



This report summarizes the results of the Town of Southern Shores Citizen Survey conducted as part of the public outreach component of the Town Code Update Project. The Town Code is a legal document that contains all of the general and permanent legislation that governs Southern Shores. The Town is updating the Town Code to correct conflicting and ambiguous language in the document as well as to address changes in state law and federal legal precedent. In addition, the document text is being reorganized and illustrated to make it more user-friendly and easier to understand. The purpose for the project and this survey is to improve the Town Code so that it better meets the needs of the community.

The survey included a total of 23 questions and was administered via the internet from December 18, 2015 through January 31, 2016 (45 days). Paper copies were available for those who preferred to write their answers. The Town notified residents and property owners about the survey through its on-line newsletter and the mailing of a postcard to every mailing address in the Town. A total of 932 responses were received (including six paper responses).

Since the survey was intended for Town residents and property owners, it included a question asking respondents to list their street address. Of the 932 responses, 137 did not include any information on their street address, and as a result, these 137 responses were excluded from the tabulated totals presented in this report. Therefore, the survey results presented here are based on a total of 795 responses. The responses from the 137 who chose not to list their street address is included in the raw data, which can be obtained through the project website (but street addresses and IP addresses have been redacted to protect privacy).

It is important to note that this report is intended only to summarize the data collected. This report does not include any analysis or conclusions based on the responses. The survey results will be discussed in a public forum and then presented to the Town Council. Analysis and conclusion about the results will be a part of these discussions, and the results of these discussions will be described in the next project deliverable, the Code Diagnosis. It is not the intent of this project to infer the will of all Town residents and property owners from the results

of this survey. The Town Council is the group who will ultimately decide how these results should be used to guide the Town Code Update Project.

The majority of the questions on the survey included a basic statement about an issue related to the Town Code or relevant issue of concern to Town residents. It then asked respondents if they agreed or did not agree with the statement. There was also an option for respondents to indicate that they did not care about the issue. Each question also included a place for a respondent to provide any additional written comment or question related to the statement or issue. There were a total of 2,772 written comments provided. The summary results of each question indicate the number of comments received, their general nature, and a brief selection of the comments associated with the question. The appendix to this report includes a full listing of the written comments, organized by question number.

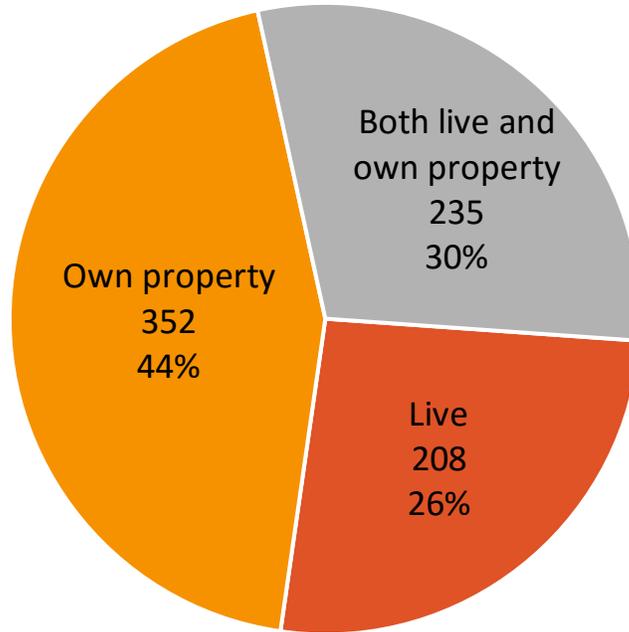
The final two questions were asked in an open-ended format that gave respondents the option to type any answer into a text box or to leave the question blank.

In order to report the responses to these questions, the consulting team coded the responses into general categories. If a response contained multiple ideas, the response was coded multiple times. For example, if in answer to Question 22 (see below), a respondent wrote, "*Rules need to be more clear – no legalese – and sent out in email or in a pamphlet to all property owners,*" then that response would be counted in each of the three Clear Language Generally, Print Publications or Mailed Printed Material, and Online Publications or Email Communication categories.

The two open ended questions include a series of observations about the comments provided. Many of these comments are very interesting and readers are encouraged to take the time to review these written comments.

### Question 1: Please click all that apply:

- I live in Southern Shores.
- I am a property owner in Southern Shores.
- I do not live or own property in Southern Shores.



795 total responses

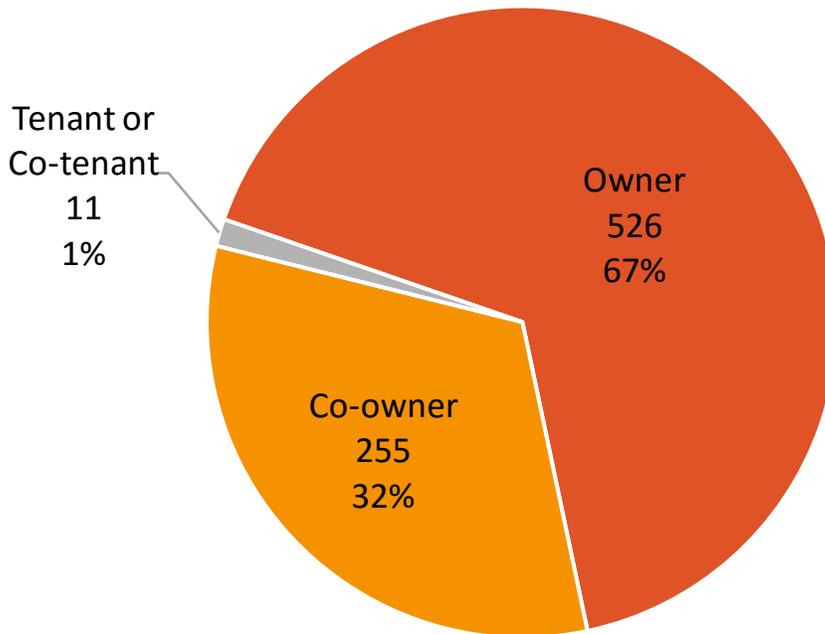
**30%** of respondents both live and own property in Southern Shores.

**26%** of respondents live in Southern Shores.

**44%** of respondents own property in Southern Shores.

## Question 2: Please enter the street address of your residence or property here.\*

- Owner
- Co-owner
- Tenant
- Co-Tenant



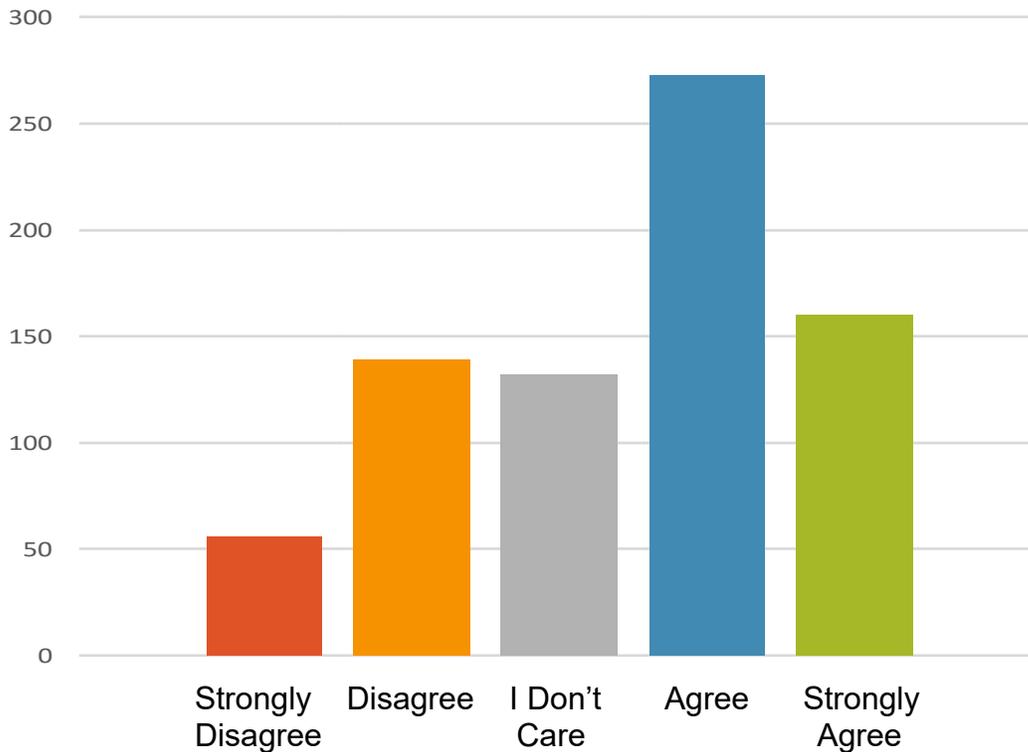
792 total responses

**99%** of respondents own or co-own property in Southern Shores

**1%** of respondents are tenants or co-tenants in Southern Shores

\*Street address data has been excluded from the raw data provided in the appendix of this report.

### Question 3: The Town Code should increase its regulation of excess light or “light pollution” from exterior residential light fixtures.



**26%**  
of respondents disagree or strongly disagree

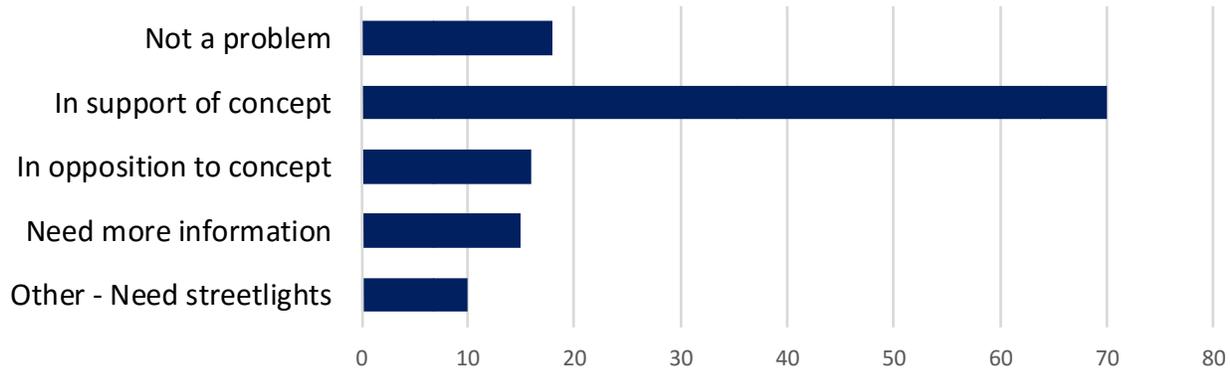
**57%**  
of respondents agree or strongly agree

760 total responses

Section 36-166 of the Town Code contains the exterior lighting provisions for all forms of development. The standards limit the amount of light “spillover” from one residential use to another at one footcandle at the lot line dividing two lots. A footcandle is a measurement of light intensity. One footcandle is the equivalent of the light output from a standard candle (like a birthday cake candle) measured one foot away. While the Town Code includes a limit on the amount of light spillover from one lot to another, it does not address directional limitations (like requiring floodlights to be pointed down), or shielding of the source of illumination from off-site view. These kinds of standards are more effective at controlling glare and could be included as part of a Town Code update.

In addition to indicating whether a respondent agrees or disagrees with a survey question, there was a space for respondents to provide a written comment. The information below summarizes the written comments received for Question 3.

### Question 3: Number of Comments by Type



The full text of the 129 comments on Question 3 is available in the appendix of this report. A selection of the comments appears below.

“Agree especially in areas where lights affect the sea turtles and other animals.”

“Connect lights to motion sensors at a minimum.”

“Night sky is a beautiful sight on a clear, dark night. Visibility has been impacted by lights in the [past] several years.”

“If stronger regulations are required, I'm all for them. I do, however, wish the town would make more effort to make homeowners aware of the current regulations.”

“Many beach communities have been doing this for some time. ... One of the key reasons I bought property here was for a dark night sky.”

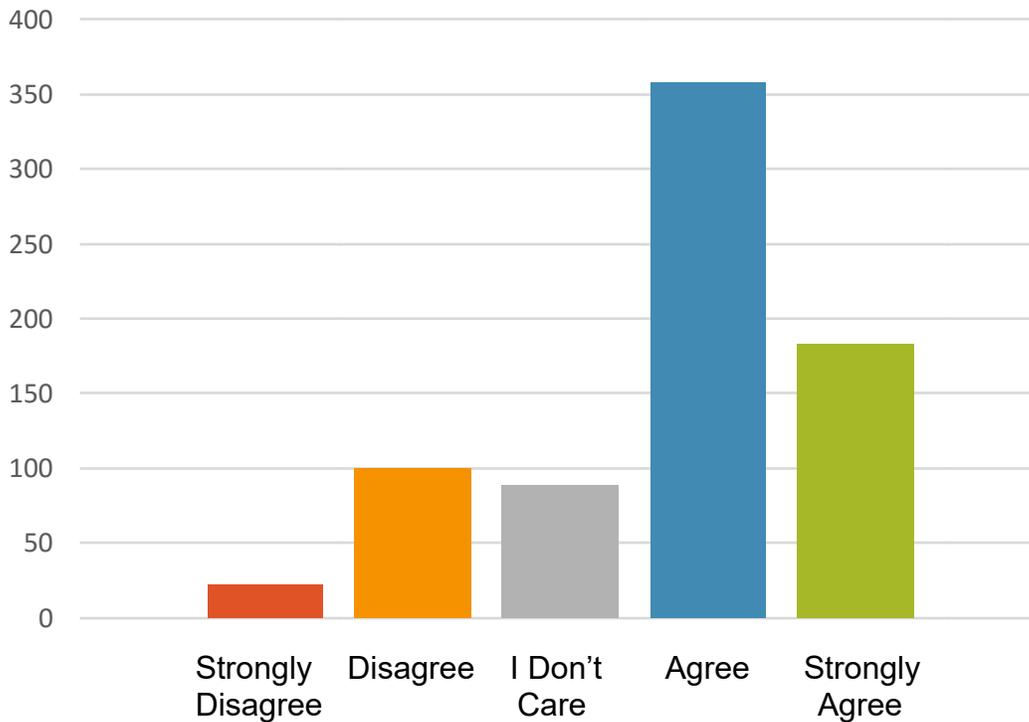
“Because there are few if any street lights, residential exterior lighting for security reasons is very important.”

“I'm not aware of any significant problems currently posed by residential lighting, and don't see the need for additional regulation.”

“This should not prevent residences from having motion activated security lighting.”

“Lack of light on residential streets is far more troubling for those of us who go out at night.”

## Question 4: The Town Code should increase its regulation of noise from private homes or vacation rentals.



**16%**  
of respondents disagree or strongly disagree

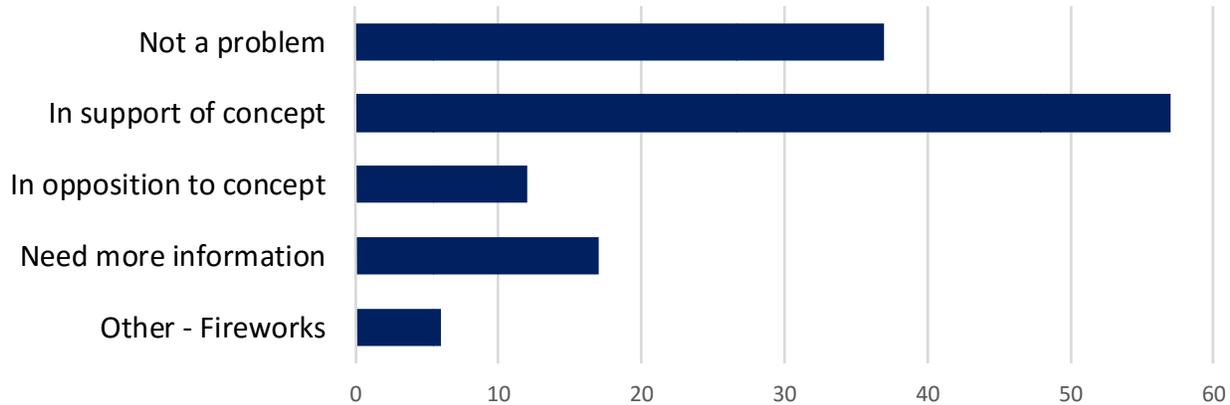
**72%**  
of respondents agree or strongly agree

751 total responses

Section 22-3 of the Town Code sets out the standards related to prohibited noise. The standards identify a range of noise types that are prohibited (including radios, stereos, etc.) and provides some limits on the hours of operation or noise-creating activities for some forms of use. However, the standards do not specify time limits, duration, or decibel levels (steady state or spiking) related to the kinds of noises associated with private homes or vacation rentals (loud music (recorded or live), yelling, and multiple on-going conversations). Standards that set out allowable hours, steady state decibel levels, and duration limitations could help address conflicts between typical residential occupancy and vacation rental or private party uses. The standards would also benefit from increased clarity on the intent of the standards with respect to the protection of peace and quiet for residential areas. Effective standards do not prohibit the kinds of sounds associated with vacation rentals or private parties, rather they attempt to limit the timing and intensity of allowable noise.

In addition to indicating whether a respondent agrees or disagrees with a survey question, there was a space for respondents to provide a written comment. The information below summarizes the written comments received for Question 4.

### Question 4: Number of Comments by Type



The full text of the 129 comments on Question 4 is available in the appendix of this report. A selection of the comments appears below.

“Have never had a problem with this and not aware of the regulation in place now.”

“I did not buy property to live in a "party" neighborhood. I chose Southern Shores because it was supposed to be residential and quiet.”

“As a residential community we have certain expectations. Unregulated party noise, loud music and excessive dog barking detract from our residential enjoyment.”

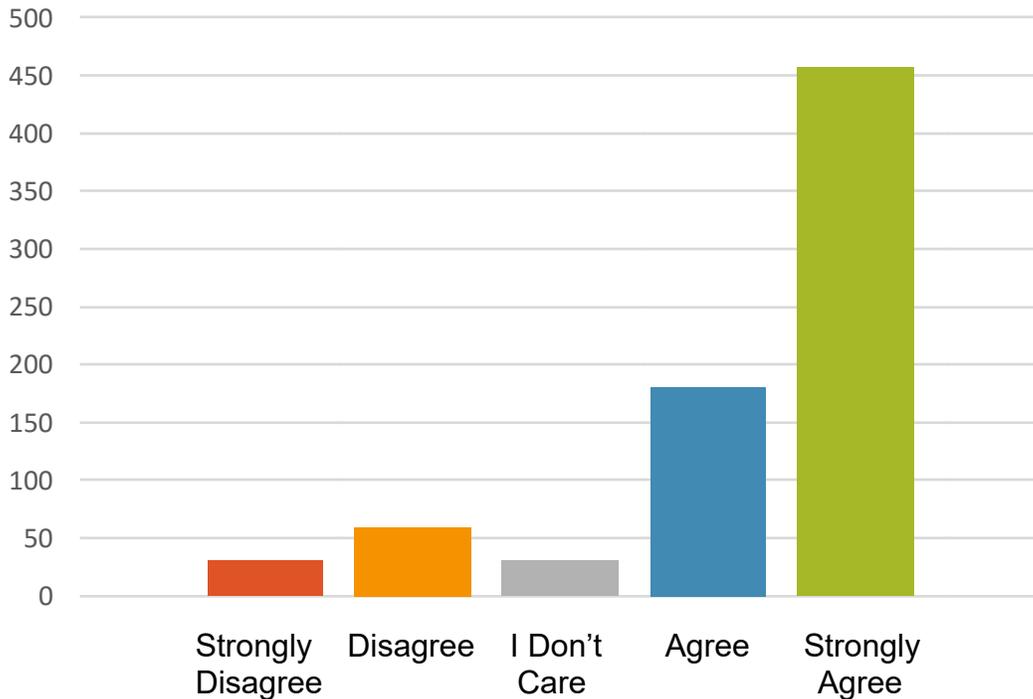
“This is only a problem with fireworks.”

