

# *DRAFT* COMPREHENSIVE CAMA LAND USE PLAN UPDATE

PUBLIC MEETING  
APRIL 26, 2023



# AGENDA

- + INTRODUCTION
- + PROJECT PURPOSE AND SCHEDULE
- + VISION AND GOALS
- + DRAFT FUTURE LAND USE MAP
- + DRAFT PLAN RECOMMENDATIONS
- + CONCLUDE



# PROJECT PURPOSE AND SCHEDULE



# WHAT'S A COMPREHENSIVE LAND USE PLAN?



- A WAY TO COLLECT AND AGREE ON A SHARED COMMUNITY VISION
- HELPS LEADERSHIP PRIORITIZE COMMUNITY GOALS
- GUIDE REZONINGS AND LAND DEVELOPMENT DECISIONS
- MANDATED BY THE STATE (*CONDITION OF ADOPTING AND APPLYING ZONING REGULATIONS*)
- A COMMUNITY CONVERSATION ABOUT SHARED GOALS AND VALUES

(CAMA = Coastal Area Management Act)

# CAMA PLAN TOPICS

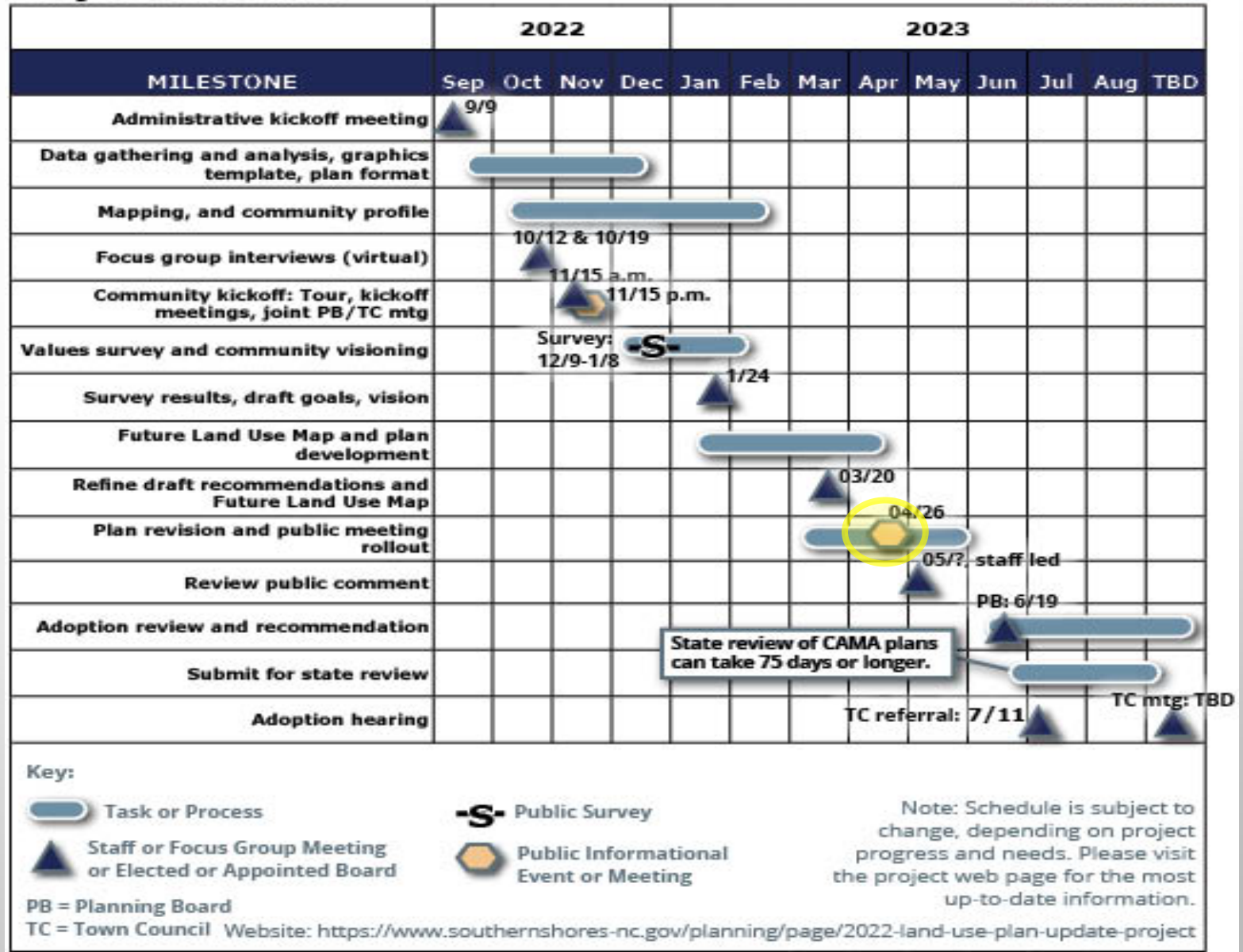
- REQUIRED BY STATE / COASTAL RESOURCE COMMISSION (CRC) FOR COASTAL COMMUNITIES
- LAND USE MANAGEMENT TOPICS
  - PUBLIC ACCESS *(TO PUBLIC TRUST WATERS)*
  - LAND USE COMPATIBILITY
  - INFRASTRUCTURE CARRYING CAPACITY
  - NATURAL HAZARDS
  - WATER QUALITY



