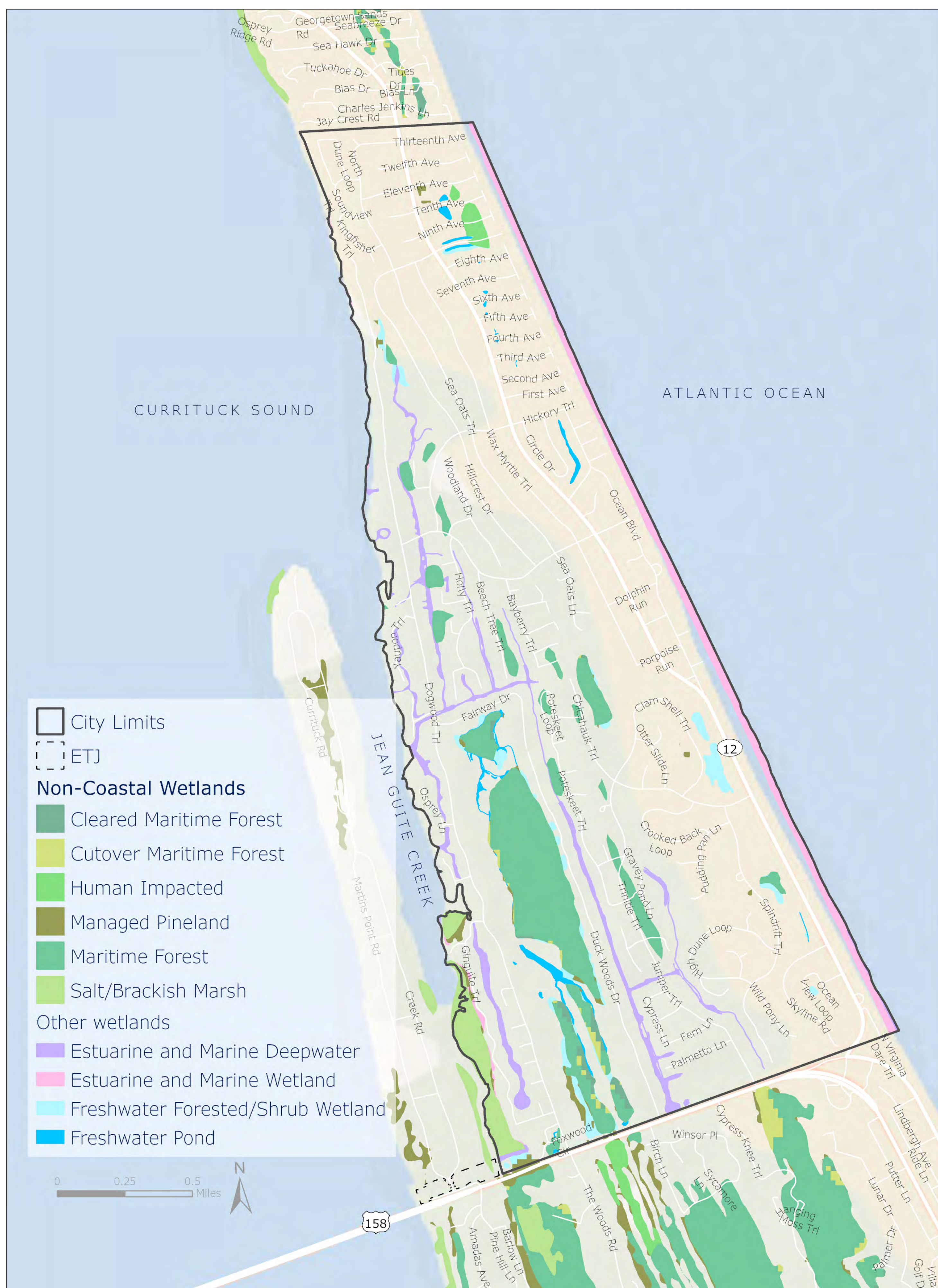
This map was created by categorizing the most current property tax appraiser data in order to better understand the current use of land within the study area. This is an attempt to understand what is “on the ground”, and is not necessarily reflective of current zoning or ownership.