“Based on the times we've visited and on the time we've lived here, noise does not seem to be a concern. Individual concerns should be handled through proper channels, and not as a "regulated" scenario.”

“Need to adopt a more adequate and enforceable one.”

“This idea has to be dealt with carefully. Remember that the area is a vacation spot and some outdoors "noise" is a necessity.”

## Question 5: The Town Code should regulate the size of new homes to prevent new residential structures that are drastically larger than their neighbors' homes.



**12%**  
of respondents disagree or strongly disagree

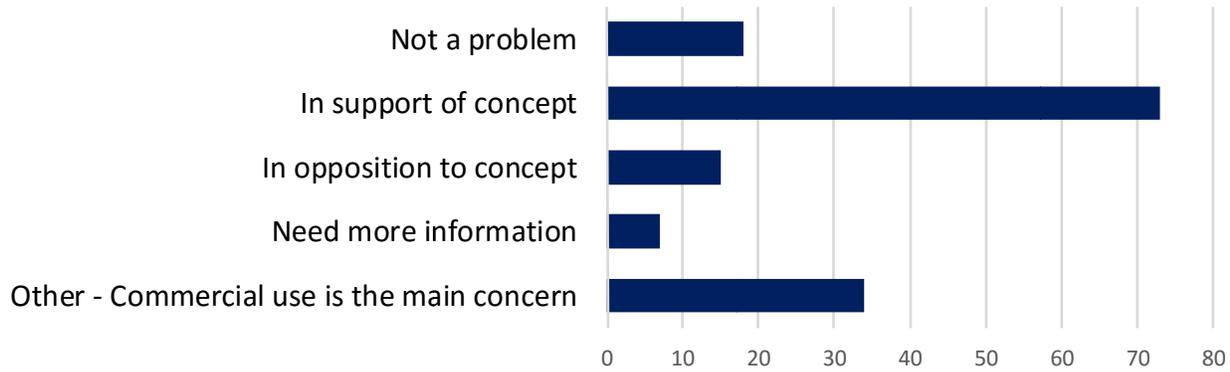
**84%**  
of respondents agree or strongly agree

759 total responses

Sections 36-202.b; 36-204.b; and 36-205.b of the Town Code set out provisions limiting the number of bedrooms and allowable septic tank capacity for single-family detached homes in the RS-1, RS-10, and R-1 zoning districts, respectively (these are the districts where single-family homes are intended as the predominate use). The current standards limit the maximum number of bedrooms to 7, and the septic tank system capacity to an occupancy limit of 14 people. Recent changes in state law prohibit local governments from regulating on the basis of room function, thus invalidating the current code's bedroom limitation provisions. Any provisions related to regulation on the type or number of rooms must be removed. Regardless of the changes in state law, neither of the Town Code's two current provisions address compatibility between existing and new residential structures. Some communities use maximum square-footage thresholds in combination with lot sizes as a means to promote compatibility, and this approach could be one pursued as part of the Town Code update.

In addition to indicating whether a respondent agrees or disagrees with a survey question, there was a space for respondents to provide a written comment. The information below summarizes the written comments received for Question 5.

**Question 5: Number of Comments by Type**



The full text of the 147 comments on Question 5 is available in the appendix of this report. A selection of the comments appears below.

“As long as the home meets the set-back and other current lot requirements, the homeowner ought to be able to build what they want.”

“The entire character of a neighborhood can be violated when huge party houses (semi-hotels) are allowed to be built among normal size houses.”

“The zoning ordinance should also define "event houses" (based on occupancy or number of bedrooms + baths) as businesses and regulate them out of residential-zoned areas.”

“I do care but not about size. I care about large homes being constructed specifically for event/commercial purposes within our residentially zoned area. Height restrictions and lot coverage allowances should remain as they now stand.”

“You should be allowed to build whatever you want. We've suffered this in respect to losing some of our ocean views over the years, but I would never want government dictating how large a home we or anyone else can build.”

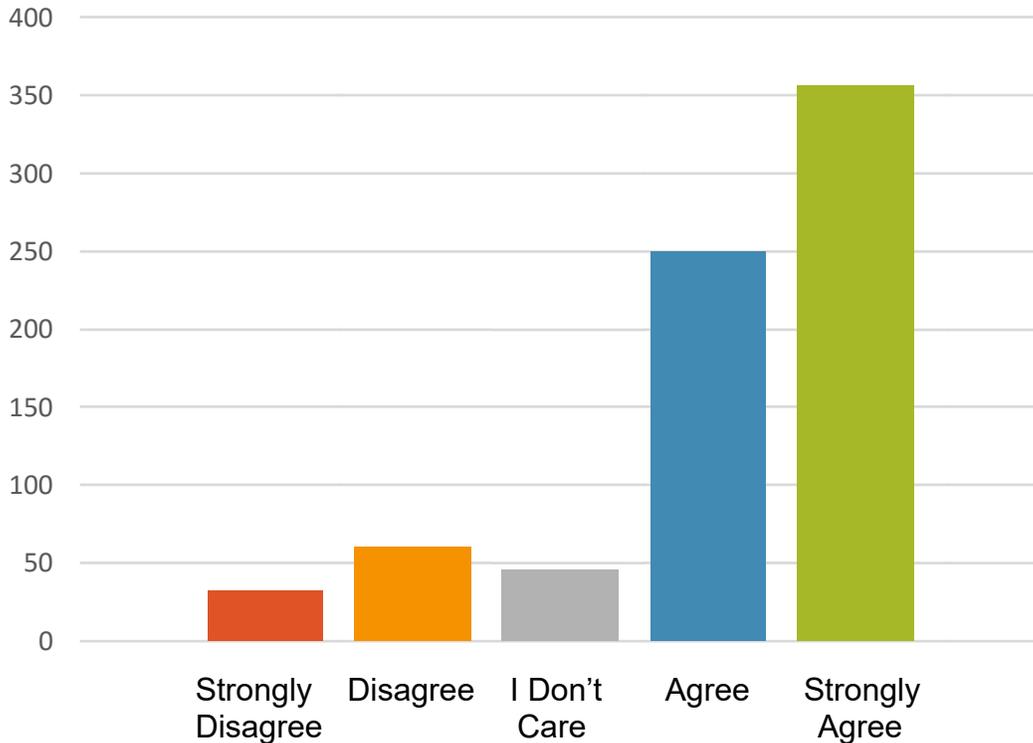
“I am fairly shocked at the size of some of the new homes (and multiple additional structures), and THE CLOSENESS TO THE PROPERTY LINE. Perhaps that closeness is of more concern than house size itself.”

The current ordinance should continue limiting the number of bedrooms to 7.”

“Don't regulate. Remember, large homes equals more revenue.”

“This is KEY to preserving the image and atmosphere of Southern Shores.”

## Question 6: The Town Code should reduce the potential maximum number of occupants in proposed new homes.



**12%**  
of respondents disagree or strongly disagree

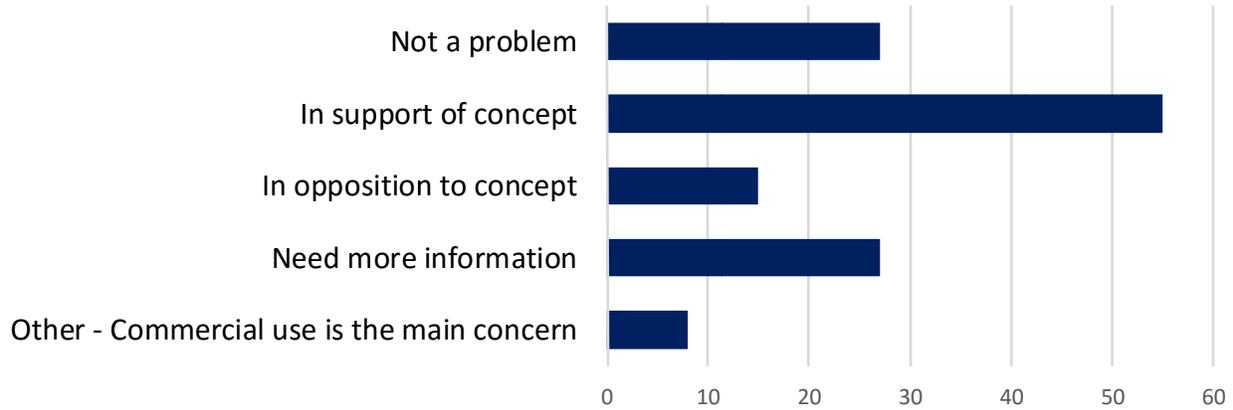
**81%**  
of respondents agree or strongly agree

744 total responses

As mentioned in the prior question, Sections 36-202.b; 36-204.b; and 36-205.b of the Town Code set out provisions limiting maximum allowable occupancy of up to 14 people in a single-family detached residence in the RS-1, RS-10, and R-1 zoning districts, respectively (these are the districts where single-family homes are intended as the predominate use). As drafted, the Town Code relies on septic system capacity as one of the primary limiting factors on allowable occupancy. However, septic system functionality, particularly over time, depends on the ability of the drainage field and substrate to take up the nutrients that are deposited. Lot size, impervious coverage, and depth to the mean water table are all factors that influence the ability of a septic system to function, and should also be factored in considering allowable occupancy. Areas with smaller lots and higher lot coverages will produce more effluent per unit of land area than will less densely developed areas. Occupancy limits could be adjusted to recognize higher potential occupancies (and concomitant effluent levels) per unit of land area as a means of better protecting water quality.

In addition to indicating whether a respondent agrees or disagrees with a survey question, there was a space for respondents to provide a written comment. The information below summarizes the written comments received for Question 6.

**Question 6: Number of Comments by Type**



The full text of the 132 comments on Question 6 is available in the appendix of this report. A selection of the comments appears below.

“We agree with what is now currently in place, however, it is not enforced.”

“The criteria for maximum number of occupants should coincide with total square footage and septic capacity.”

“This was a proposed ordinance that failed to pass. This would be very difficult to enforce.”

“Neither the beach, infrastructure, septic systems, or residential nature of the town can tolerate masses of people and the traffic and noise they bring. There ARE already places on the OBX who cater to these crowds. We do NOT NEED TO BE ONE OF THEM.”

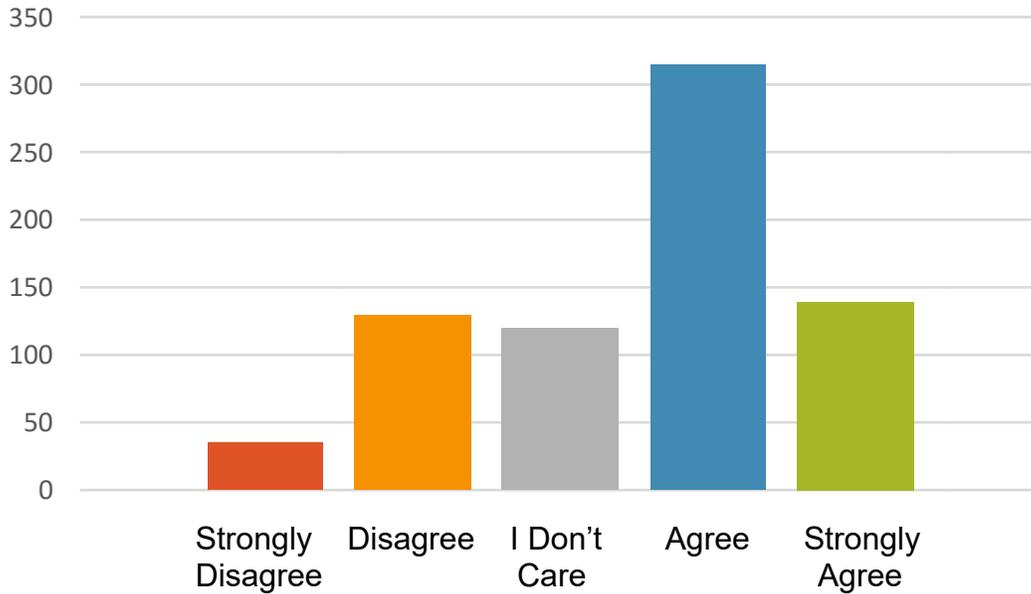
“The number of occupants should be a function of the capacity of the septic system so as not to damage the environment. The size of the septic system should be a function of the size of the lot.”

“The current occupancy limit of 14 persons should be adequate to house most families & their guests and accommodate rental groups. The limit should not be raised to accommodate larger groups due to infrastructure, fire, noise, trash and safety concerns.”

“This is not the towns place to arbitrarily place limits on occupancy. The town illegally did that once and has been overruled by the state. I am a strong proponent of individual property rights and feel that they should not be tampered with in the interest of "ambiance!"

“There should be some threshold for occupants or bedrooms at which a property is no longer considered a residence but is considered a commercial property and is governed by commercial zoning regulations.

## Question 7: The Town Code should increase its regulation of stormwater runoff from private property that flows into streets.



**22%**  
of respondents disagree or strongly disagree

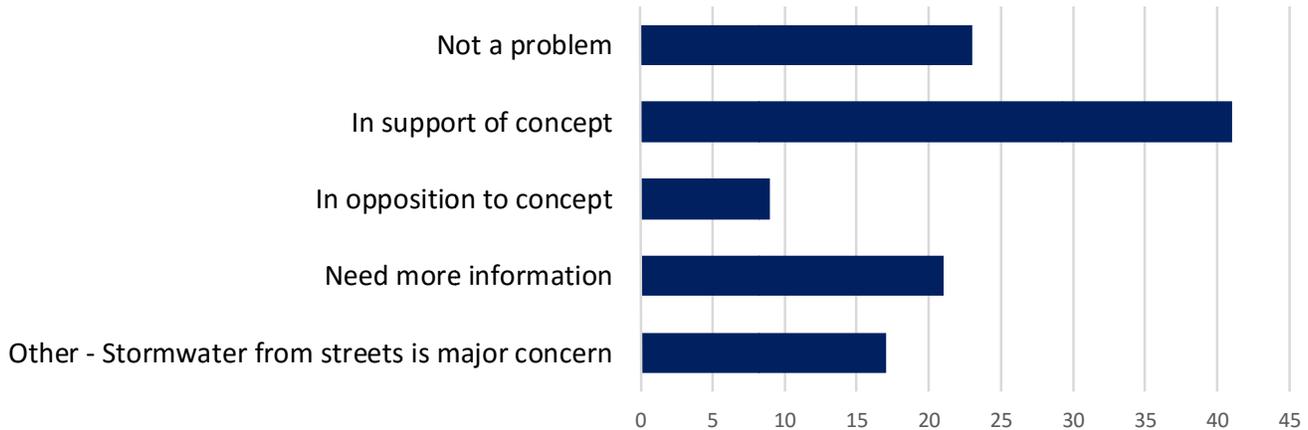
**62%**  
of respondents agree or strongly agree

737 total responses

Section 36-171 of the Town Code sets out the regulations pertaining to stormwater management. The regulations require applicants for new development to submit a plan that indicates how the site will retain all the stormwater generated by a rainfall event of up to 1.5 inches. Unfortunately, the Town Code does not specify any of the allowable or prohibited techniques for achieving the minimum level of retention. It does not indicate what is or is not required with respect to stormwater that falls in excess of a 1.5 inch rainfall event. There is no guidance with respect to requirements for how captured stormwater may be released into an adjacent public right-of-way. These kinds of provisions are important for protecting the Town's investment in infrastructure and for helping avoid pooling of stormwater on public streets. It is typical for development regulations to limit the rate of flow of stormwater from an on-site retention facility into public lands like streets, greenways, environmentally sensitive areas or sidewalks.

In addition to indicating whether a respondent agrees or disagrees with a survey question, there was a space for respondents to provide a written comment. The information below summarizes the written comments received for Question 7.

### Question 7: Number of Comments by Type



The full text of the 111 comments on Question 7 is available in the appendix of this report. A selection of the comments appears below.

“Enforce the existing ordinances.”

“The Town code should never address something so trivial. It is my property, please do not remove my rights to do as I please on my property.”

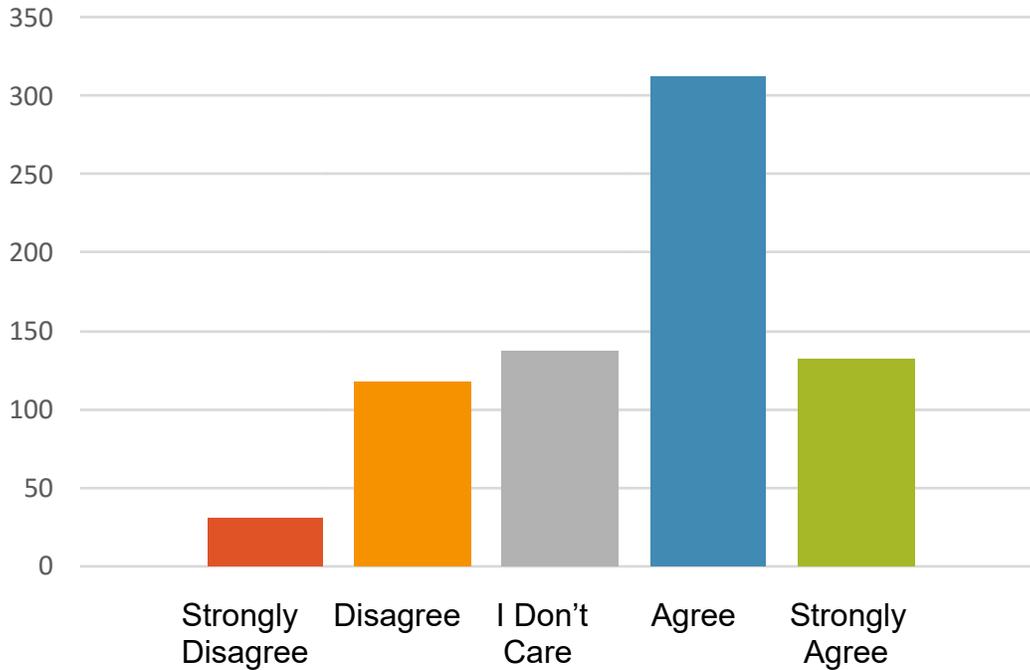
“Is this actually a problem? Doesn't most of the stormwater soak into the sand? Where it is a problem, like the south end of Ocean Boulevard, can't that problem be dealt with without a Town wide regulation?”

“I think storm water management is an important issue but not sure how additional regulation to keep it off the street can be achieved. The water has to go somewhere and without storm drains what options are left for property owners?”