# PROJECT SCHEDULE

## Project Schedule

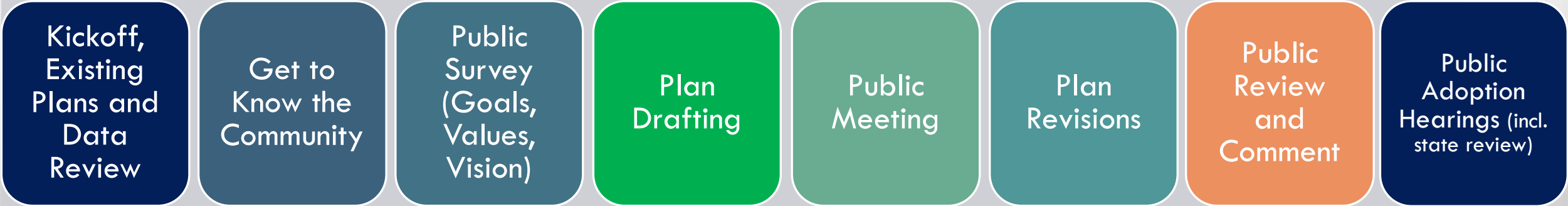
Version: 04/24/2023



Note that Planning Board and Town Council meetings are tentatively scheduled.

# PLAN DEVELOPMENT PROCESS

We Are  
Here



Fall 2022



Fall 2023

# ENGAGEMENT BY THE NUMBERS

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- PROJECT SURVEY -583 ONLINE RESPONSES
- RAN FOR ONE MONTH
  - DECEMBER 9, 2022- JANUARY 8, 2023
- TWO PUBLIC MEETINGS
  - KICKOFF MEETING, NOVEMBER 15, 2022, AT PITTS CENTER
  - INTRODUCTION TO DRAFT PLAN, APRIL 26, 2023, AT PITTS CENTER

Project Website:  
<https://www.southernshores-nc.gov/planning/page/2022-land-use-plan-update-project>



# VISION AND GOALS



# *DRAFT* COMMUNITY VISION STATEMENT

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“THE TOWN OF SOUTHERN SHORES IS A **COASTAL** TOWN WHOSE IDENTITY IS INTIMATELY TIED TO ITS **NATURAL RESOURCES**, HISTORY, COMMUNITY, AND SMALL-TOWN CHARM. WE STRIVE TO PRESERVE AND PROTECT SOUTHERN SHORES’ **UNIQUE CHARACTER, ENVIRONMENT**, AND TOURISM-BASED ECONOMY WHILE SUPPORTING THE LOCAL LIVELIHOODS AND ENSURING A HIGH QUALITY OF LIFE. THE COMMUNITY’S CLOSE-KNIT BONDS CREATE A TRANSPARENT, RESPONSIVE, AND PARTICIPATORY LOCAL GOVERNMENT.”

# DRAFT GOALS



- ENCOURAGE THE MAINTENANCE AND IMPROVEMENT OF **EXISTING PRIVATE ACCESS FACILITIES** TO PUBLIC TRUST WATERS, BEACHES, AND SHORELINES, AND PROTECT THOSE PUBLIC TRUST AREAS FOR PUBLIC USE AND RECREATION.



- PROTECT, ENHANCE, AND SUPPORT LAND USES THAT ARE **COMPATIBLE** WITH SURROUNDING, **EXISTING LAND USES**, AND ARE IN ALIGNMENT WITH THE **FOUNDER'S ORIGINAL VISION**.



- PRESERVE THE EXISTING, **LOW DENSITY, RESIDENTIAL CHARACTER** OF THIS UNIQUE COASTAL COMMUNITY AND MAINTAIN ALIGNMENT WITH THE FOUNDER'S ORIGINAL VISION.

