

LAND USE PLAN UPDATE

KICKOFF OPEN HOUSE
NOVEMBER 2022



AGENDA

- + INTRODUCTION
- + PROJECT PURPOSE AND SCHEDULE
- + INFORMAL DISCUSSION:
INTRODUCE US TO YOUR
COMMUNITY, PROVIDE
THOUGHTS AND
COMMENTS



FIRM PROFILE

Stewart has offices in Raleigh, Wilmington, Charlotte, and Columbia.

PRACTICE AREAS:

- CIVIL ENGINEERING
- TRANSPORTATION & PLANNING
- GEOMATICS
- GEOTECHNICAL & CONSTRUCTION SERVICES
- LANDSCAPE ARCHITECTURE
- STRUCTURAL ENGINEERING

MINORITY BUSINESS STATUS

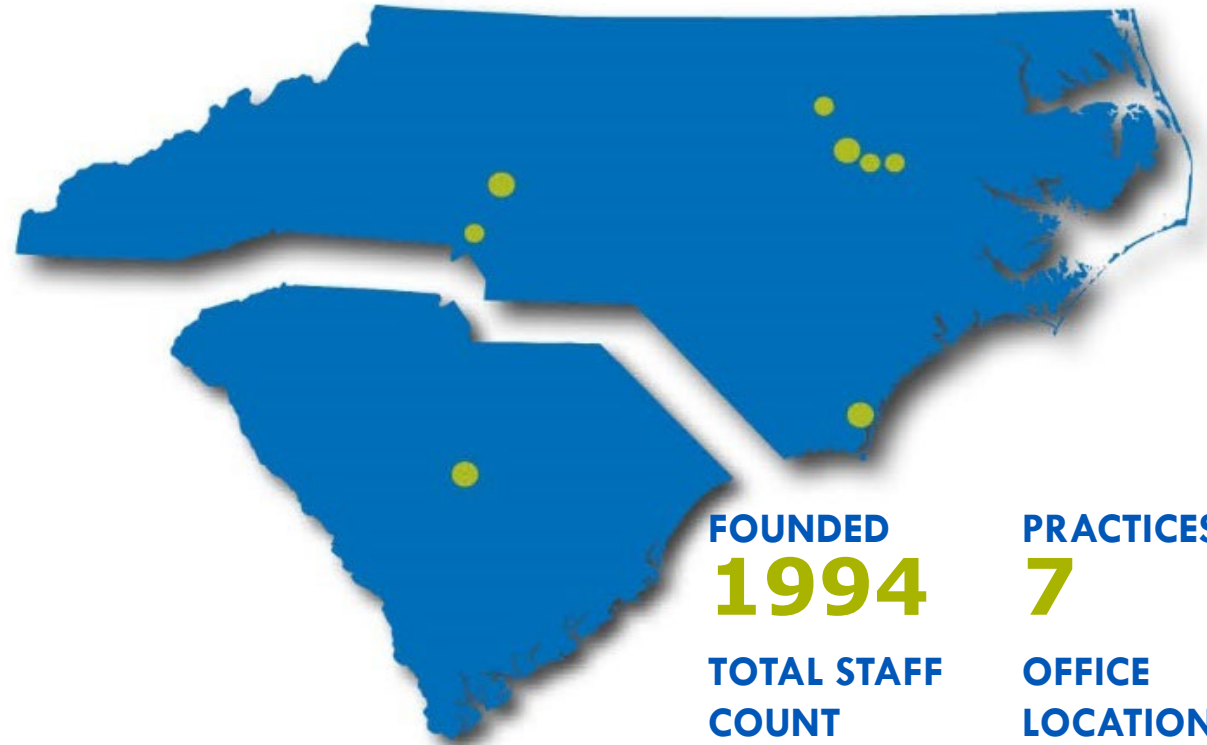
Stewart is a certified Historically Underutilized Business (HUB) with the State of North Carolina.

MISSION STATEMENT

Strengthening communities by serving, leading, and working in a creative and interdisciplinary way.