“With no Southern Shores storm water drainage system, this places the total burden on the property owners.”

“Control the amount of fill brought in; restrict the non-permeable surface percentage for a lot; restrict the number of cars allowed.”

## Question 8: The Town Code should increase its regulation of stormwater runoff that flows between private yards from one property to another.



**20%**  
of respondents disagree or strongly disagree

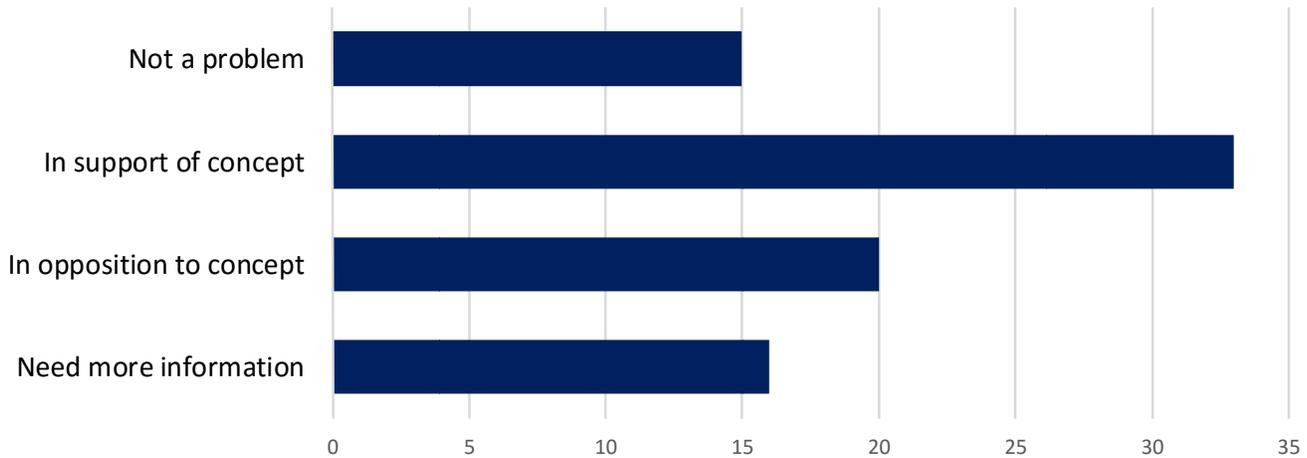
**61%**  
of respondents agree or strongly agree

728 total responses

Section 36-171 of the Town Code sets out the regulations pertaining to stormwater management. The regulations require applicants for new development to submit a plan that indicates how the site will retain all the stormwater generated by a rainfall event of up to 1.5 inches. The section authorizes Town officials to include permit requirements which limit the damage or disturbance of adjacent land, but is silent on the range of activities or stormwater management techniques that could lead to damage or accelerated off-site flow. Many modern codes establish a range of acceptable and preferred management practices for stormwater. Some communities include these provisions in an outside stormwater management manual. As ground water tables rise, the minimum separation distances between septic drains and the water table will also rise creating an increased need for filling. This filling could result in increased prevalence of lot-to-lot nuisance flooding if there are no guidelines or requirements in place.

In addition to indicating whether a respondent agrees or disagrees with a survey question, there was a space for respondents to provide a written comment. The information below summarizes the written comments received for Question 8.

### Question 8: Number of Comments by Type



The full text of the 95 comments on Question 8 is available in the appendix of this report. A selection of the comments appears below.

“This is not a problem for us at all but it seems to make sense to solve this problem with a regulation.”

“This would be impossible to enforce. However, perhaps they could offer advice, consultation, etc. on how this could best be done. Again, rain barrels, rain gardens, etc. that cost relatively little and do a lot.”

“If a problem exists, homeowners should try to work it out either individually, or through the existing legal channels.”

“Where possible require storm water infiltration along property boundaries.

Require the 'contributing' property to accommodate at least half of the infrastructure & the receiving property to accommodate the other half.”

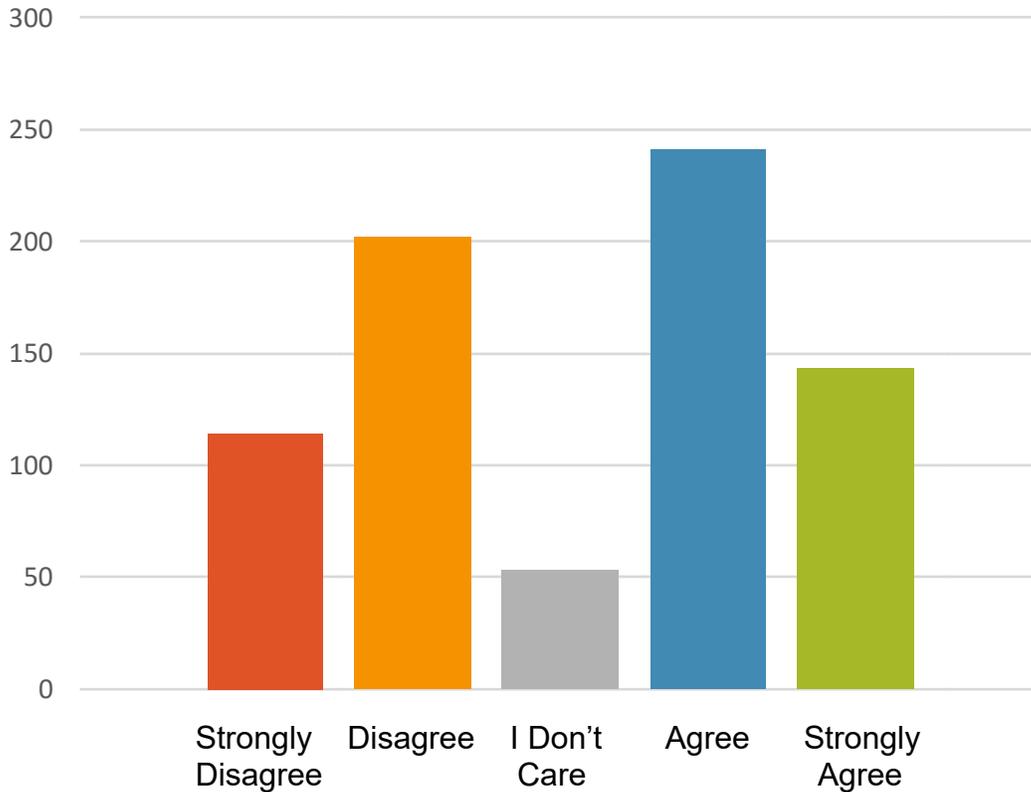
“This is a matter to be settled between the affected owners. It does not require the intrusion of government.”

“No increased fill for elevation... too harmful for runoff as well as hurting neighbors’ views.”

“What we have can be used now to prevent that. The Town just lets neighbors build up their lots to accommodate that lots building without regard to the neighbor's next to the construction.”

“How would regulation be done?”

## Question 9: The Town Code should regulate tree removal as part of construction on private property.



**42%**  
of respondents disagree or strongly disagree

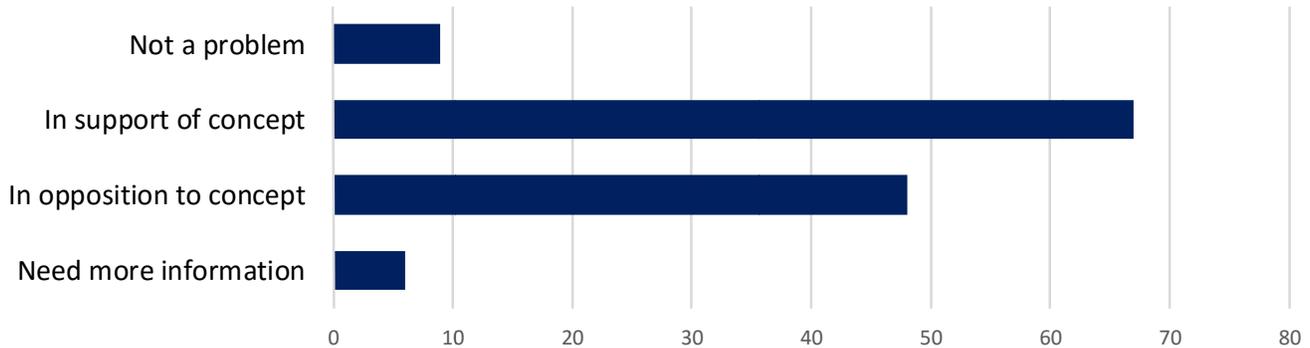
**51%**  
of respondents agree or strongly agree

753 total responses

Section 28-4 of the Town Code deals with the retention and removal of trees from the public right-of-way, but does not address tree protection or preservation on private property. There is a wide spectrum of tree protection provisions in local government regulations, from none at all to incentive-based approaches, to requirements for preservation of existing trees. Only a very few communities include standards requiring retention of existing trees on single-family residential lots after construction. However, it is common for coastal communities to include incentives for retention of existing trees during construction. These kinds of incentives help reduce the costs of compliance with landscaping requirements. Existing trees provide superior noise attenuation, shade, and habitat over immature landscaping material installed as part of construction. One possibility the Town might consider is the inclusion of incentives for tree retention in the form of accelerated credit towards landscaping requirements for developments that retain a portion of the existing tree cover.

In addition to indicating whether a respondent agrees or disagrees with a survey question, there was a space for respondents to provide a written comment. The information below summarizes the written comments received for Question 9.

### Question 9: Number of Comments by Type



The full text of the 130 comments on Question 9 is available in the appendix of this report. A selection of the comments appears below.

“While I would prefer that homeowners do not clear cut their property, I don’t see the problem as significant enough to devote resources to additional regulation. Would suggest instead some voluntary guidelines and information sharing on the benefits of maintaining natural terrain.”

“This would create too much regulation. There are many reasons why people building here want to take down trees. ... HOA’s are in place for matters like this. The Town does not need to regulate trees.”

“Homeowners should be allowed to take down existing trees but when they do they should be required to plant new ones to help absorb excess water run off as appropriate for the area.”

“Although I strongly dislike clear-cutting of lots, I don’t agree with unilaterally altering one’s property rights. A clear definition of the “problem” being addressed is called for.”

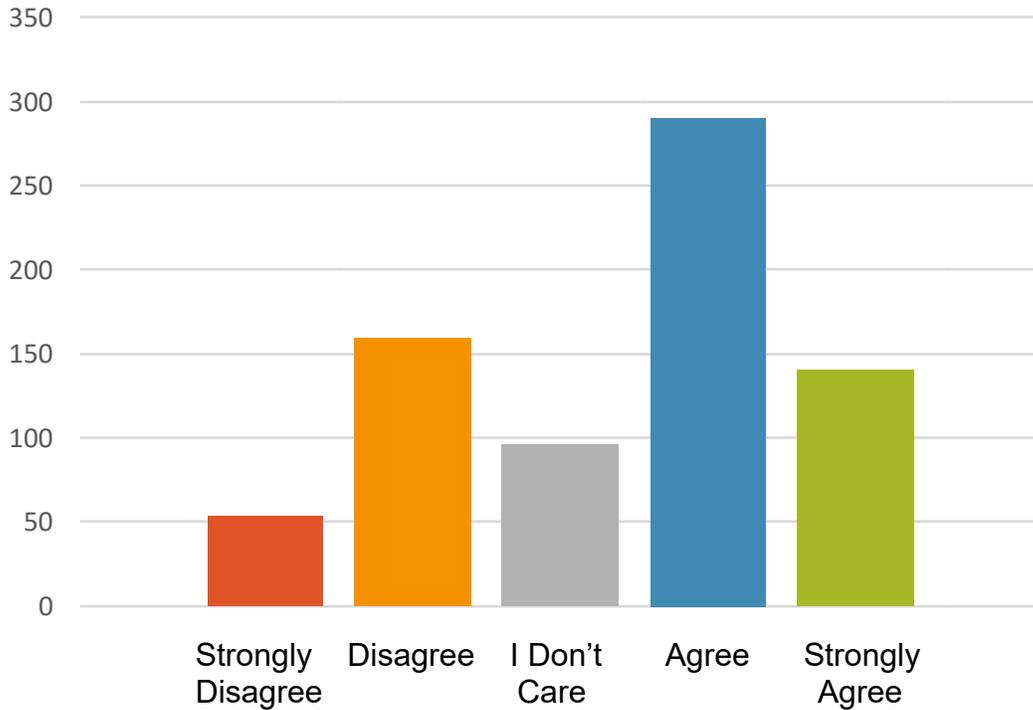
“I can’t believe this is even a question. Again, key words-private property.”

“Part of maintaining the stability of the Outer Banks includes the vegetation to manage the movement and loss of sand. The root systems help hold everything together. Removal of vegetation should be limited to ONLY what is absolutely necessary.”

“Minimize clear cutting for new construction. Property owners should be able to keep their property safe and trimmed without a permit though. Perhaps a permit if more than 2 large trees are involved.”

“Some regulation would be beneficial, however, the SSCA regulates this, and I am concerned about duplication and inconsistencies.”

## Question 10: The Town Code should regulate, or have regulations intended to address, deer overpopulation.



**29%**  
of respondents disagree or strongly disagree

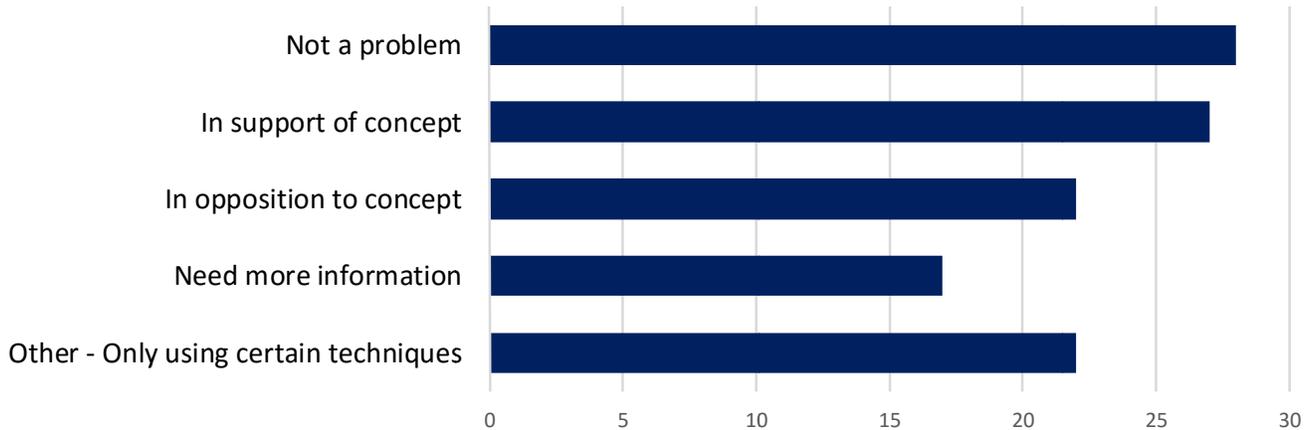
**58%**  
of respondents agree or strongly agree

738 total responses

Chapter 4 of the Town Code deals with animals. Section 4-26 of the Town Code prohibits trapping of domestic or wild animals except by the Police Department or other police-approved agency. Several communities include provisions allowing abbreviated low-risk hunting seasons and techniques (like bow hunting) in their local ordinances. Section 22-4 of the Town Code prohibits the discharge of firearms except under limited circumstances unrelated to hunting. There are also other less invasive alternatives like increased allowance for deer fencing, revision of plant materials lists to exclude vegetation that are eaten by deer, or the use of immunofertility agents that interrupt breeding success.

In addition to indicating whether a respondent agrees or disagrees with a survey question, there was a space for respondents to provide a written comment. The information below summarizes the written comments received for Question 10.

### Question 10: Number of Comments by Type



The full text of the 116 comments on Question 10 is available in the appendix of this report. A selection of the comments appears below.

“The Town doesn't need to write an ordinance to protect us from the deer overpopulation. We can have removal of them without regulation.”

“Our small town has many deer, while a few are attractive, many destroy plants and landscaping, and, spread deer ticks.”

“Remove them all. Any day now someone is going to get killed hitting on at night. Also, they destroy landscaping and gardens.”

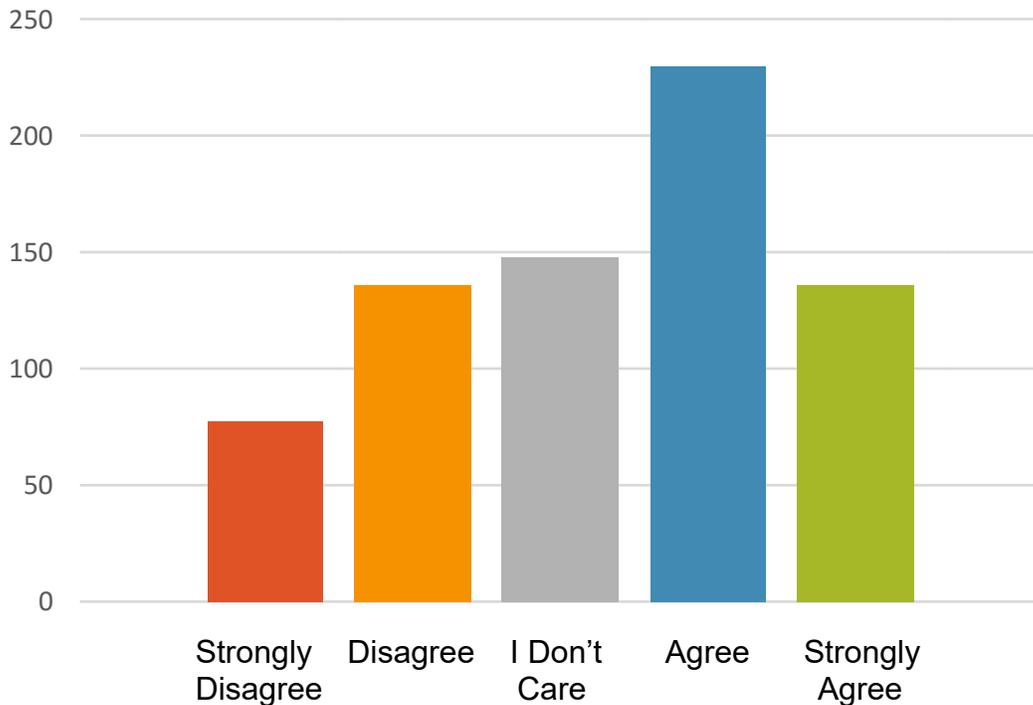
“The deer are out of hand. There certainly should be controls on winter feeding of the herd.”

“The critters were here first so live with them. I garden in the beach/deer zone. I simply avoid the things they like. It works pretty well. This ain't suburban NJ.”

“This answer is critically dependent upon how overpopulation is defined. If it is determined by wildlife experts based upon the health of the deer population, it is a concern. If it is based upon too many hostas being eaten, I am skeptical.”

“You mean kill God's creatures? They were here first. Maybe one week of bow and arrow for food only.”