Existing Land Use Designation	Acres
Residential	1,410
Commercial	41
Institutional	27
Parks	14
Vacant, open space, conservation, beaches	718
Other or no data	1.5



Natural Areas



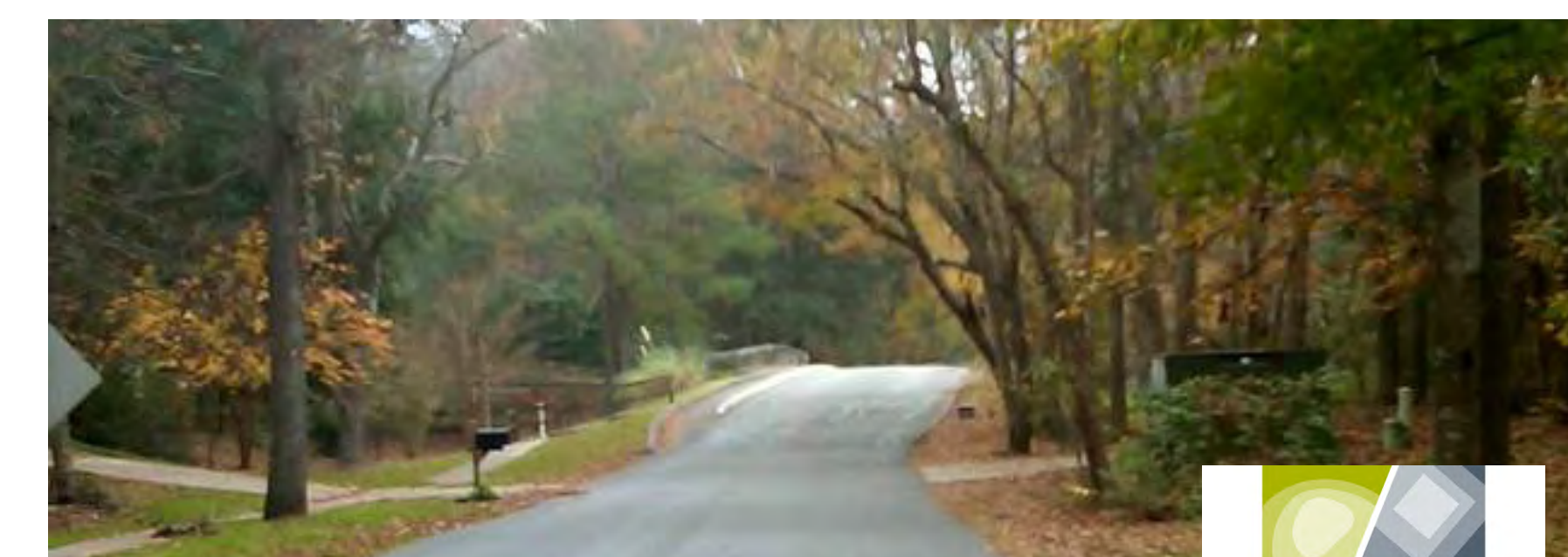
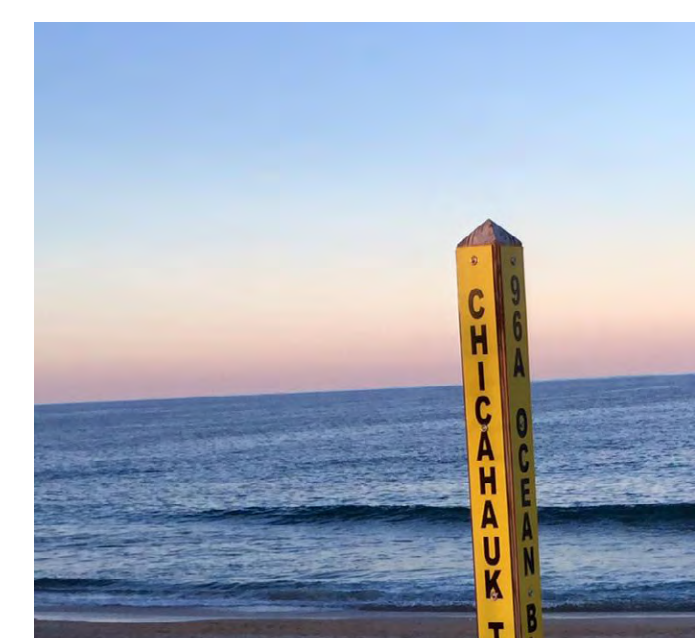
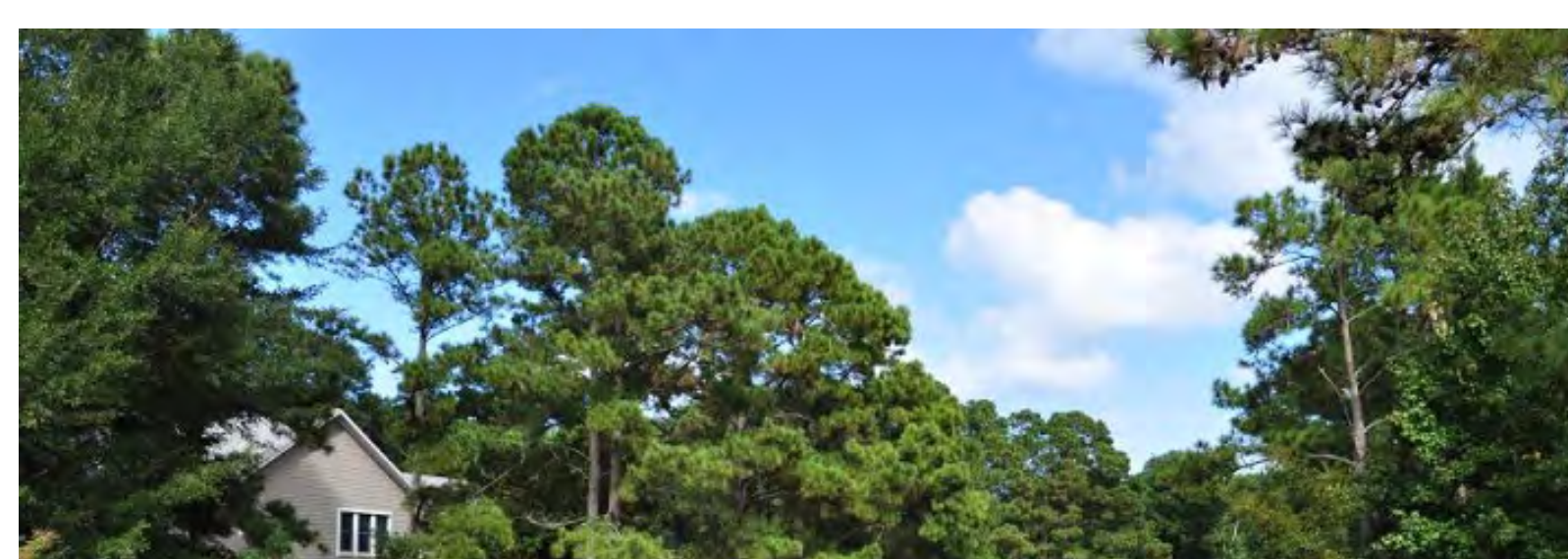
Wetlands