STEWART



FOUNDED
1994

TOTAL STAFF
COUNT
200

PRACTICES
7

OFFICE
LOCATIONS
8

THE STEWART TEAM



Jay McLeod,
AICP
Project Manager



Jaquasha Colón,
AICP



Andrea Radford



Jake Petrosky,
AICP



Morgan
Rowden

PURPOSE AND SCHEDULE



WHAT'S A 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

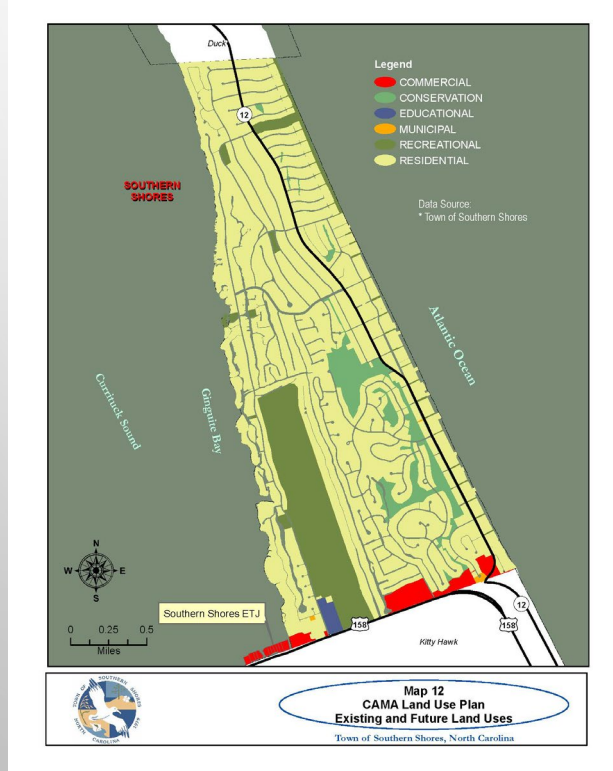
- REQUIRED BY STATE / COASTAL RESOURCE COMMISSION (CRC) FOR COASTAL COMMUNITIES
- LAND USE MANAGEMENT TOPICS
 - PUBLIC ACCESS *(TO PUBLIC TRUST WATERS)*
 - LAND USE COMPATIBILITY
 - INFRASTRUCTURE CARRYING CAPACITY
 - NATURAL HAZARDS
 - WATER QUALITY



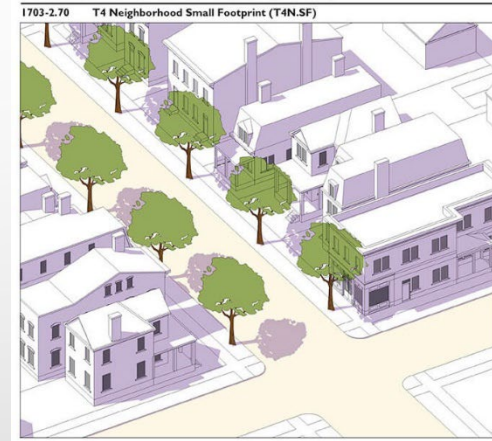
FUTURE LAND USE VS. ZONING

FUTURE LAND USE ESTABLISHES A VISION FOR THE COMMUNITY.

ZONING IS THE RULES THAT REGULATE CURRENT LAND USE AND DEVELOPMENT.



T4 Neighborhood Small Footprint (T4N.SF)



A. Intent
 To provide variety of urban housing choices, in small-to-medium footprint, medium-to-high density building types, which reinforce the walkable nature of the neighborhood, support neighborhood-serving retail and service uses adjacent to this Zone, and support public transportation alternatives. The following are generally appropriate form elements in this Zone:

- Detached or Attached
- Narrow-to-Medium Lot Width
- Small-to-Medium Footprint
- Building at or Close to ROW
- Small to No Side Setbacks
- Up to 2½ Stories
- Elevated Ground Floor
- Primarily with Swoops and Porches

B. Sub-Zone(s)
 T4N.SF-Open Zone (T4N.SF-O)
 The open sub-zone provides the same building form but allows for a more diverse mix of uses.