## Question 11: The Town Code should remove obstacles to better cellular phone coverage within the Town.



**29%**  
of respondents disagree or strongly disagree

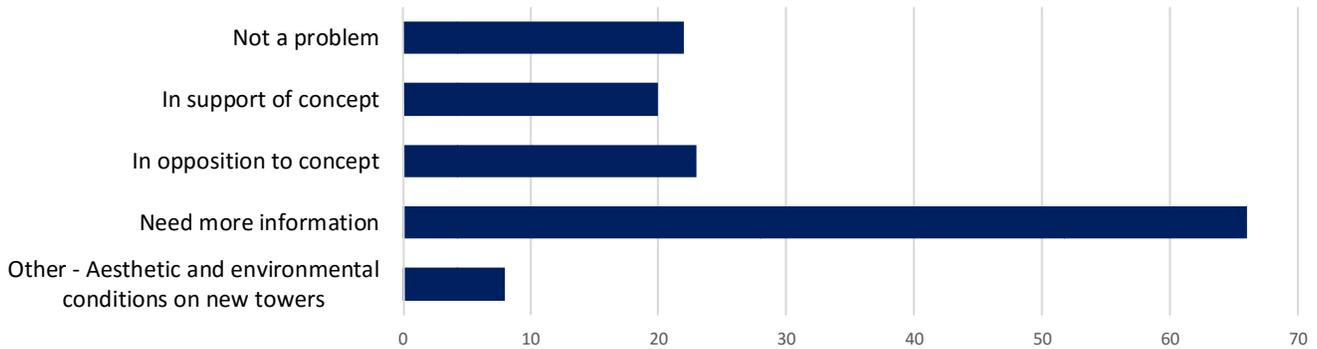
**50%**  
of respondents agree or strongly agree

727 total responses

Section 36-175 of the Town Code sets out the standards for wireless telecommunications sites and towers, which are comprised of towers and the location of wireless telecommunications equipment on existing towers or other features like water tanks. While allowing these kinds of uses, the standards also include aspects like minimum separation requirements of a ½ mile for “tall” facilities (towers) and 250 feet for “short” facilities and collocated equipment. Tall facilities and stealth structures are limited to a monopole (a single vertical pole) configuration. The standards require setbacks equal to the height of the tower in most cases (though this can be reduced for stealth facilities) and when an engineer certifies that a falling tower will remain within a specified fall zone distance. The standards require applicants to final for an annual renewal permit to operate wireless facilities. The standards are not clear with respect to the appropriate review procedure for new facilities, particularly short, stealth, and collocated facilities, which could be permitted by-right in most areas. In addition, the separation standards could be relaxed, and the requirements for annual permit renewals removed as a means of reducing operating costs and encouraging better coverage through more facilities.

In addition to indicating whether a respondent agrees or disagrees with a survey question, there was a space for respondents to provide a written comment. The information below summarizes the written comments received for Question 11.

### Question 11: Number of Comments by Type



The full text of the 142 comments on Question 11 is available in the appendix of this report. A selection of the comments appears below.

“With the construction of the new cell tower, I'm not aware of any significant problems with cell coverage and don't see this as a major issue at this time.”

“Cell service that actually works inside all houses in Southern Shores is important.”

“I have virtually no signal most of the time despite the new tower. Many people now have only cell phones and need reliable service.”

“I agree only if the aesthetic of the town takes precedence over the alterations for phone coverage.”

“We are a peaceful, single family residential area. We do not have to promote better cellular coverage.”

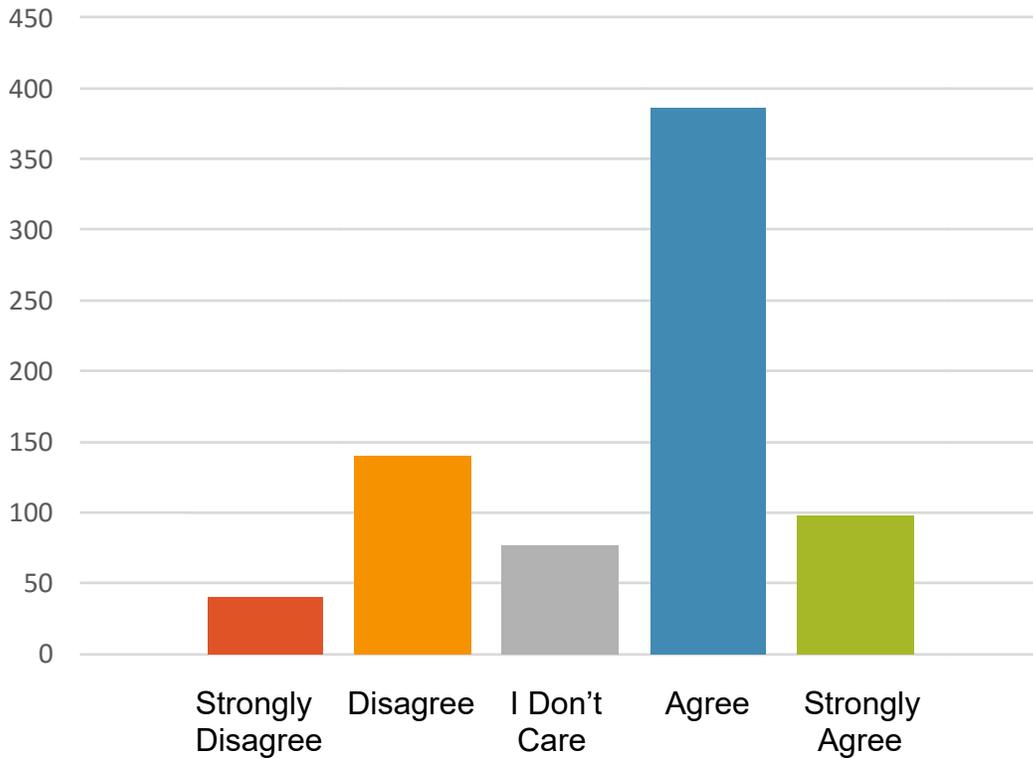
“The obstacles should be removed but only if the placement of the equipment and towers are placed in [aesthetically] pleasing ways.”

“Use cellular primarily and currently have unsatisfactory coverage.”

“Don't want excessive phone towers throughout community becoming an horizon eye sore.”

“What "obstacles" are we talking about? Trees?? Oversized homes? Or just restrictive town regulations?”

## Question 12: The Town Code should include new nuisance requirements to promote better upkeep and maintenance of existing homes where private covenants do not exist.



**24%**  
 of respondents disagree or strongly disagree

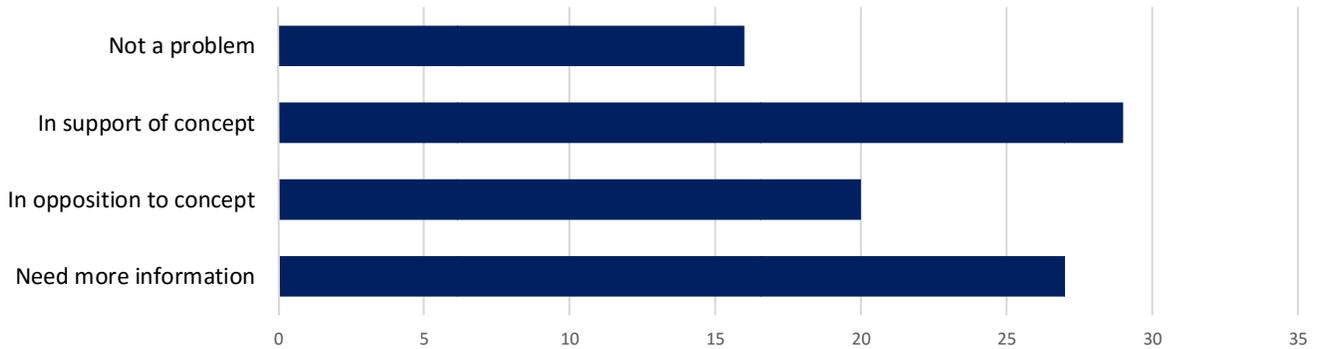
**65%**  
 of respondents agree or strongly agree

740 total responses

Many town codes include a set of minimum housing provisions to ensure that homes and grounds are properly maintained in a safe and habitable condition. These kinds of regulations are particularly important in communities where some of the housing stock is held primarily for rental purposes (since homeowners may not visit the property on a regular basis). Even more important are provisions that limit the accumulation of debris outdoors that can become airborne during high wind events. While Section 6-2 of the Town Code establishes the authority to conduct code enforcement activities and Section 36-173.e requires maintenance of required landscaping, the current Town Code does not include minimum housing standards, minimum maintenance requirements for principal dwellings, standards for limiting the accumulation of debris on lots, and no provisions requiring control of overgrown vegetation (like weeds). The Town Code could be supplemented with these kinds of standards.

In addition to indicating whether a respondent agrees or disagrees with a survey question, there was a space for respondents to provide a written comment. The information below summarizes the written comments received for Question 12.

### Question 12: Number of Comments by Type



The full text of the 92 comments on Question 12 is available in the appendix of this report. A selection of the comments appears below.

“I believe that current code provides sufficient leverage to ensure responsible owners take care of their property.”

“During my seventeen years living in Southern Shores I have noted many nuisance properties that simply dragged down the entire neighborhood. We are not thinking of garden gnomes but rather overgrown properties with industrial equipment in sight, cars up on blocks, etc.”

“Sometimes those regulations go overboard or too subjective. This is America, you can only hope people take pride in [their] homes and neighborhood.”

“Any municipal efforts to regulate upkeep of private property should be focused on public health, safety and welfare issues, NOT aesthetics. The Town should be able to tell someone to remove a dangerous tree condition, for example, but not what type of landscaping to install or what color the house should/should not be.”

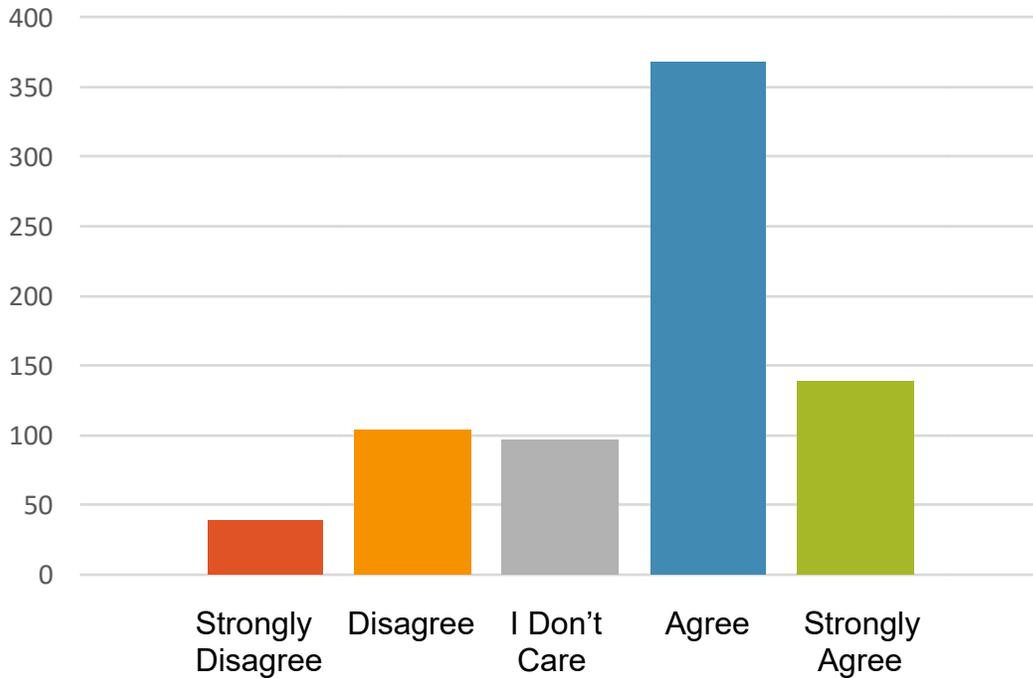
“We just need to enforce what we have.”

“This suggests there have been problems. I would like more information.”

“Only for the worse properties, i.e. junk items in the front yard. However, most homeowners are good citizens. Don't allow Southern Shores to become a, complaining community backed up by a code that would allow every little distraction become an irritation to a peaceful community.”

“Property values are important to all home owners; homes that fall into disrepair impact the community.”

### Question 13: The Town Code should regulate design standards for new or updated commercial development (example: requiring a particular aesthetic, such as pitched roofs or preferred building materials on a commercial building.)



**19%**  
of respondents disagree or strongly disagree

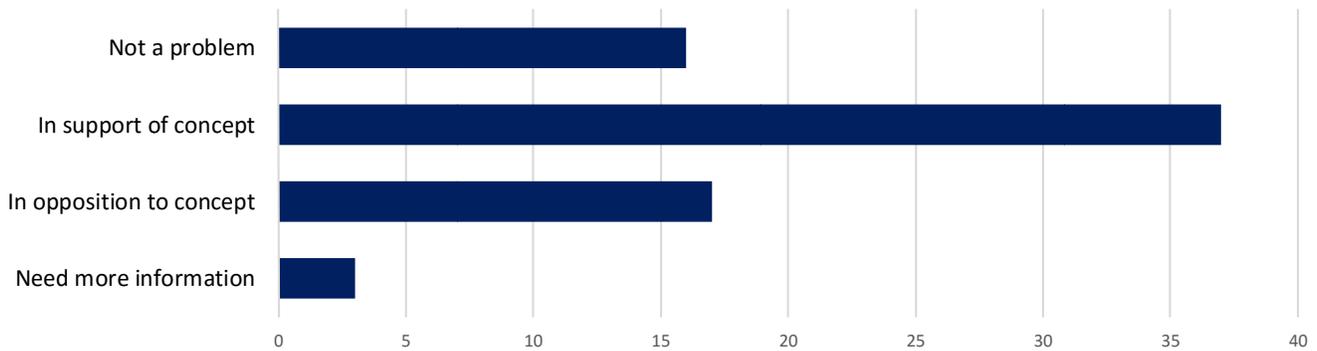
**68%**  
of respondents agree or strongly agree

746 total responses

Some communities include minimum design standards for commercial development to establish a minimum level of design quality and promote compatibility with nearby lower intensity forms of development like single-family homes. Commercial design standards are very common in coastal communities. The current Town Code includes no codified design standards for commercial development and design-related aspects of new development are the result of negotiation between the Town and an applicant.

In addition to indicating whether a respondent agrees or disagrees with a survey question, there was a space for respondents to provide a written comment. The information below summarizes the written comments received for Question 13.

**Question 13: Number of Comments by Type**



The full text of the 73 comments on Question 13 is available in the appendix of this report. A selection of the comments appears below.

“There is very little commercial property in Southern Shores and most residents do not live and can not see commercial property from their homes. anyone that would respond yes to this question would lot want someone else to tell them how to build their house.”

“As long as the design standards are not a significant deterrent to desired commercial development, I am in favor of such regulation.”

“This is not Santa Fe! Regulate for safety reasons only.”

“Southern Shores has been developed over a period of decades, with a wide variety of styles, sizes, architectures, etc. To try to regulate this now is completely unnecessary.”

“Additional visual design standards will only increase the cost to own and operate a business.”

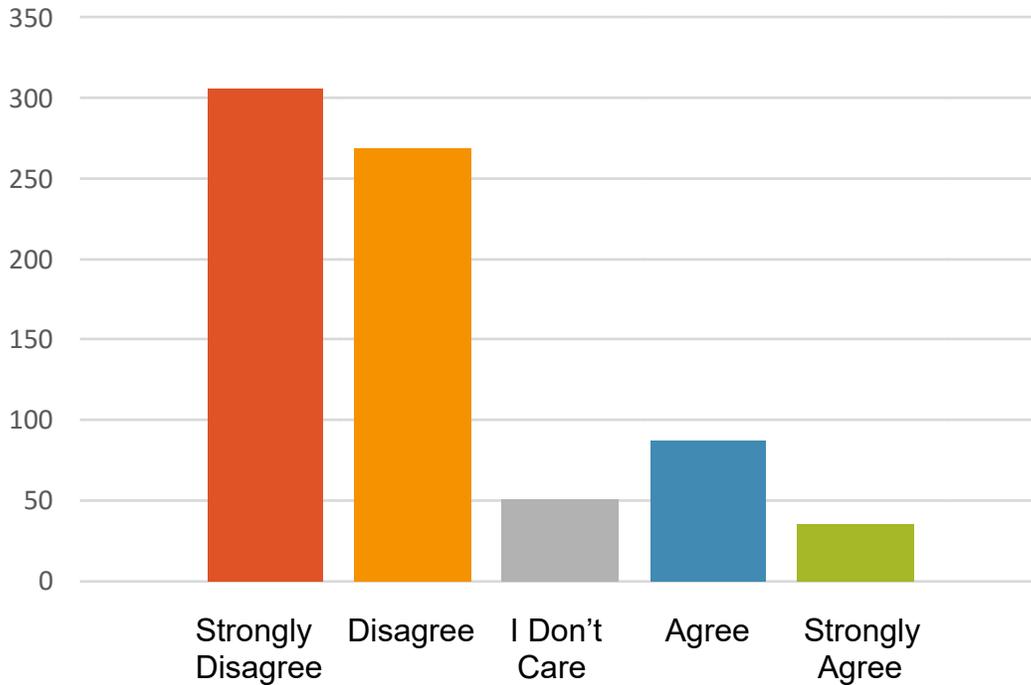
“There should be some (minimal) regulation that requires commercial enterprises to comport with town aesthetics.”

“Including landscaping, sidewalks, and street access design.

“Yes, we're getting more and more businesses, and some such as that brick building that houses a mattress shop and smoothie shop and some other businesses is truly ugly. It doesn't require a lot of extra expense to make buildings aesthetically pleasing...”

“These requirements are important. Southern Shores is the gateway to the Outerbanks.”

## Question 14: The Town Code should increase the allowable residential building height.



**77%**  
of respondents disagree or strongly disagree

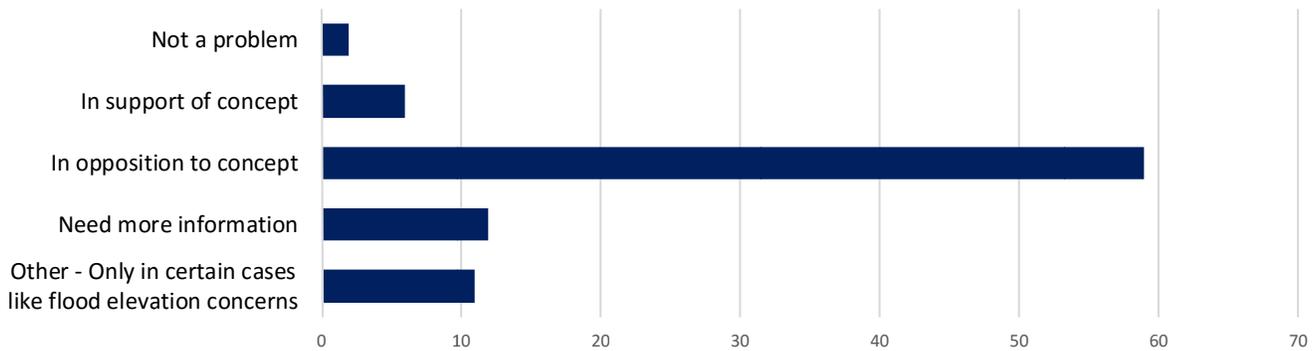
**16%**  
of respondents agree or strongly agree

748 total responses

Article 7 of Chapter 36 of the Town Code sets out the maximum building heights for different uses by zoning district. Height standards comprise two different metrics: the height from the average ground elevation to the highest top plate, and the maximum height as measured from the lowest elevation on the site to the top of the tallest part of the structure. Most uses in town (except for country clubs, churches, and schools) have a maximum wall plate height of 26 feet and a maximum overall height of 35 feet. Base flood elevation, or the elevation below which habitable structures are prohibited is also a factor. The Town requires the floorboards of habitable area to be at least two feet above the base flood elevation (referred to as “freeboard”). This is done to ensure safety and to maintain low flood insurance rates. The issue for consideration is that the building code requires walls with a minimum height of seven feet, and the combination of the Town’s technique of measuring height to the top plate, the use of an average ground elevation, and the two foot freeboard requirement results in structures that have low ceilings or the inability to accommodate a second story while maintaining the minimum freeboard requirement. There may be options in changing the height measurement rules to allow greater flexibility in wall heights while still maintaining the freeboard and maximum overall height limits, or extending the ability of the BOA to consider minor deviations in height as is allowed for nonresidential buildings in Section 36-98 of the Town Code.