There are few remaining wetland areas within the Town's jurisdiction.

source: NC DCM Interactive Wetland Mapper

Biodiversity and Natural Resources

The majority of biodiverse areas and habitat are where the water meets the land or within remaining tracts of forest or open spaces.

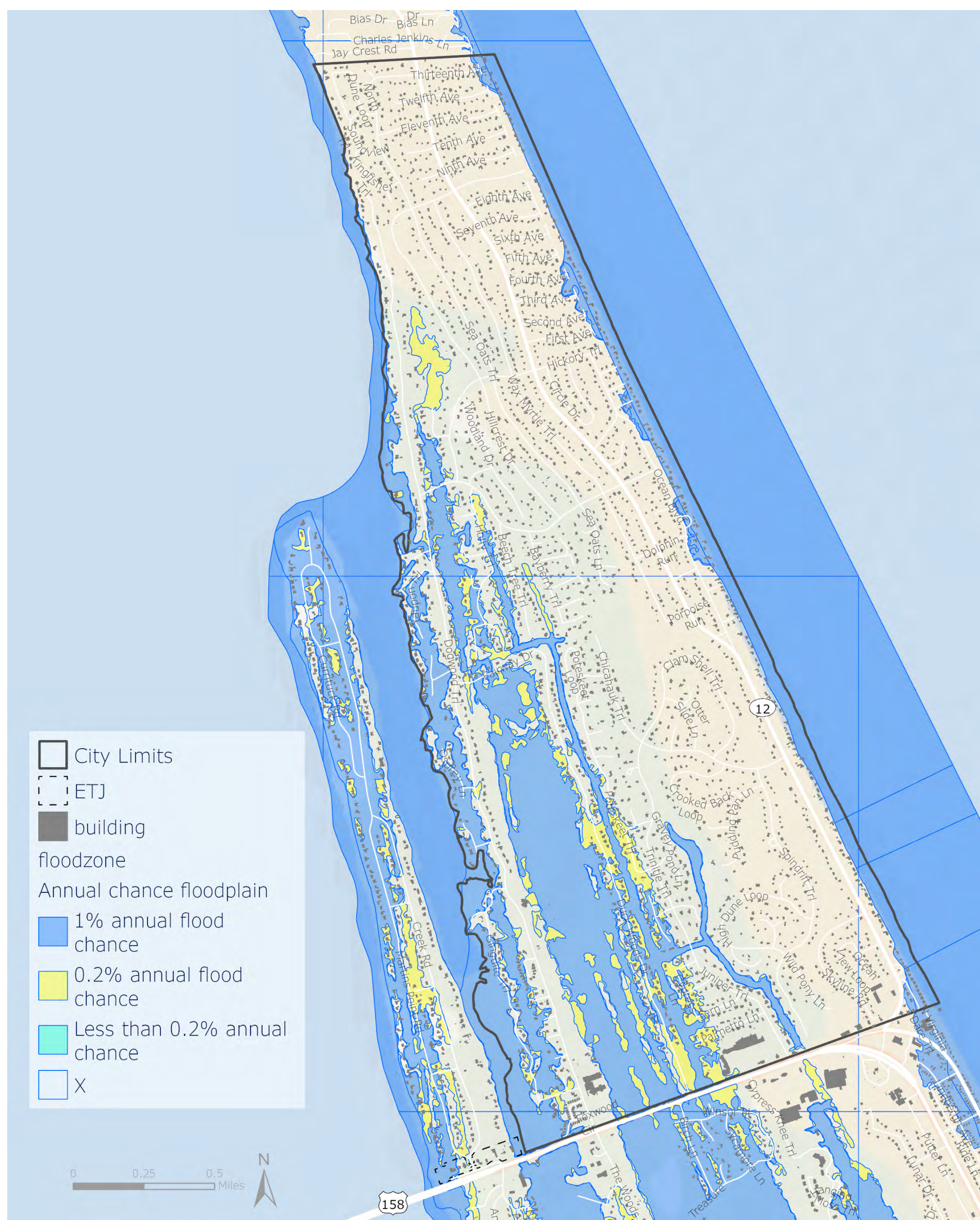


Natural Hazards



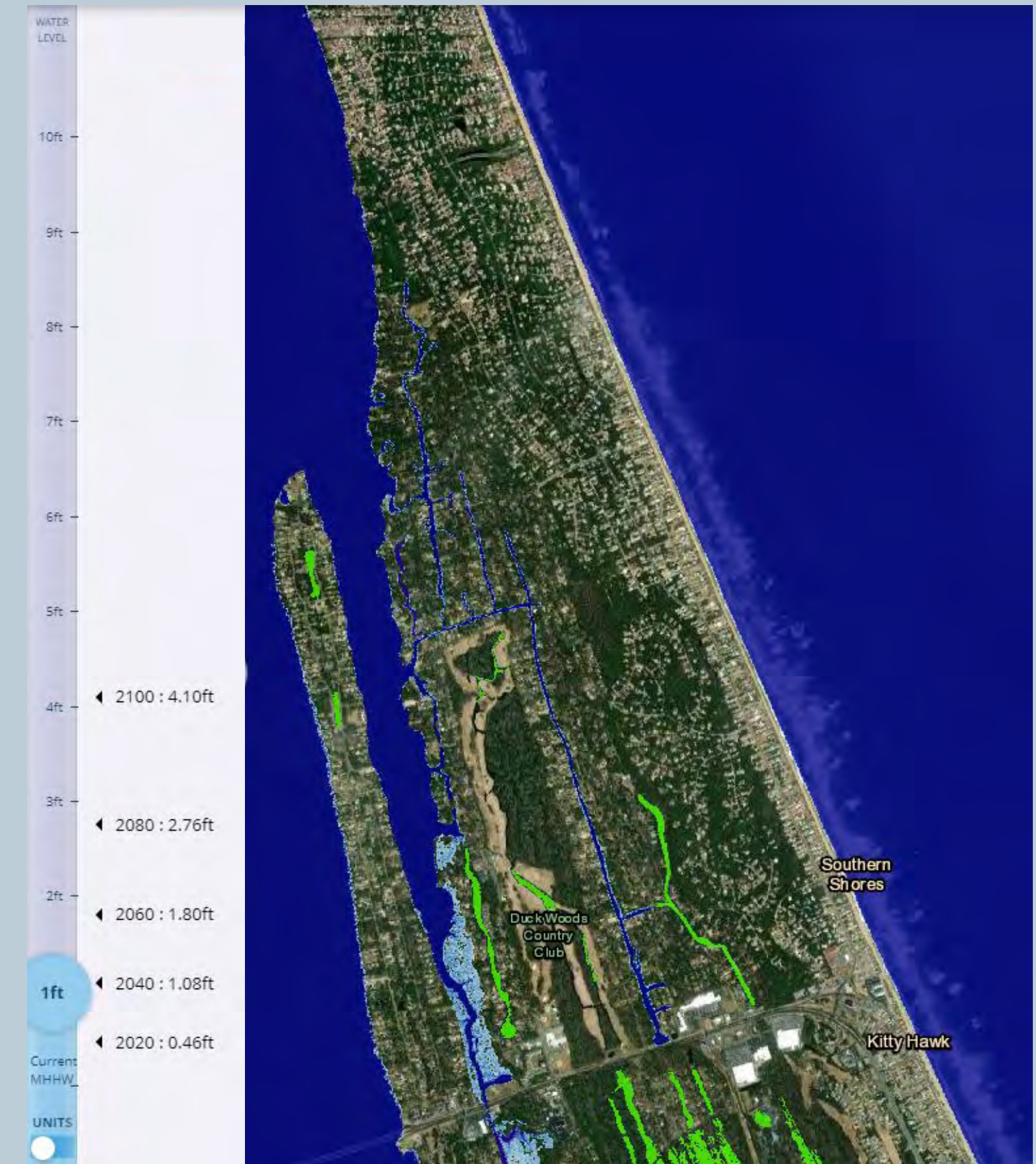
Areas of Special Flooding Concern

This map shows the FEMA Special Flood Hazard Area (aka 1% annual flooding chance or 100-year floodplain) and the 0.2% annual flood chance area.



