

**To:** Southern Shores Town Council (Tom Bennett, Jodi Hess, Leo Holland, Larry Lawhon, David Sanders)

**Copies:** Town Manager (Peter Rascoe)

Town Attorney (Ben Gallop)

Planning Board (Gray Berryman, Betty Corbin, Mike Florez, Elizabeth Morey, David Neal, Sam Williams, and ETJ Member John Finelli)

**From:** Sam Williams, Chairperson

**Date:** December 16, 2014

**Re:** December 15, 2014 Planning Board Meeting

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At the December 15, 2015 Planning Board Meeting, the Planning Board recommended approval of SPA-14-01 and ZMA-14-01. With respect to SPA-14-01, the Planning Board unanimously (5-0) recommended approval of the proposed site plan amendment to the previously approved Southern Shores Crossing shopping center for a second entrance/exit connecting to NC 12. The Board included the following conditions of approval:

1. The proposed 5 ft. sidewalk shall have a width of 6 ft.
2. That the applicant must strictly abide by all requirements of the Town Zoning Ordinance (landscaping requirements, lot coverage restriction, etc.) and must also strictly comply with all other applicable local, State, and Federal requirements.

With respect to ZMA-14-01, the Planning Board unanimously (5-0) recommended approval of the proposed zoning map amendment which is a proposal to rezone 11 Ocean Blvd. from RS-1, Single-family Residential District to C, General Commercial district. The Board is also required to adopt a statement describing whether its action is consistent with the currently adopted Town Comprehensive Land Use Plan and explain why the Board considers the action taken to be reasonable and in the public interest. The Board included the following statement in its recommendation: The Planning Board finds that the proposed zoning map amendment is inconsistent with the Town's currently adopted Comprehensive Land Use Plan. However, the Planning Board considers the action taken reasonable and is in the interest of public safety.