In addition to indicating whether a respondent agrees or disagrees with a survey question, there was a space for respondents to provide a written comment. The information below summarizes the written comments received for Question 14.

### Question 14: Number of Comments by Type



The full text of the 90 comments on Question 14 is available in the appendix of this report. A selection of the comments appears below.

“Increasing height will only lead to more “commercial” development in residential neighborhoods. We went from 35 to 40. Too high of heights may significantly increase wind insurance for all.”

“I really feel how it is calculated is not fair. When I built I had to use the lowest point of all corners. This is not fair to owners [whose] lots have varying topography. We should use an average.”

“I would like it to be tall enough to add as small observation cupola or deck.”

“Keep it as it is. We have always thought of Southern Shores as a family residential area. No huge buildings especially along the ocean front.”

“Views are what many individuals desire when purchasing property. Height restrictions help to maintain this aspect.”

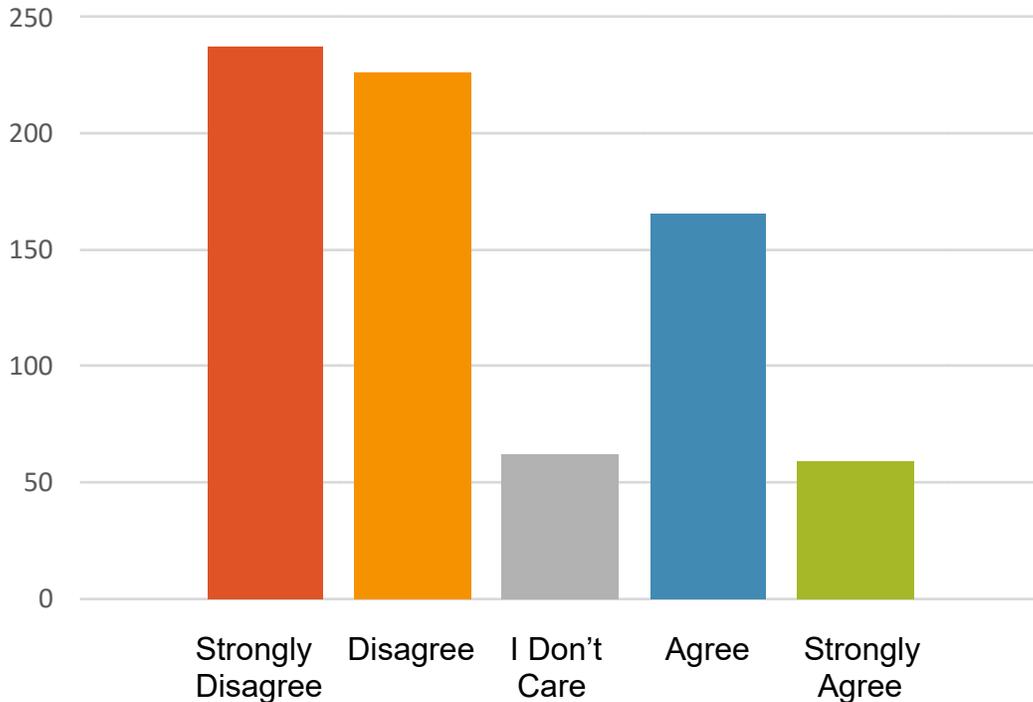
“I do not support this. Additional height is not necessary for single family residential construction.”

“The current regulation is adequate. Part of the beauty of Southern Shores is sharing the view with as many residents as possible. Vacationers and residents alike enjoy having a view. Houses do NOT need to be any taller than currently allowed.”

“Would like to hear a discussion on this issue.”

“One of the OBX attractions is the skyline is not full of multilevel buildings...”

### Question 15: The Town Code should increase the maximum allowable amount of lot coverage for single-family homes (how much of a piece of property may be covered by buildings or other structures like swimming pools, garages, and driveways).



**62%**  
of respondents disagree or strongly disagree

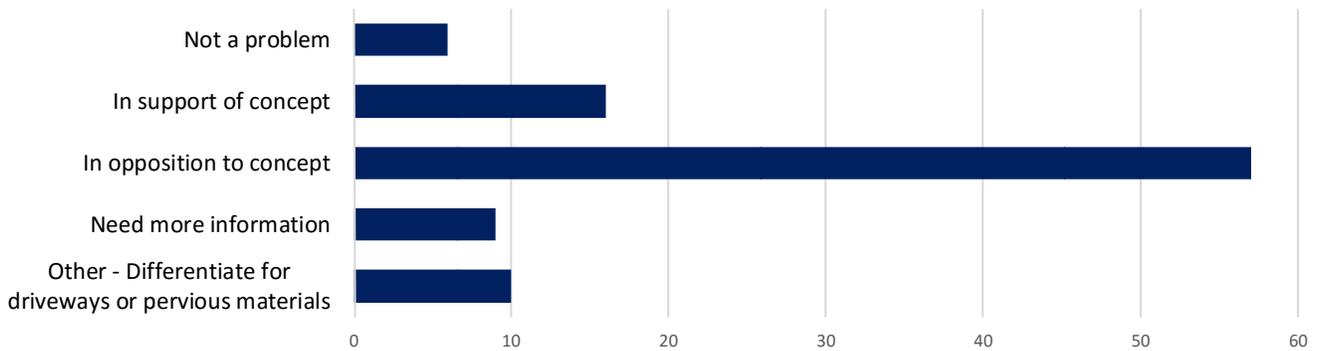
**30%**  
of respondents agree or strongly agree

749 total responses

Lot coverage is the area of an individual lot that is covered by an impervious surface. Lot coverage limitations are used to ensure the ability of stormwater uptake and as a means of limiting erosion on surrounding lots resulting from runoff coming from an over-built lot that cannot absorb stormwater. Article 7 of Chapter 36 of the Town Code sets out the zoning district standards which cap the lot coverage limits for residential uses at 30 percent of the lot area. The lot coverage definition lists impervious surfaces, including decks, parking areas, driveways, and accessways. Recent changes to state law indicate that gravel is to be treated as a pervious surface, and such parking and accessways comprised of gravel are not to be treated as impervious. There is also room for discussion about how decks may be constructed to increase their capacity to channel stormwater to the ground, and as such diminish their treatment as impervious surfaces.

In addition to indicating whether a respondent agrees or disagrees with a survey question, there was a space for respondents to provide a written comment. The information below summarizes the written comments received for Question 15.

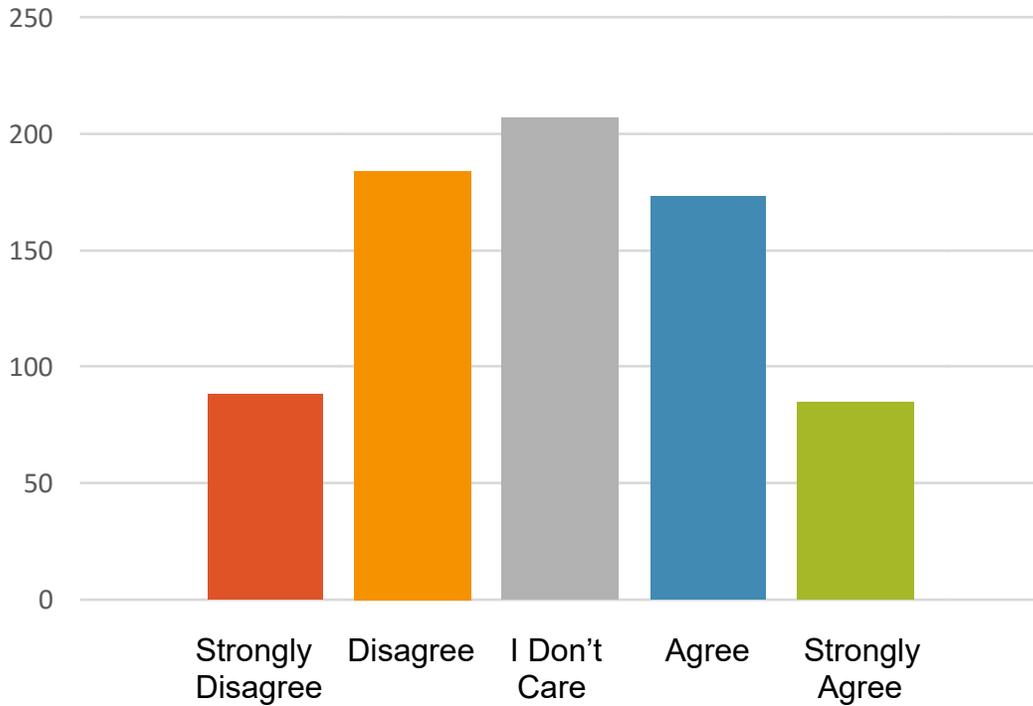
### Question 15: Number of Comments by Type



The full text of the 98 comments on Question 15 is available in the appendix of this report. A selection of the comments appears below.

- |   |  |  |
|---|--|--|
| <p>“Enforce the existing code...numerous new homes have exceeded the % allowed with no repercussions.”</p>  | <p>“It’s like playing tetris on our property just to find the correct place to put an outdoor shed, with the current limitations.”</p>   | <p>“This is a way to protect the environment and to prohibit over-building.”</p>   |
| <p>“Lot coverage should not be increased because it will contribute to increased stormwater runoff. Not good for the environment.”</p>  | <p>“I disagree that we should increase it but would like to revisit what is considered lot coverage. Porous gravel driveways (e.g. pea gravel, porous pavers, etc) or deck overhangs where the deck is well above the ground and there is uncovered earth beneath it should not be considered coverage.”</p> | <p>“Currently everything counts as lot coverage. If an owner uses gravel as landscaping, that counts as coverage. Keeping lot coverage the same but giving coverage credit to encourage the use of porous concrete and gravel would be a good change.”</p> |
| <p>“Although we have sometimes chafed under the lot coverage restrictions, they do protect from unwelcome overbuilding and from SS becoming just shoulder to shoulder dwellings.”</p> |  |  |

## Question 16: The Town Code should regulate preservation of flat roof homes.



**37%**  
of respondents disagree or strongly disagree

**35%**  
of respondents agree or strongly agree

737 total responses

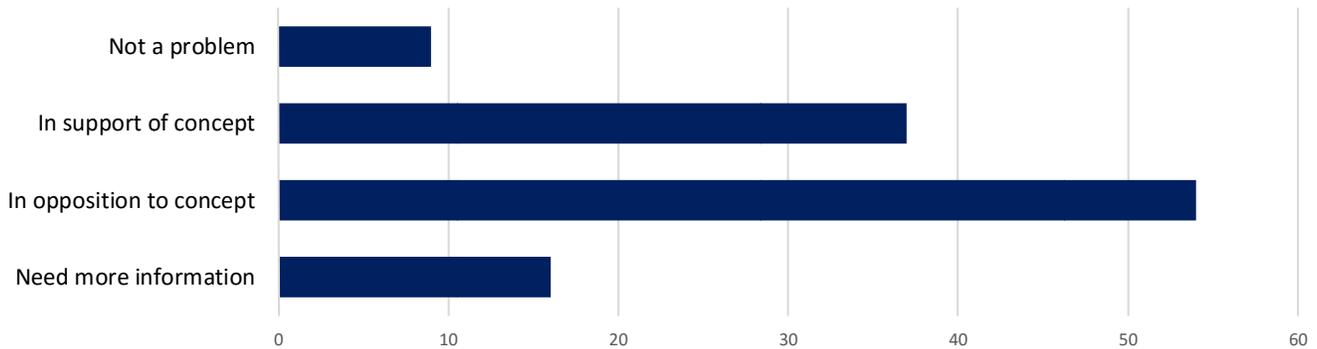
Flat-roof homes are one of the primary housing styles of the earliest housing built or moved to the area. Because of their age, condition, or small size, many of these homes are demolished to make way for newer larger homes, most with gabled or hip roofs. The Town Code could include incentives for retention of these structures (when located outside of the base flood elevation) by allowing them as guest homes on larger lots, allowing increased maximum heights for new homes built in accordance with the flat-roof vernacular, or through elevated lot coverage limitations to allow such homes to remain after an additional home is constructed.



Example flat-roofed dwelling vernacular.

In addition to indicating whether a respondent agrees or disagrees with a survey question, there was a space for respondents to provide a written comment. The information below summarizes the written comments received for Question 16.

### Question 16: Number of Comments by Type



The full text of the 116 comments on Question 16 is available in the appendix of this report. A selection of the comments appears below.

“Not the Town's business. Homeowners and historic preservationists have that responsibility.”

“Educate, encourage, offer incentives to restore.”

“The issue here is whether the majority of residents wish to preserve examples of the history of this area. This is a subject for a serious and open public discourse rather than a single survey question.”

“These are historic homes and a regulation to preserve them is most appropriate.”

“Don't know anything about the arguments.”

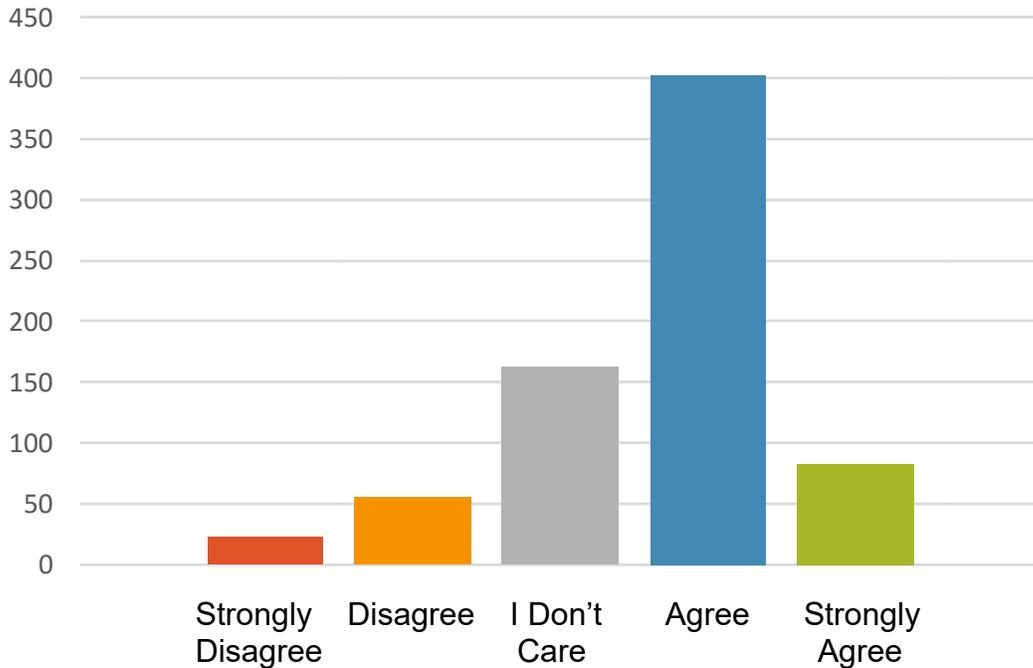
“I DO care. I would like to know what the owners of flat-top houses think.”

“We should provide tax incentives to keep our history.”

“As much as I love the flat tops, Town should not be able to tell owner they cannot tear down their house and build a new one.”

“I'd prefer to keep these homes but again, stay out of property rights.”

## Question 17: The Town Code should remove obstacles to moving homes away from the advancing high tide line on deeper oceanfront lots.



**11%**  
 of respondents disagree or strongly disagree

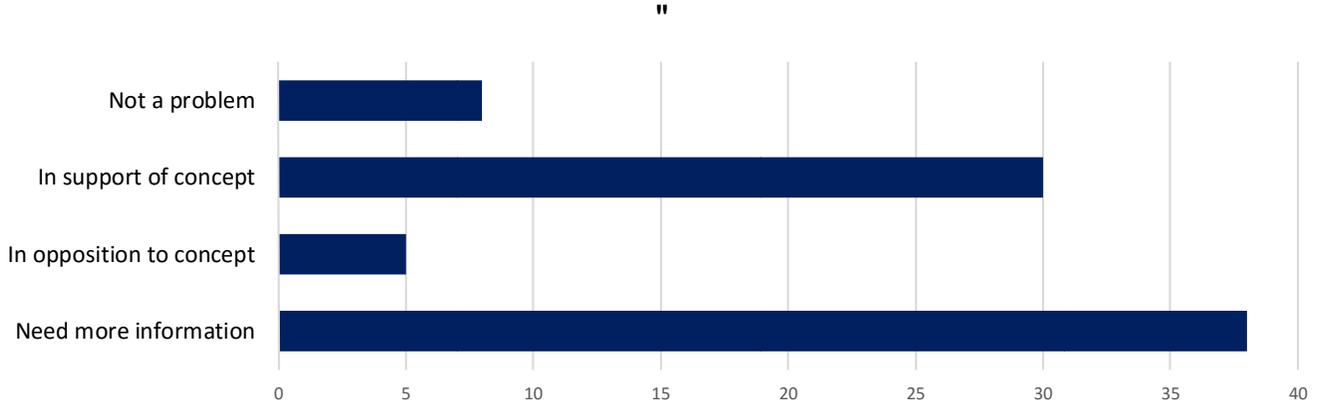
**67%**  
 of respondents agree or strongly agree

724 total responses

Article 16 of Chapter 36 of the Town Code sets out the provisions related to reconstruction following a hurricane, and indicates that the Town will likely pass a moratorium immediately following a storm event and then sequence building permit approvals for homes damaged in minor and major ways. The Town Code could be revised to allow relocation of a lawfully established and conforming home with minor or major damage without having to wait for a moratorium to be lifted. Or, the standards could be revised to permit relocations before other forms of reconstruction. Front yard setbacks could be reduced from 25 feet to 20 feet. Incentives could also be included in the form of increased lot coverage for new homes or reconstruction of homes farther from the dune line than prior dwellings existing on the same lot.