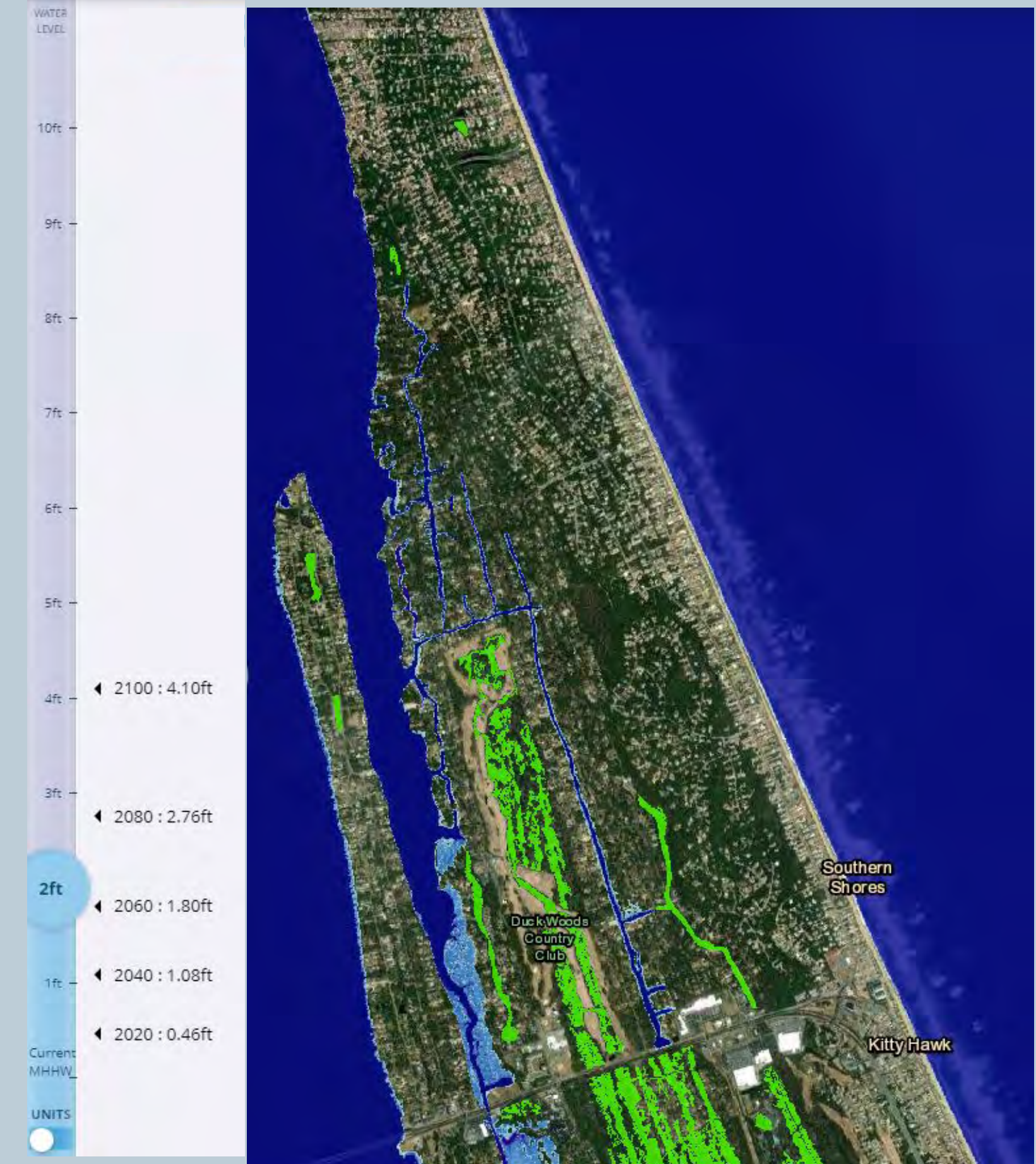
1 foot of sea level rise by 2040

Over the next 20 years, minor shoreline inundation is projected, with more frequent flooding of low-lying areas..