C. Allowed Building Types

Building Type	Lot		Standards
	Width (A)	Depth (B)	
Carriage House	n/a	n/a	1703-3.40
Detached House	30' min.; 50' max.	75' min.	1703-3.40
Compact Cottage Court	75' min.; 100' max.	100' min.	1703-3.70
Duplex	40' min.; 75' max.	100' min.	1703-3.80
Rowhouse	18' min.; 35' max.	80' min.	1703-3.90
Multi-Flex: Small	50' min.; 100' max.	100' min.	1703-3.100
Live/Work	18' min.; 35' max.	80' min.	1703-3.130

D. Building Form

Main Building	
Stories	2½ stories max.
To Eave/Parapet	24' max.
Overall	35' max.
Accessory Structure(s)	
Accessory Dwellings	2 stories max.
Other	1 story max.
Ground Floor Finish Level	18" min.
Ground Floor Ceiling	above Sidewalk
Service or Retail	12' min.
Upper Floor(s) Ceiling	8' min.
Ground floor lobbies and common areas in multi-unit buildings may have a 0" to 6" ground floor finish level.	
Footprint	
Depth, Ground-Floor Space	24' min.
Accessory Structure(s)	24' max.
Width	24' max.
Depth	32' max.
Miscellaneous	
Loading docks, overhead doors, and other service entries shall be screened and not be located on primary street facades.	

THE LAND USE PLAN UPDATE WILL DEAL WITH FUTURE LAND USE, NOT ZONING.

DISTINCTIONS

ZONING

- REGULATES ALLOWED USES, DIMENSIONAL STANDARDS, SETBACKS, BUILDING HEIGHTS, PARKING, ETC.
- IS WHAT'S CURRENTLY ENTITLED
- REGULATES NONCONFORMITIES, REBUILDS, ETC.
- EXISTING USES CAN CONTINUE (BARRING SOME ACTION BY THE TOWN)

FUTURE LAND USE

- GUIDES (BUT DOES NOT COMPEL) REZONING DECISIONS
- RECOMMENDS FUTURE POLICY UPDATES
- GUIDES THE GENTLE AND LONG-TERM TRANSITION OF LAND TO THE DESIRED USES AND CONFIGURATION

FUTURE LAND USE does not

- FORCE REZONINGS OR DOWNZONINGS
- CONSTITUTE A TAKING
- AMORTIZE USES (EVEN UNWANTED USES)
- FORCE PROPERTY OWNERS TO SELL OR CHANGE THEIR PROPERTY
- HANDCUFF DECISION-MAKERS

PLAN DEVELOPMENT PROCESS

We Are
Here

Get to Know
the
Community

Public
Survey
(Goals,
Values,
Vision)