In addition to indicating whether a respondent agrees or disagrees with a survey question, there was a space for respondents to provide a written comment. The information below summarizes the written comments received for Question 17.

### Question 17: Number of Comments by Type



The full text of the 81 comments on Question 17 is available in the appendix of this report. A selection of the comments appears below.

“As long as set backs, environmental concerns, and other code issues are complied with.”

“Just like they do in Nags Head. If you have a deep lot, you should be able to move the house out of the advancing tides.”

“Provided lot coverage and setback codes are enforced.”

“I DO care, but I am not familiar with the pros and cons of this suggestion.”

“The town should stay out it the state does enough.”

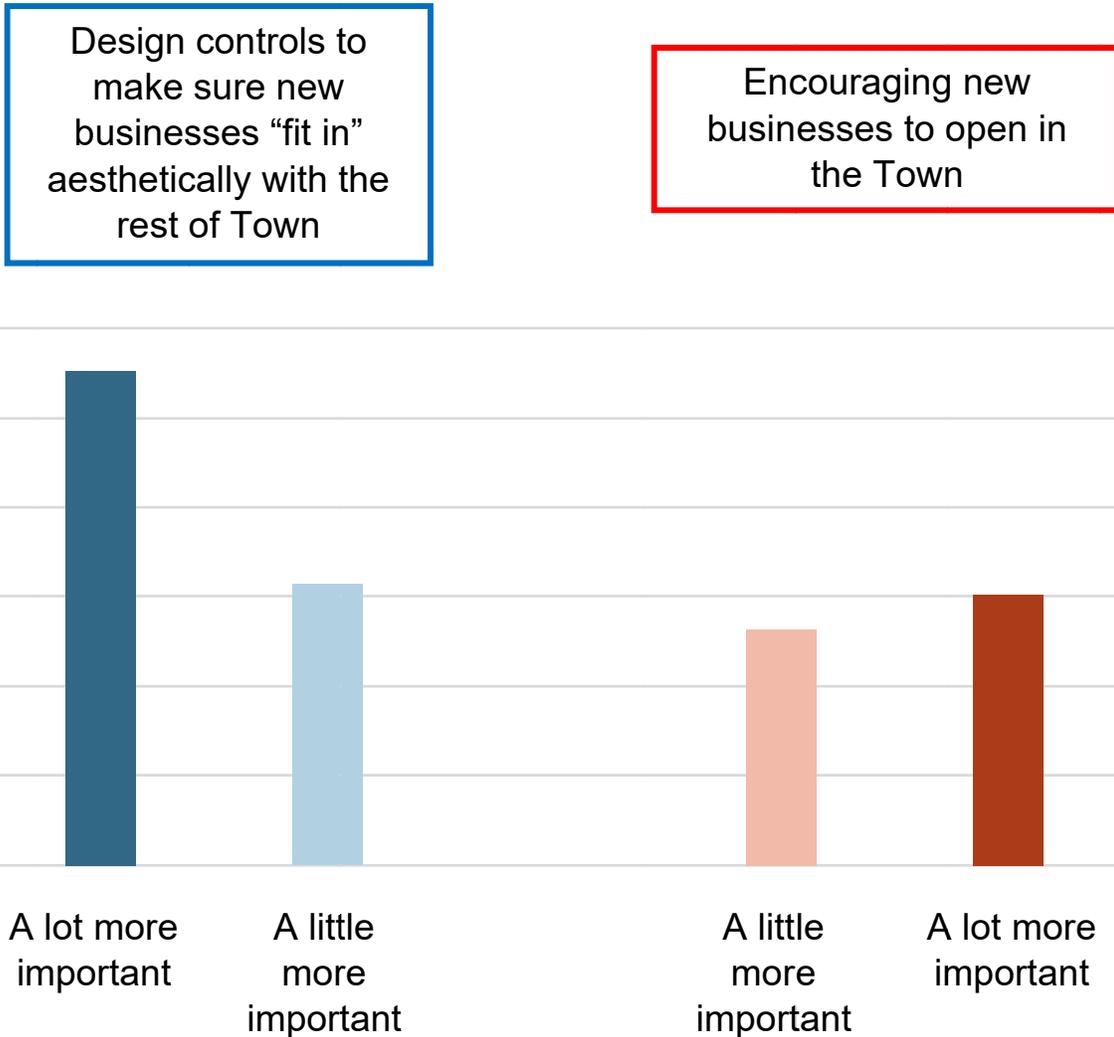
“No. My family bought an oceanfront house understanding it may not be there in a decade. They chose to buy there.”

“Strategies for addressing the advancing high tide line should be the subject of an open public discourse. This is not something that can or should be decided based on a single survey question. If retreat is the strategy that the town / county adopts it needs to be debated in open forums and property owners need to accept the consequences.”

“If a homeowner can afford this and CAMA allows it, why would we want to make this difficult?”

“If by obstacles you mean set backs for the frontage, I disagree. The land was bought knowing the tide would move and to now argue that the houses are hindered is hypocritical. Otherwise the push will continue until houses are up against the road.”

## Question 18: Which is more important for the Town Code to address?



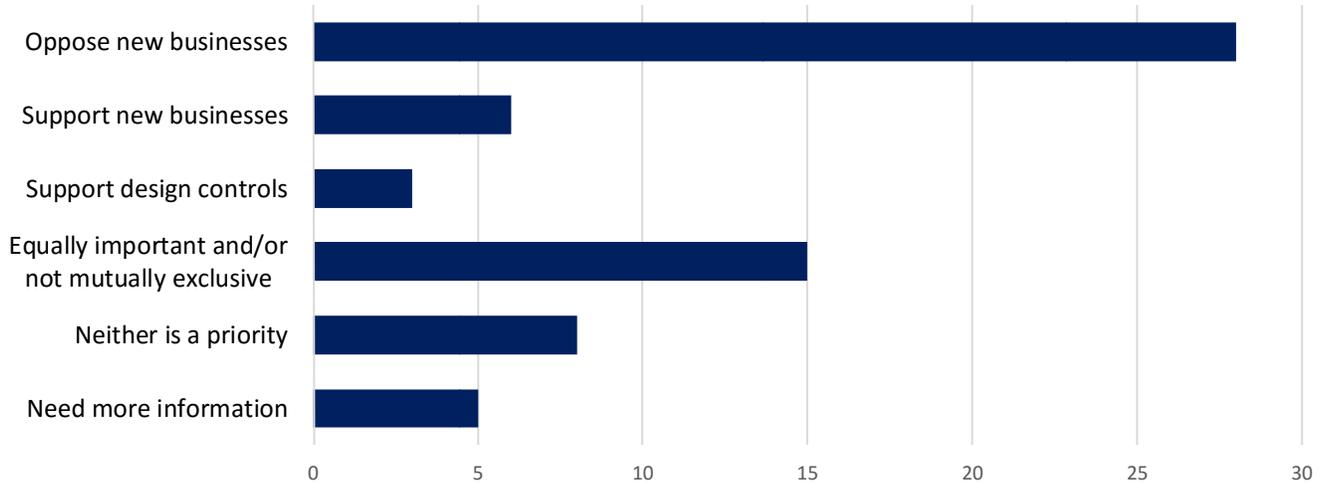
**60%**  
of respondents say that design controls are more important.

**40%**  
of respondents say that encouraging new businesses is more important.

716 total responses

In addition to indicating whether a respondent agrees or disagrees with a survey question, there was a space for respondents to provide a written comment. The information below summarizes the written comments received for Question 18.

### Question 18: Number of Comments by Type



The full text of the 65 comments on Question 18 is available in the appendix of this report. A selection of the comments appears below.

“This is a tough one. I think having new small businesses is very important to the Town. I do not think new "box stores" is a good idea. No matter what the business, the actual structure is also part of what makes for a pleasant and prosperous community. These two statements should be addressed together.”

“We definitely need more businesses in SS!”

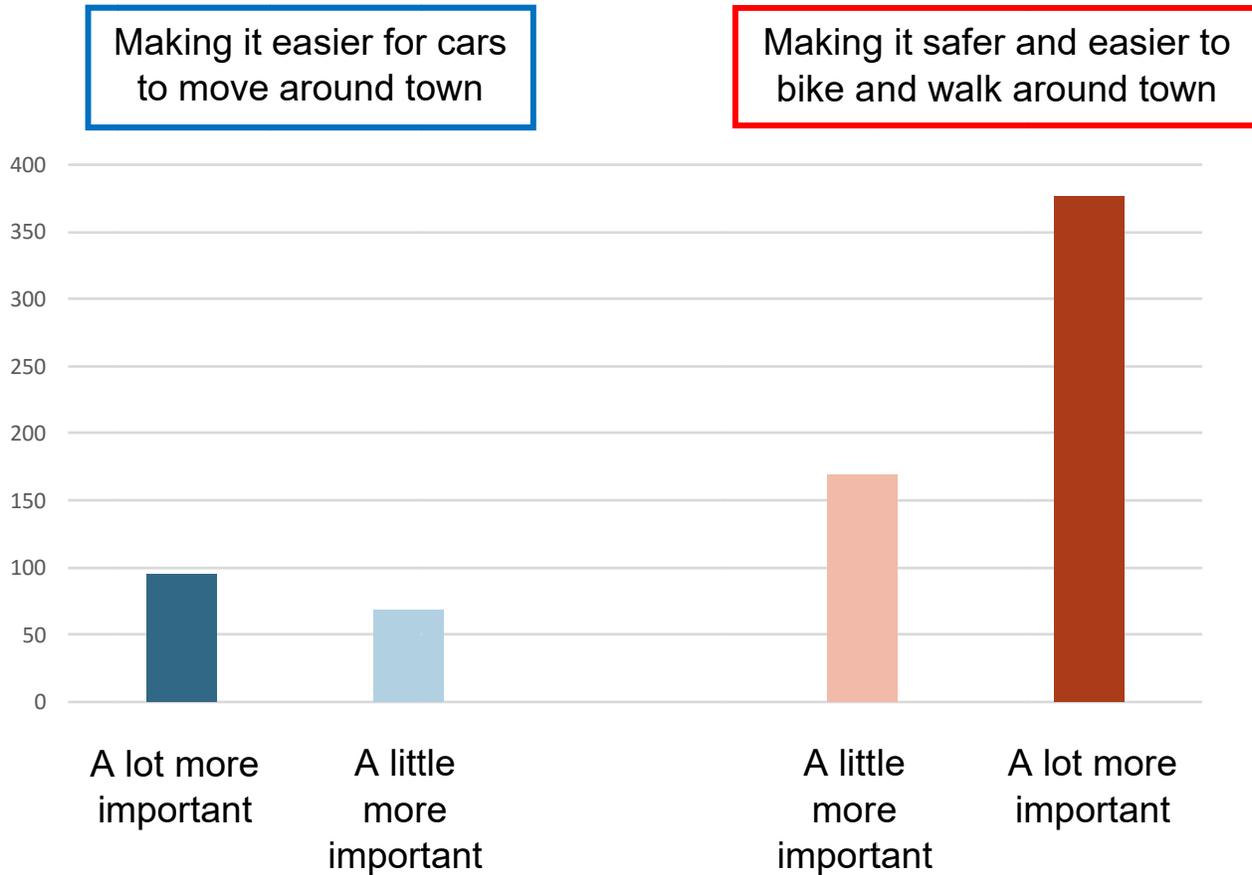
“We are not isolated. Businesses supply our needs in other OBX towns. No need to have them here.”

“I do not think either of these are important. I have no interest in controlling aesthetical elements for commercial or residential construction (however would like to see 100% rental in our current commercial areas), but DO NOT WANT to enlarge the current commercial district.”

“I would not like to see our town continue to allow Businesses. It was decided in the 60's that SS would remain residential and family oriented.”

“There are not that many commercial areas left for development. This fact makes it more critical to have the remaining commercial areas maximize recognized quality building.”

## Question 19: Which is more important for the Town Code to address?



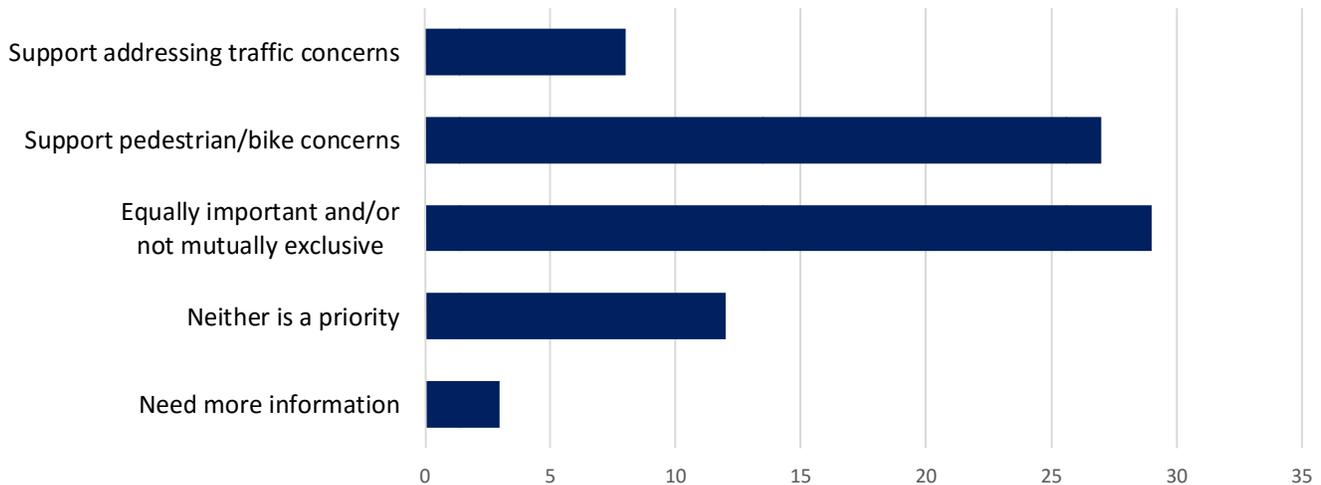
**23%**  
of respondents say that easing traffic is more important.

**77%**  
of respondents say that safety for pedestrians and bikers is more important.

708 total responses

In addition to indicating whether a respondent agrees or disagrees with a survey question, there was a space for respondents to provide a written comment. The information below summarizes the written comments received for Question 19.

### Question 19: Number of Comments by Type



The full text of the 79 comments on Question 19 is available in the appendix of this report. A selection of the comments appears below.

“Golf cart usage on residential streets(35 mph or less) should be considered as a way to reduce auto traffic. Licensing of approved carts would offer additional revenue source and reduce the pressure on parking space availability at dunes cross overs and town/association public areas.”

“I would actually like to hinder cars from moving around town. Too many vacationers cutting through neighborhoods can result from making driving easier, which inherently makes it less safe to walk or bike (have to cross the street).”

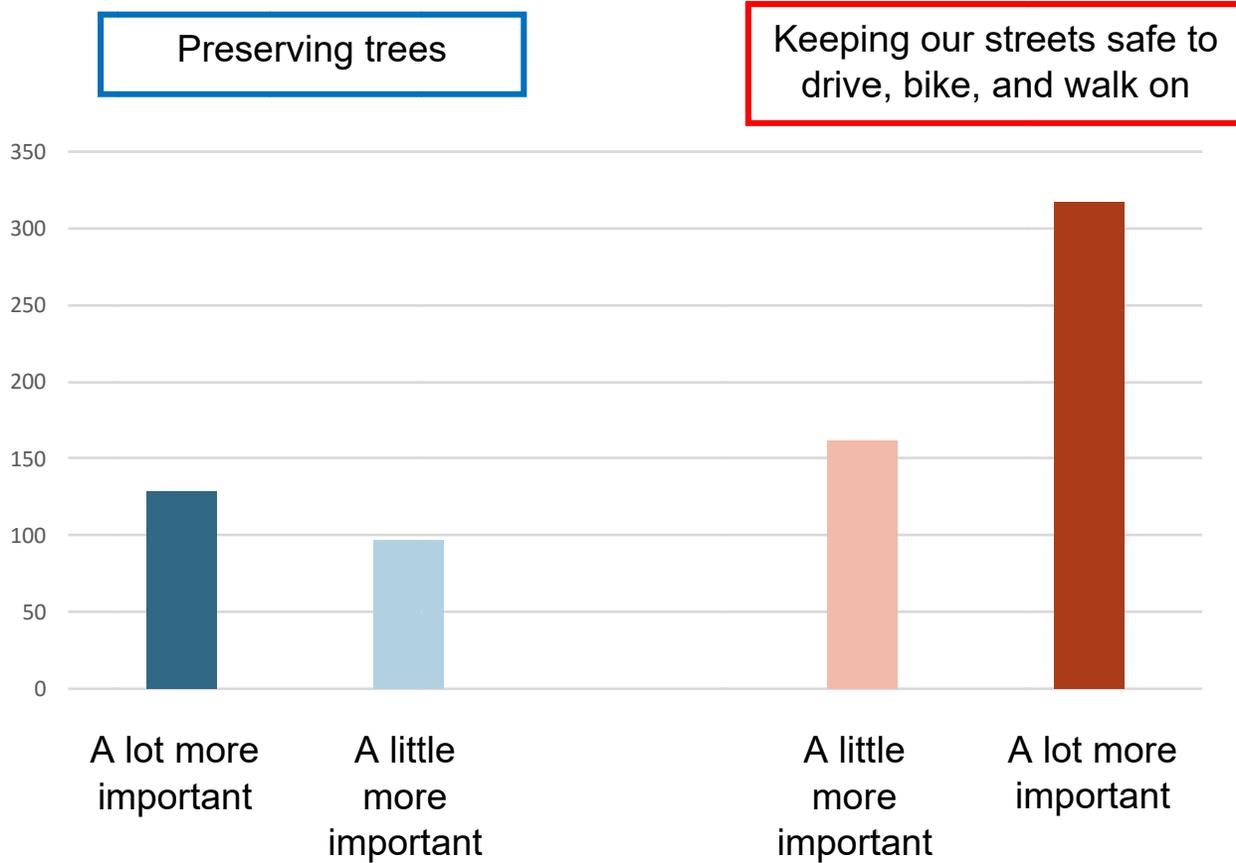
“Neither. I do not want the Town code to address any of the issues! When they put these rules in places to rarely do what they are intended to do. Hidden issues ALWAYS! Keep the code simple and let the free market works itself out.”

“Time to block off roads to minimize cut through traffic.”

“Don't widen the streets unless you put in a dedicated bike lane!”

“Hard to say on this one. I like to walk and want to be able to do so in more sections that now have no sidewalks and lots of traffic. On the other hand, I need to drive to get to most anything so I don't want to make it so I can't easily do so or have to dodge traffic-calming humps that give total priority to walkers and bikers.”