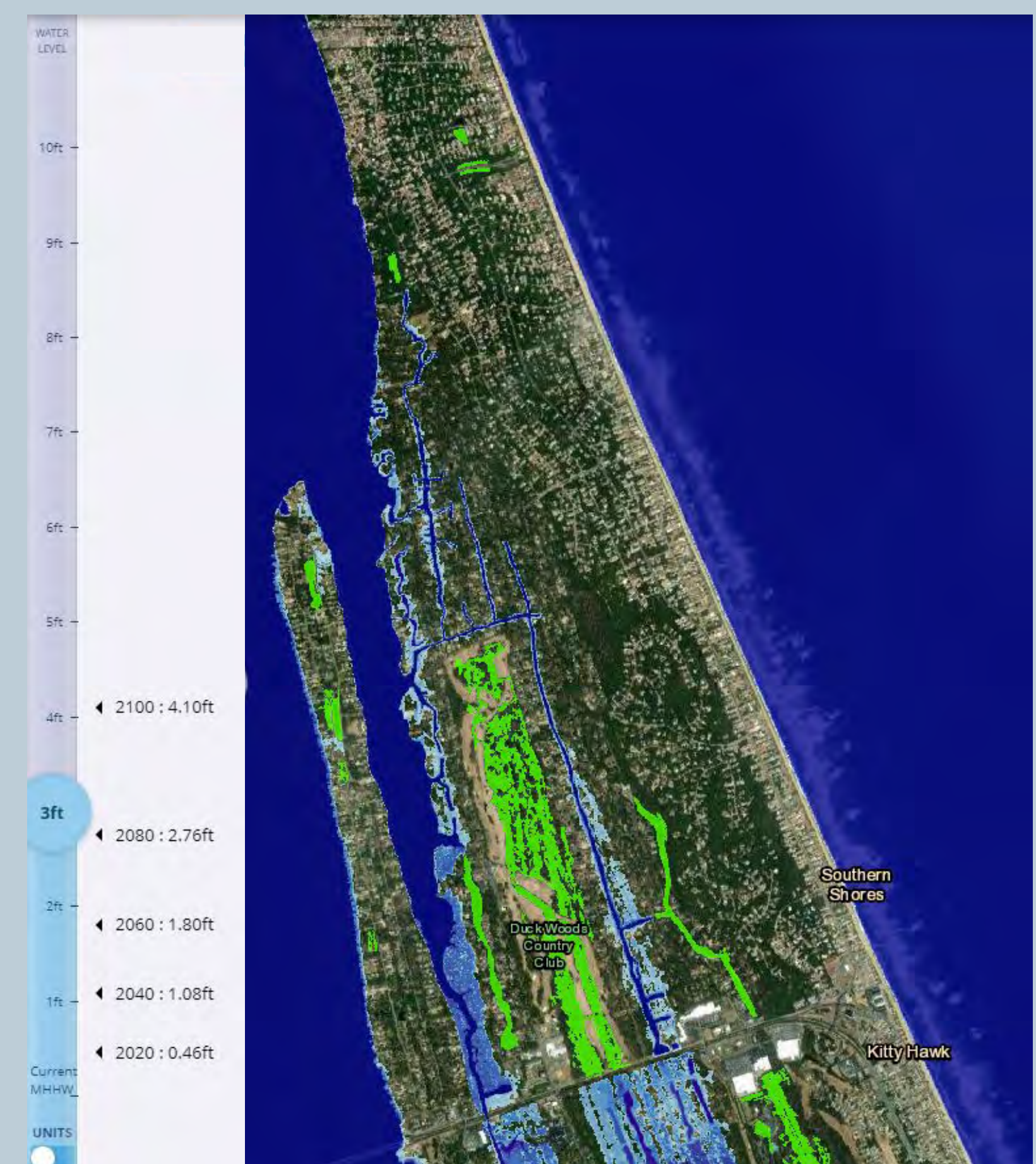
2 feet of sea level rise by 2065

Areas that previously flooded irregularly will likely have chronic flooding problems, including lower lying roadways.



3 feet of sea level rise by 2085

Larger areas of the town will be affected, particularly low-lying areas around canals.



Storm Vulnerability

The Town is somewhat vulnerable to storm surge flooding, but a relatively high ridge runs along the center of the isthmus.