Public
Meeting

Plan
Drafting

Public
Review and
Comment

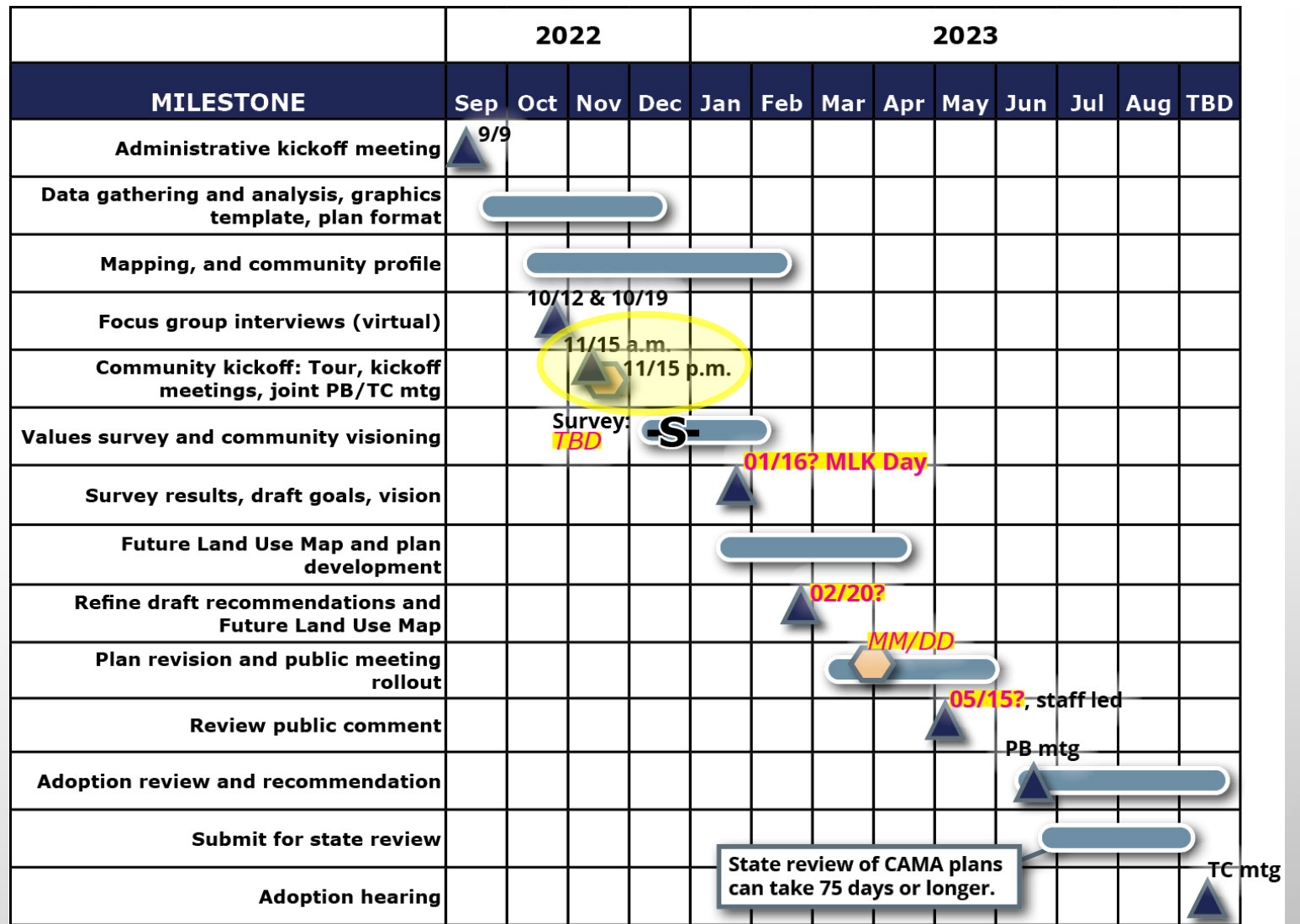
Public Adoption
Hearings (incl.
state review)

Kickoff,
Existing
Plans and
Data Review

Fall 2022

Fall 2023

PROJECT SCHEDULE



Key:

▬ Task or Process

▲ Staff or Focus Group Meeting or Elected or Appointed Board

-S- Public Survey

⬠ Public Informational Event or Meeting

Note: Schedule is subject to change, depending on project progress and needs. Please visit the project web page for the most up-to-date information.

PB = Planning Board
TC = Town Council

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

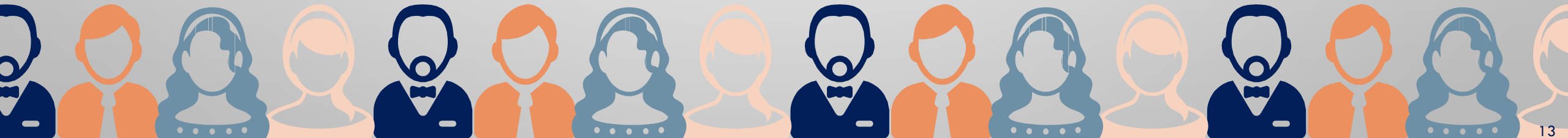
Note that Planning Board and Council meetings are tentatively scheduled.

NEXT STEPS



CIRCULATE AND DISCUSS

- General Q & A
- Circulate and talk with us and each other
 - Values and priorities – what do you cherish about this place
 - Opportunities for improvement or growth
 - Issues to be aware of
 - Challenges (other than traffic)
 - #1 thing for this plan to accomplish in 5-10 years





INITIAL MILESTONES

11/15

- ELECTED LEADERSHIP MTG
- STAFF MTG
- COMMUNITY TOUR
- PUBLIC OPEN HOUSE

UPCOMING

- PUBLIC SURVEY – VALUES, PRIORITIES, OPPORTUNITIES
- NEXT PUBLIC OPEN HOUSE – SPRING 2023
- PUBLIC REVIEW AND COMMENT PERIOD

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

Contact: Wes Haskett, Asst Town Manager,

whaskett@southernshores-nc.gov, 252-261-2394