## Question 20: Which is more important for the Town Code to address?



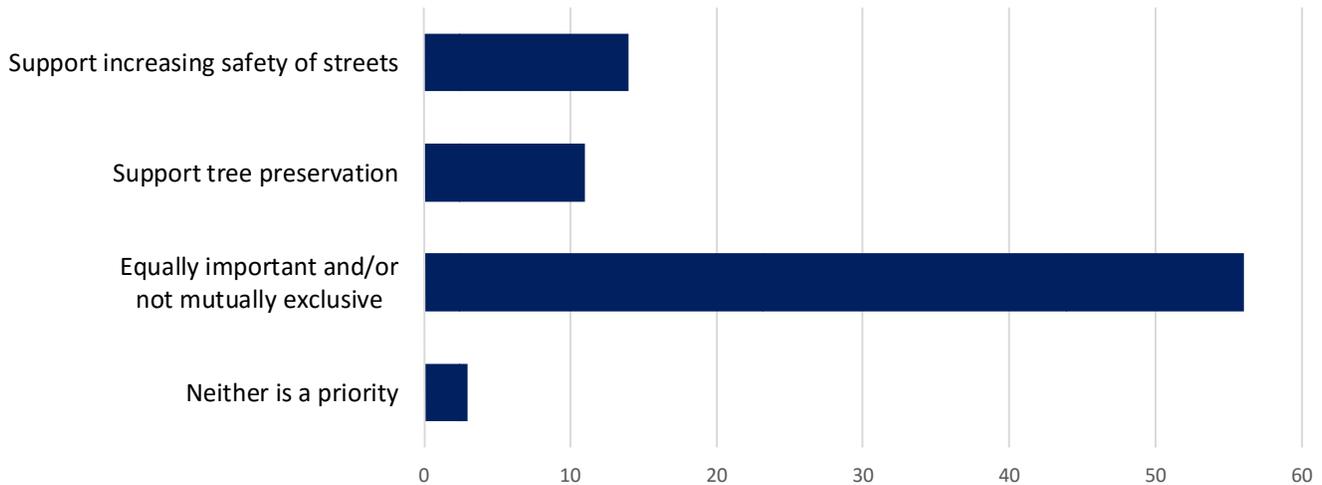
**32%**  
of respondents say that preserving trees is important.

**68%**  
of respondents say that keeping streets safe is more important.

705 total responses

In addition to indicating whether a respondent agrees or disagrees with a survey question, there was a space for respondents to provide a written comment. The information below summarizes the written comments received for Question 20.

### Question 20: Number of Comments by Type



The full text of the 87 comments on Question 20 is available in the appendix of this report. A selection of the comments appears below.

“A tough question. I almost said preserve trees, but I walk my dog on Duck Rd and sometimes don't feel safe when the road is full of tired, frustrated drivers.”

“Along Duck Road - trees are a significant screen for the homes along Duck Rd. Care must be used to balance bikes and pedestrian safety against preserving trees.”

“At all costs, the aesthetic produced by the unique environment should be preserved at all costs.”

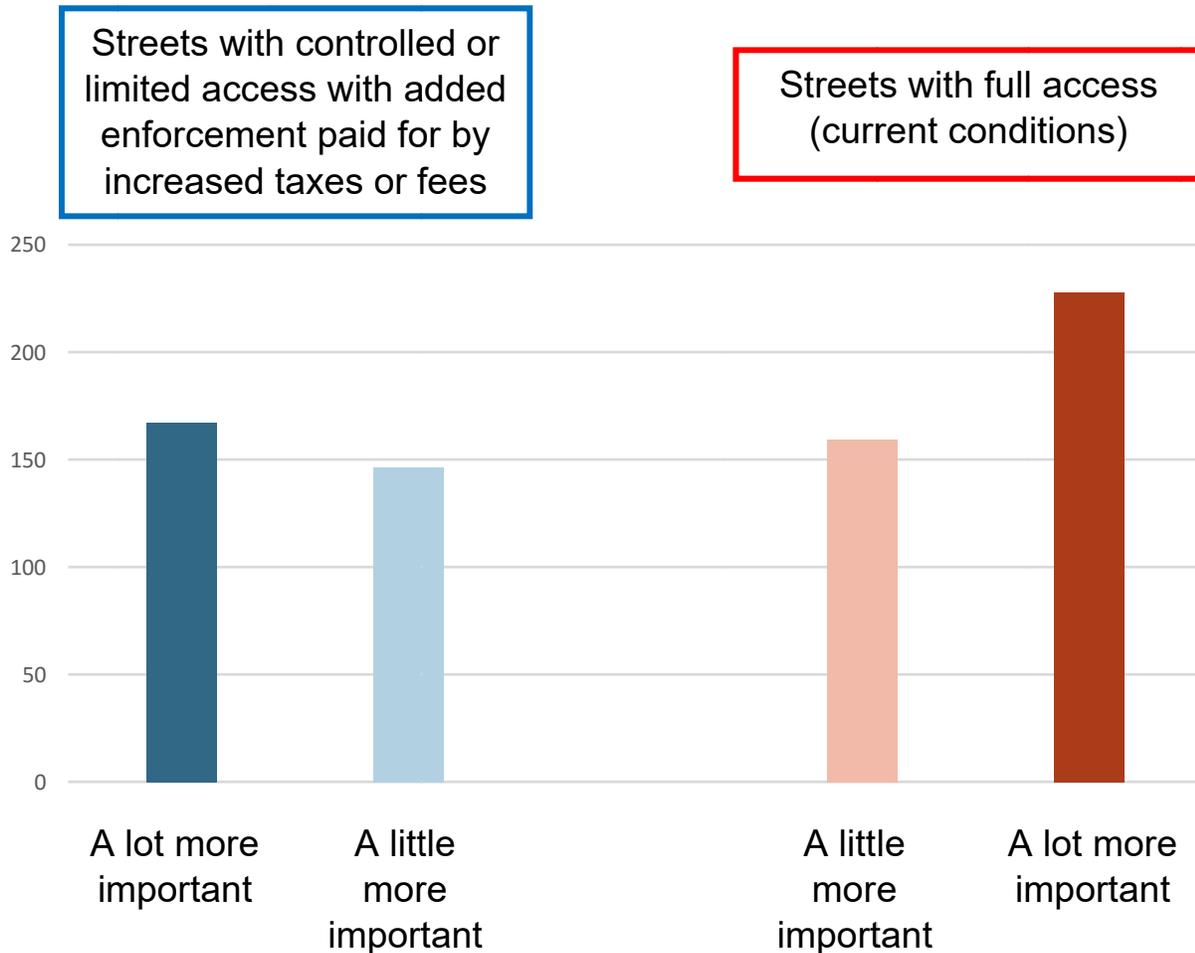
“I love the trees, but their roots are growing into the streets, which make it more dangerous with the cars, bikers and walkers on Dogwood N,S and East.”

“You will never be able to replace the trees that are part of the unique maritime forest in Southern Shores. Don't pave paradise.”

“No brainer... the only trees that are being cut down are on town right of way...only the vocal, small number of people who have no vision or foresight see a problem with the way we are repairing our streets now. We all love trees but safety of residents is more imp. and a towns responsibility.”

“Only those trees that are causing a safety issue should be taken down.”

## Question 21: Which is more important for the Town Code to address?



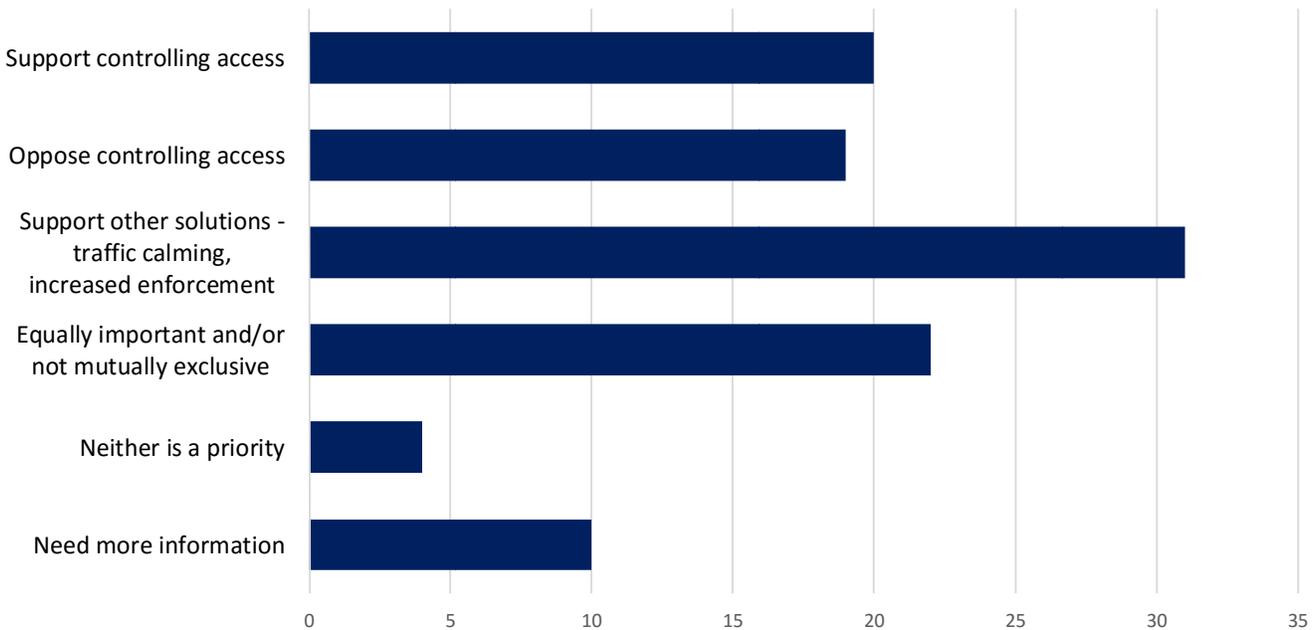
**45%**  
of respondents say that controlled access to streets is more important.

**55%**  
of respondents say that keeping full access is more important.

700 total responses

In addition to indicating whether a respondent agrees or disagrees with a survey question, there was a space for respondents to provide a written comment. The information below summarizes the written comments received for Question 21.

### Question 21: Number of Comments by Type



The full text of the 116 comments on Question 21 is available in the appendix of this report. A selection of the comments appears below.

“The traffic is horrible, we all know this, so cutting off access will only make the traffic worse on 12-N. We need the bridge for the Northern Beaches to cut down on some of the 12-N traffic.”

“I do not want to live in a town with closed streets, guard houses, no trespassing signs, etc. We have to deal with the traffic issue during the summer because we are a resort town in a resort county...”

“I’m not buying the increased taxes here. Basically we are talking about Dogwood in front of Duck Woods. All other problems (like Sea Oats) derive from this passage. I would think it would take no more than one officer if we decided to police it.”

“It’s not a gated community...”  
 “How about just enforcing speed limits, etc.”

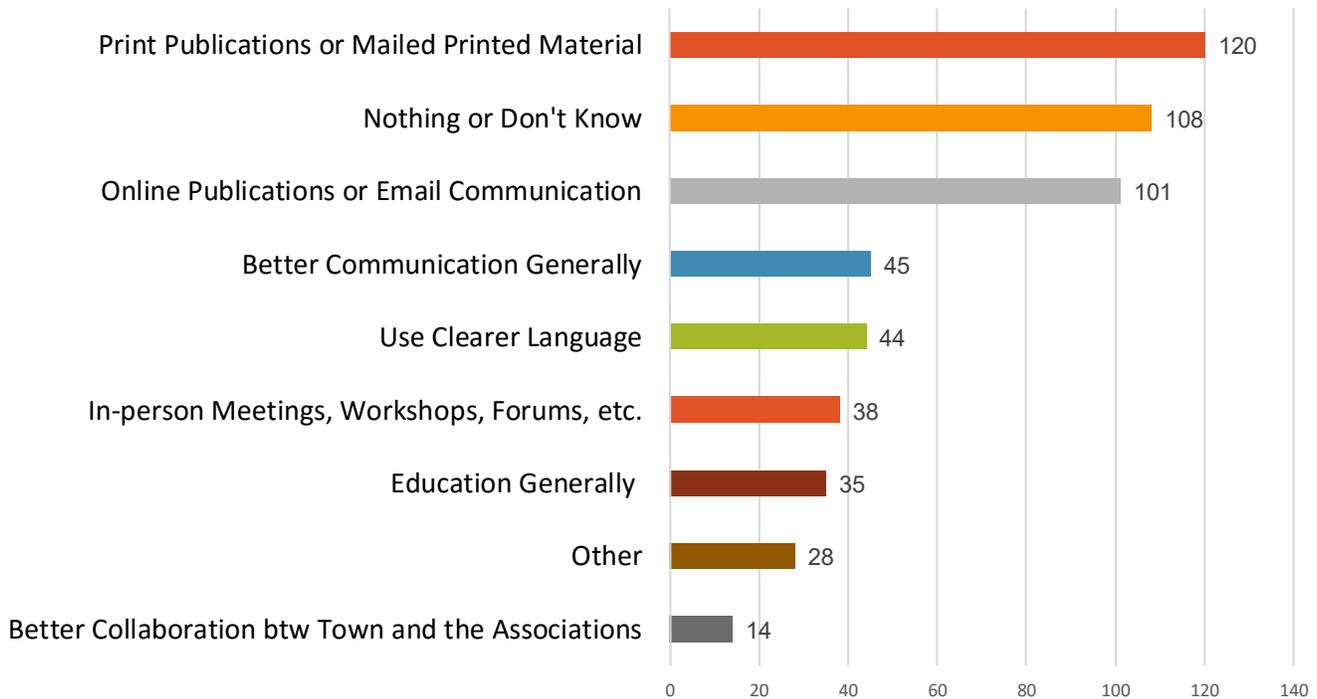
“Gladly pay more for safer, limited access streets.”

“Put a toll on the dogwood bridge to pay for road improvement.”

“As one who lives on one of these cut-through streets, I’ve petitioned for years that the town add traffic calming devices to our street to help curb excessive speeding. Please consider such devices in your planning.”

## Question 22: What should be done to help citizens better understand the differences between Town government rules versus private association (SSCA, CPOA, etc.) rules?

Question 22: Number of Comments by Type



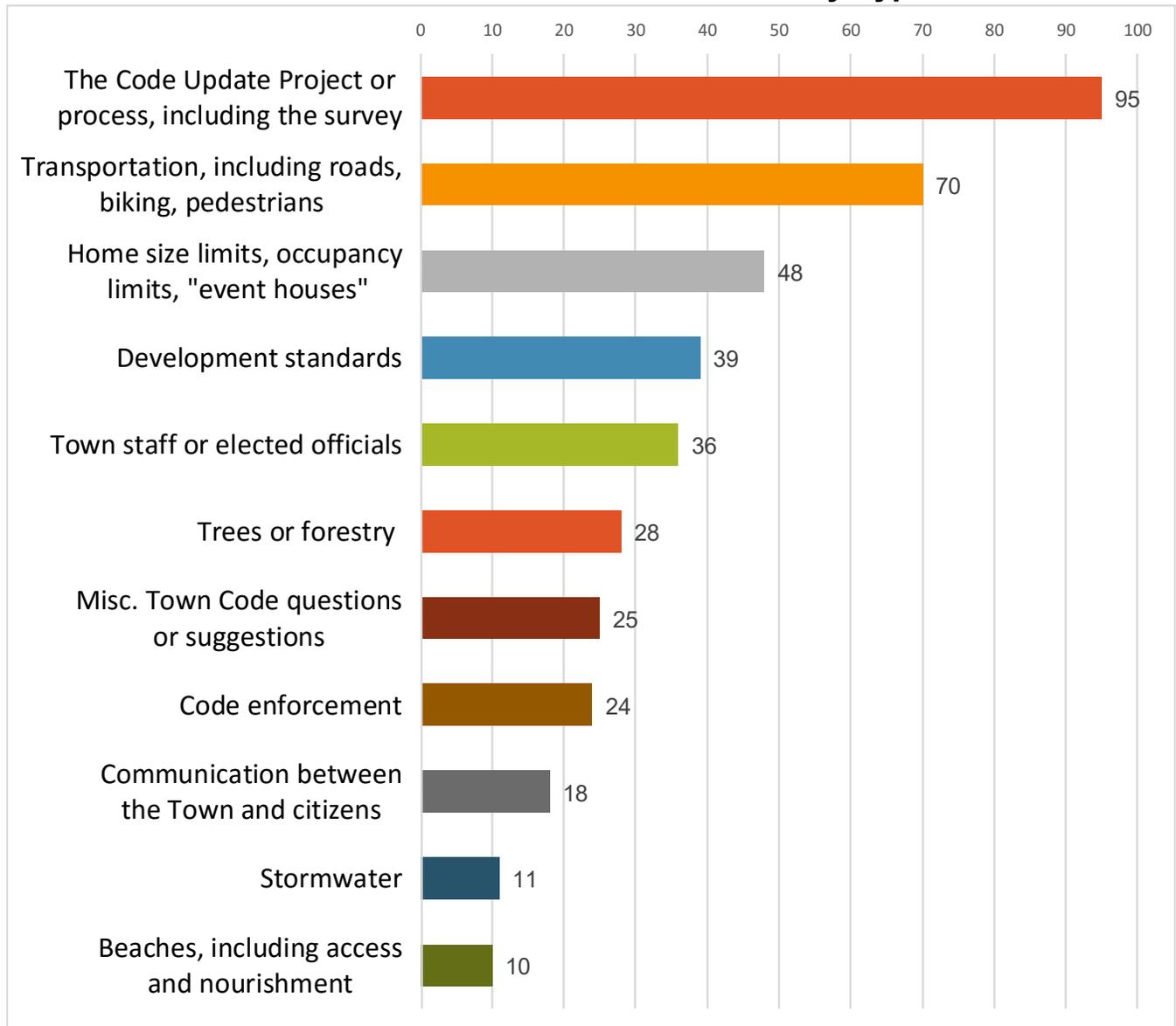
422 total responses

### OBSERVATIONS:

- Several people brought up differences between resident and visitor levels of understanding, and the need for the town and associations to work more closely with rental agencies to educate renters.
- Many people suggested that rules be kept in a central location, such as on one webpage or in one handbook in both digital and hardcopy format.
- Many people asked for comparison summary tables of responsibilities and powers of the various associations and the Town for easy reference.
- Several respondents said that the town and the associations need to better collaborate to educate citizens and to ensure clarity and consistency of rules and their enforcement.
- Some suggested creative solutions, such as:
  - Small, in-home “peer education” sessions;
  - Kitchen magnets, especially for rental homes; and
  - New and improved informational documents, like a parking map for tourists that explains when and where they are allowed to park.

# Question 23: Please list any other issues, thoughts, or concerns about the Town Code you would like to share in the box below.

Question 23: Number of Comments by Type



322 total responses

## OBSERVATIONS:

- In addition to the 11 categories of comments shown in the chart above, which each received ten or more comments, there were 11 additional categories which each received more than one but fewer than ten comments. They were:
  - Public safety;
  - Exterior lighting;
  - Cell tower, cell coverage;
  - Economic development;
  - Parks and recreation;
  - Dogs, including leash laws;
  - Noise;
  - Parking;
  - Environmental regulations, including alternative energy;
  - Wildlife and stray animals; and
  - Differences between full-time and part-time resident concerns.
- Many respondents used this space to voice concern about the survey or the Town Code Update process generally. Chief concerns included poor survey design and misleading project intent.
- Others used the space to voice their vision or hopes for the project and for the Town as a whole. Common themes included keeping Southern Shores a primarily residential, naturally beautiful, and family-oriented town.
- Many people voiced concern not for the contents of the Town Code, but its enforcement, and called on the Town to better enforce both the existing and updated code.
- Some respondents added concerns related to the Town Code that were not covered elsewhere in the survey. These included:
  - Dune preservation;
  - Beach renourishment;
  - Beach access;
  - Street cleaning;
  - Enforcement of trash can placement in residential areas;
  - Business permitting;
  - Maximum pier length; and
  - Cemetery upkeep.