# DRAFT GOALS



- EFFECTIVE AND EFFICIENT DELIVERY OF **INFRASTRUCTURE** MAINTENANCE AND SERVICES.



- ENSURE THAT PROVIDING **INFRASTRUCTURE** SERVICES DOES NOT AFFECT THE **QUALITY** AND **PRODUCTIVITY** OF AREAS OF **ENVIRONMENTAL** CONCERN (AECS), IMPORTANT **RESOURCES**, AND OTHER **FRAGILE AREAS**.



- PRESERVE, PROTECT, ENHANCE, AND IMPROVE THE **NATURAL ENVIRONMENT** AND **WATER QUALITY** IN THE OCEAN, SOUND, CREEKS, AND CANALS.

# DRAFT GOALS



- PROTECT **PUBLIC HEALTH AND SAFETY** FROM THE DAMAGING EFFECTS OF STORM SURGES, WAVE ACTION, FLOODING, HIGH WINDS, AND EROSION ASSOCIATED WITH HURRICANES, SEVERE WEATHER, NOR'EASTERS, AND OTHER HAZARDS.



- ENSURE **ADEQUATE MOBILITY** OPTIONS THAT PRIORITIZE THE NEEDS OF **RESIDENTS** AND VISITORS TO THE TOWN.

# *DRAFT* FUTURE LAND USE MAP



# DRAFT FUTURE LAND USE MAP

## HIGHLIGHTS

- Maintains existing community character.
- Recommends pedestrian friendly small-medium scale commercial development along US 158.
- Protects existing conservation, open space, canals, and recreational space.



# DRAFT CHARACTER AREAS

-  Residential-Mostly single-family homes.
-  Recreational- Privately owned passive and active recreational facilities.
-  Conservation/Open Space- Existing environmentally sensitive areas and open space.
-  Municipal/Educational-Community serving facilities.
-  Commercial- Medium-small scale commercial development.





# *DRAFT PLAN* **RECOMMENDATIONS**

INCLUDING CAMA POLICIES



# CAMA POLICIES AND ACTIONS

- PUBLIC (TRUST WATER) ACCESS
- LAND USE COMPATIBILITY
- INFRASTRUCTURE CARRYING CAPACITY
- NATURAL HAZARDS
- (ENVIRONMENTAL) WATER QUALITY

# TOWN PRIORITIES

- CHARACTER
- PUBLIC SAFETY & INFRASTRUCTURE
- WALKABILITY
- ENVIRONMENT
- PUBLIC GATHERING SPACE



**LUC 1.** Encourage development/redevelopment that considers land suitability, the future land use map, and avoids impacts on environmentally fragile areas.

**LUC 2.** Use the future land use map, storm surge maps, flood exposure maps, wetlands assessments, and projected sea level rise and flood vulnerability data when deciding rezoning and development requests.

**LUC 3.** Preserve alignment with the founder's original vision, which involved a low-density residential community on large (20,000+ sqft) lots with a small commercial district on the southern end of Town.

**LUC 4.** Support Low-Impact Development strategies.

- LUC 4.1.** Low impact development techniques that should be supported include:
- Limiting areas of disturbance in residential and nonresidential districts.
  - Innovative, green stormwater

## Low Impact Development (LID) Strategies

Encouraging Low Impact Development (LID) strategies in new developments and public projects can help address and mitigate stormwater impacts. Bio-swales, rain gardens, stormwater planters, pervious pavements, disconnected impervious surfaces, rainwater harvesting with rain barrels and cisterns, and green ("living") roofs can help increase the retention of stormwater and improve infiltration rates. This can improve water quality in canals, Jean Guite Creek, and Currituck Sound while decreasing the impacts of new development.



infrastructure that allows infiltration and filtering of pollutants.

- Incorporating pervious pavements, rain gardens, bio-swales, stormwater planters, and other features in new development.
- Develop LID stormwater manual or other educational materials to support innovative site design.

**LUC 5.** Evaluate the impact of Short-Term Rentals relative to the desired low-density residential character of the community, with attention paid to how these businesses affect the quality of life of year-round

# NEXT STEPS

## Tonight

- CIRCULATE
- DISCUSS
- SHARE YOUR THOUGHTS

## Afterward

- READ THE DRAFT PLAN  
(YOU MAY SKIP TO THE  
PARTS THAT INTEREST YOU.)
- PROVIDE COMMENTS

Project Website: <https://www.southernshores-nc.gov/>

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**PLEASE SCAN QR  
CODE TO  
COMMENT ON  
*DRAFT PLAN***