# Appendix

The following pages list the written comments received by question. Comments are listed in tabular format and are un-edited. The table below summarizes the number of comments by question.

Question #	Number of Comments	Question #	Number of Comments
3	129	14	90
4	129	15	98
5	147	16	116
6	132	17	81
7	111	18	65
8	95	19	79
9	130	20	87
10	116	21	116
11	142	22	422
12	92	23	322
13	73	<b>total</b>	<b>2,772</b>

# Town of Southern Shores Code Update Project

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## Citizen Survey Summary Report

### APPENDIX: Full Text of Comments on Survey Questions

Question 1.....	A-2	Question 13.....	A-61
Question 2.....	A-2	Question 14.....	A-65
Question 3.....	A-3	Question 15.....	A-69
Question 4.....	A-9	Question 16.....	A-74
Question 5.....	A-15	Question 17.....	A-79
Question 6.....	A-23	Question 18.....	A-82
Question 7.....	A-29	Question 19.....	A-85
Question 8.....	A-34	Question 20.....	A-91
Question 9.....	A-38	Question 21.....	A-96
Question 10.....	A-45	Question 22.....	A-104
Question 11.....	A-51	Question 23.....	A-120
Question 12.....	A-57		



## **Question 1.**

**Please click all that apply:**

- I live in Southern Shores.
- I am a property owner in Southern Shores.
- I do not live or own property in Southern Shores.

*Question 1 was intended to collect demographic data only and did not provide an opportunity for comments.*

## **Question 2.**

**Please enter the street address of your residence or property here.**

- Owner
- Co-owner
- Tenant
- Co-Tenant

*To protect privacy and confidentiality, street address data has been excluded from this report.*



**Question 3.**

**Strongly Agree/Agree/I don't care/Disagree/Strongly Disagree:  
The Town Code should increase its regulation of excess light or  
"light pollution" from exterior residential light fixtures.**

1. All exterior flood lights in residential zones need to be shielded to direct light downward onto the property where the flood light is installed and to limit illumination of adjacent properties. 2. Limit the total wattage of exterior lights in residential zones and on residential properties. 3. Prohibit commercial street lights and fixtures on residential properties. 4. Prohibit aiming floods or any other exterior light directly at an adjacent property.
a lot of rentals have lots of lights on all night long- maybe people don't like to be in the dark or maybe they just don't know how to turn off the lights.
A nearby neighbor's flood lights (on all night) are excessively bright. There should be a "suggested" turn-off time, e.g., 10:00 p.m. Motion-sensor lights can also be suggested as an alternative.
Agree especially in areas where lights affect the sea turtles and other animals.
-and also from businesses
And commercial! Town Bank of Currituck and Southern Shores Crossing shopping center are two examples of recent construction/permitting that are major offenders. Han-dee Hugo's (not in Southern Shores, but right on our border is a disgrace. Kudos, however, to the SS government center and the Marketplace at Southern Shores where the lighting is done very well.
Are you kidding me? Is the Town becoming a Dictatorship?
Artificial light bothers wildlife as well as star-gazers.
As a person who has a major interest in astronomy , I feel there is a strong reason to keep our skies as dark as possible.
as it relates to traffic passing the light source, or impinging on a neighbors propertu. Very directed beams of white light, focused and controlled to light a given property without adverse traffic or neighboring property should be permitted....
As long as the lights are not focused on another property
Because there are few if any street lights, residential exterior lighting for security reasons is very important.
Bright flood lights left on all night are a nuisance.
Cannot really comment intelligently as not aware of discussion of issue.
Certainly ocean front and adjacent areas
Concern about oceanfront properties lighting beach area impacting sea turtle hatchlings migration
Connect lights to motion sensors at a minimum.
Dark Sky lighting is available - even from Home Depot!
Dark skys matter.
Disturbs the turtles and makes star gazing less easy.
Don't you have more important things to address like speeding
Enforce what we have
Especially near the water.
Especially on ocean front properties



Excess is the key and that should be described. Perhaps flood lights shining beyond a 8' area of the house or so many lights that it's like daylight at night.
Exterior lighting enhances property security.
Exterior lights ruin the view of the stars and are annoying when trying to sleep.
Fixtures other than of a residential nature should be prohibited. It is important, though, not to cause problems with a property owners ability to have a safe property with security.
Given the break-ins, there is some advantage to having what some might consider "light pollution."
Harmful to marine life and humans. I bought here to live in a place where I could see the night sky/star gaze.
have never seen any problem with excessive light in Southern Shores, in fact I would say it is very dark on many streets at night. I am used to towns with street lights
Homeowners should be asked, not demanded by law or regulation to diminish outside light. Until property crime goes and stays at 0% lights help foil crime. If it is just decoration, turn them off.
How about some streetlights.
How could that be done by the town Your office closes before it is dark I don't think the police want or should be required to make the call.
I
I agree that excess light should be controlled, but I'm not sure what the requirements are now. They may be sufficient.
I also own property in Sanibel, Florida, which has a "dark skies" ordinance which has been in place for about 15 years. It is delightful.
I am not aware of the current regulation; however, I am in favor of limiting excess light.
I am not aware of this being a problem.
I am not aware that light pollution is a problem
I do not know what the code is now. I have not felt it is a problem.
I do not know what the current regulation indicates. In order to answer this question, an excerpt from the regulations concerning this question should be included with this question in order to make an appropriate selection.
I don't know the regulation now. But it appears we are often in the dark that may impact safety? If not , I am fine with things as they are
I don't know the very specifics of our existing regulation, but I feel strongly that we are a residential community and I don't believe we should tightly regulate light pollution that is anything other than critical for safety. We are so blessed to have an amazing night sky and it is so much more peaceful and healthy for the indigenous wildlife in our maritime forest and other areas versus nearby communities such as KDH with looser regulations.
I don't know what the current regulation is
I don't know what the rule is now, but would strongly agree if it does not cover excessive light on the neighbor's lot closest to the light
I don't notice it from my location.
I had a beach light, that was destroyed a number of times. Our home is one of the oldest in Southern Shores and a simple note or letter saying the light ( which shines down so we can see the path ) should not be used would of been nice. I only later was told it is due to the nesting turtles.
I think its good how it is



I used to be able to see the stars at night, this is becoming increasingly difficult
i would allow lights to be on for temporary entrance to a home for 15 min to get in and out of the house and for emergencies
If neighboring property owners object to outside lights which are shining into their home's windows. Also for property's lighting facing the ocean.
If stronger regulations are required, I'm all for them. I do, however, wish the town would make more effort to make homeowners aware of the current regulations. I think that my ability to look at the night sky should not be infringed by ignorant neighbors who are afraid of the dark. I should also not have to block light from neighbors' spotlights in order to get a decent night's sleep. (I'm not even going to get into the current studies that show that women who sleep in anything but total darkness are much more likely to have breast cancer, and men who sleep in anything but total darkness are much more likely to have prostate cancer, but you can check out the findings of VA Tech researchers and others on this timely topic) I also think that too much light near the shoreline is detrimental to non-human animals. Certainly more can be done with current regulations to make homeowners aware that their light should not fall on anyone else's property. That kind of thoughtlessness is extremely rude and also potentially life threatening.
If, by "increase regulation," you mean "less light pollution."
I'm not aware of any significant problems currently posed by residential lighting, and don't see the need for additional regulation.
I'm not really sure how I feel about this. On the one hand, I can see where too much exterior lighting could adversely affect quality of life for others, particularly full time residents. On the other hand, dictating could impact rentals. After all, obx is a summer resort area. It goes with the territory. To say I don't care is really not accurate.
Important for residents, quality of life and sea turtle reproduction
It is not a problem in our area, but know it is in others.
Lack of light on residential streets is far more troubling for those of us who go out at night.
Let neighbors deal with lights shining into their homes. Do not make law!
Lighting front and back yard play areas contributes to late night noise - no need for volleyball, etc. at 11pm. SS should market area as a "dark area". Require timers on exterior lights - lights often left on for weeks. There is a recent book on light pollution in the KDH library that notes there is NO correlation between outdoor lights and crime rates. A myth from our youth.
Lighting is generally for safety. Reduced lighting can cause a hazardous condition.
Like the stars! Outside lights should be kept to a minimum.
Limit excess lighting. I do not know the current regulation to know if it needs to increase.
Lumen measurement at the property line does not fully address the "point of light" glare that most people find objectionable when distant light sources such as spot lights interfere with otherwise low light neighborhoods.
Make it easy for homeowners to comply with the intent of the regulation. Only require the use of a professional in extreme cases.
Many beach communities have been doing this for sometime. Light pollution is disturbing to both sea life and humans. It makes nighttime star gazing impossible. One of the key reasons I bought property here was for a dark night sky.
Maybe a time limit on it
Minimize external lights by reducing wattage



Most light pollution is generated by the local businesses.
My opinion on this question depends on whether there is a legitimate issue with residential light pollution. To date I have not seen any evidence or have heard from any credible sources that there is a problem with residential light pollution in Southern Shores
Neighbors leave for week at a time, leaving all their outside lights on all night. Hard for my visitors to sleep with the bright lights on all night.
Night sky is a beautiful sight on a clear, dark night. Visibility has been impacted by lights in the passed several years.
Night sky is beautiful but visibility has diminished over the past several years. Breathtaking sight on a clear, dark night.
No need to light up homes like a Christmas tree. Can't even see the stars anymore with all the light pollution.
Not a problem in So. Shores. No relevance to Code update
not enough information to respond
Not quite sure there a lot of excess light now.
Not sure what the code indicates. I have not noticed excessive lighting in my neighborhood right now.
Ocean front properties using higher levels of exterior lights have a greater negative impact on sea turtles and near shore marine animals. Other areas of Southern Shores are often very dark and cause less hazard.
On 7th Ave., oceanfront house has an excessive outdoor lighting system that is on day and night.
One of the aspects that most encouraged us to vacation, and ultimately move to Southern Shores was the ability to stargaze from our backyard and especially the beach.
Our night sky is beautiful but visibility has been impacted over the past few years. We need to ensure through education and code that this doesn't continue.
Our night sky is beautiful. However the starlight has diminished over the past few years and we should ensure that this doesn't continue.
Our nightcap is an essential part of the character of and the attraction to, this place. The increase in visitors means that many lights are left on all of the time, either because the switches are not marked or the folk are from places that need it. We don't. PLEASE regulate "bleed" from lights! Save the stars!
Over-lit houses cause the loss of the night sky throughout the area. Intersection lights also could use hoods to control light-spill.
Presently not a problem
Save our nightscape. It is one of the unique beauties of the town.
security of our property is our choice
Should also address lighting from commercial buildings in Kitty Hawk that are directed toward homes in the town
Since there are no street lights, it is pretty dark at night even with exterior residential lights.
Some houses look like an airport landing strip. Makes sense to have these on a timer/motion detector so they stay on for a limited time. Luckily I have no one around me that has this but would hate to be in the houses around the ones I have seen. Same for rental properties. Exterior lights on timer/motion detector.

## Town of Southern Shores

Citizen Survey Summary Report 2-18-16

Appendix – Full Text of Comments



<p>Some of the larger houses have so many lights that it appears to be an advertisement of the rental house or a statement of opulence.</p>
<p>Southern Shores roads very dark at night and difficult to navigate at times due to lack of lighting.</p>
<p>Spotlights and security lights should be directed so that they do not shine on adjacent properties.</p>
<p>Streets are too dark. Builders and residents should be encouraged to "pollute" the street in front of their home with light.</p>
<p>Suggest some treatment of the extent of outdoor lighting on a single residence.</p>
<p>The biggest concern is obviously the summer vacation homes where people may be outside in pools and spas beyond reasonable hours. While noise can be limited, the lights can be a hindrance to the neighbors if they are too bright or pointed the wrong direction.</p>
<p>The code we have now works if enforced. The employees selectively enforce most all the codes in Town without regard for residents as the employees don't live here.</p>
<p>The devil is in the details here. Generally I am against regulating personal property however, I think lights that are permanently on, illuminating adjoining properties should be limited.</p>
<p>The excess lighting impacts the ability to enjoy the beautiful star-lighted skies in Southern Shores.</p>
<p>The issue is what is "excess light." However, the light should not be more than need for public safety.</p>
<p>The newer light s are ruining the night time star gazing. We have a telescope and enjoy using it to search the stars. PLEASE restrict outdoor lighting before it is to late. A main reason we moved to the outer banks was to escape the over lite cities !</p>
<p>The night sky is beautiful. The stars are not as visible as in the past.</p>
<p>the only concern is who will determine the amount before it becomes excess and who will make the final determination</p>
<p>The Town code should never address something so trivial. It is my property, please do not remove my rights to do as I please on my property.</p>
<p>The town streets are too dark at night. Anything that adds some light is desirable.</p>
<p>There is a neon sign at an oceanfront home on 11th avenue that is extremely bright and left on 24x7. It affects both our view and more importantly our ability to sleep as it is very bright and shines into several bedroom windows. Have asked the owners to turn it off. It worked for a while but is not back on...even in the winter when no one is staying at the home.</p>
<p>There is an ocean front home on 11th avenue that routinely keeps a bright neon sign on (nights, off-season, etc). It is extremely bright and disrupts both our view as well as shines through the blinds in several bedrooms in our home. We STRONGLY support more strict light pollution regulations.</p>
<p>There really needs to be some low impact lighting on residential streets for public safety.</p>
<p>There's an incredibly bright street-type pole light at 196 Ocean Boulevard, unclear if it belongs to the town, the utility, or the property owner but is on from dusk to dawn and drowns out the night sky - would be great to have this removed.</p>
<p>There's an incredibly bright street-type pole light at 196 Ocean Boulevard, unclear if it belongs to the town, the utility, or the property owner but is on from dusk to dawn and drowns out the night sky - would be great to have this removed.</p>
<p>This has nothing to do with code update.</p>
<p>This may apply to other streets but our street is very dark at night</p>



This should not prevent residence from havin motion activated security lighting.
This should not prevent residences from having motion activated security lighting.
This should only apply to commercial properties. To the extent possible, residential lighting should not extend beyond their individual property
This survey should not have every been sent out, the town residents were not told the truth about this code update. Stop this waste of time and \$'s and should be stopped immediately.
Town should ENCOURAGE and offer guidelines but REGULATION is too much
turtles go the "wrong" way
We need more street lights!
We used to turn our exterior lights off when we weren't outside and needed them. Now there are floods that stay on all the time, whether through neglect or in the name of "landscaping". Our night sky has lost its magical presence as the ambient lighting has increased.
What is the issue that leads to this question? I need more information to decide. I don't see this as a problem at my address, but it could be elsewhere in the town
Where is this a towns problem or right to tell owners how to use security lighting
While amount of lighting is an individual preference, the ability to see the night-time sky is a wonderful benefit for living in SS. With the advent of new technology, a common sense approach should continue to evolve that would foster the ability to not become an area saturated with light.
Without universal street lights throughout the city, the lights from residential fixtures should or could decrease the threat of crime.
YES! This seems to be a problem mostly stemming from part-time residents, who leave all their very bright outside lights on - instead of using motion lights, which would deter prowlers just the same and not be as obtrusive. A few lights here and a few lights there add up to a very big difference in how the beautiful night sky looks!
You guys regulate enough already.
(I don't think this is a priority, however, I am sympathetic with those who may be negatively affected by any extreme over-use of outside lighting. I'm not familiar with any abuses, nor am I familiar with the current code.



**Question 4.**

**Strongly Agree/Agree/I don't care/Disagree/Strongly Disagree:  
The Town Code should increase its regulation of noise from private homes or vacation rentals.**

At 157 we've not experienced excessive noise
Based on the times we've visited and on the time we've lived here, noise does not seem to be a concern. Individual concerns should be handled through proper channels, and not as a "regulated" scenario.
Because SS is pretty strict with its rental recommendations, we have never had trouble with noise during our time there. The family orientation seems to help keep the noise to an acceptable level.[]
Current regulations are sufficient.
Don't have this problem in our neighborhood.
Existing noise regulations are enough
Existing regs seem sufficient, especially requirement for permits for events/programs with amplified sound/noise.
Has not been a concern for us but know it is for others.
have never thought about this since I have never perceived a problem
I am unaware of increasing incidents of noise difficulties and believe that calls to rental agencies if appropriate or the police with gentle warnings would most likely be adequate.
I have no noise issues on my street. May be different in other parts of the town.
I have not found this to be a problem in Chicahawk.
I have not noticed any excess noise from private homes or vacation rentals in my area, and do not know what regulations are currently in the Town Code, but I do think there should be codes to allow regulation of excessive noise.
I have spoken with neighbors who are permanent residents. They don't seem to think that there is a noise issue on our street, but if there are problems in other areas, then we would support regulations to limit noise.
I haven't had a problem with noise from neighbors. I do not know what the present noise regulations are.
I think its good how it is
If the current regulations were enforced they would be sufficient
If this is a problem it is an enforcement issue, not a code issue.
I've lived here through the summers for ten years. I have two large rentals immediately behind me and have only had one or two incidents where I thought things got too rowdy/loud. The So. Shores Police do a great job in following up on complaints and quieting folks who get too loud. Personally, I have never had a need to call the police but, Its nice to know they will respond If I did call.
Most realty companies and the police currently can enforce what we have



Never had a problem with this.
Noise after 11 p.m. is addressed. We also have a noise ordinance that nothing goes on before 8 a.m. such as building noise and that has never been enforced.
Noise levels are adequately maintained already.
Not generally an issue.
Presently not a problem in my neighborhood.
Rental companies do a great job. Also police keep the peace nicely.
Should be the same as it is currently. New construction folks should be reminded of the ordinances and times.
That's the domain of the police department. If folks get loud, call the police.
The code does not need to be changed. It just needs to be enforced.
The current regulation just needs to be more definitive. right now it is totally up to each individual to define noisy. Neighbors of ours call the police anytime there is even the slightest amount of noise, and even during the day. This causes the police to have to come out for no real problem many times. there should be hours this is enforced and definition (decibels, etc) that define noisy. It should not be that because a neighbor says it is noisy, that means it is.
The Town code should never address something so trivial. It is my property, please do not remove my rights to do as I please on my property.
There are current laws on the books for this and are working fine.
There are existing noise ordinances that just need to be enforced.
There are noise regulations already. Going to be tough to enforce without noise stds.
This is not necessarily a problem now but when all the event facilities are built, it will become a problem. so I say strengthen it now.
We live on a quiet street with only occasional dog barking annoyance
We should enforce the rules already in place which, in my opinion, are adequate. There are workers working with loud equipment on Sundays and before 7 am on weekdays.
1. The sound produced by any outdoor speakers and amplifiers may not exceed the decibel level of average conversation on adjacent properties at all times. 2. Dog owners are responsible for preventing continuous outdoor barking at all times. 3. All noise that carries over to adjacent properties is prohibited after 10pm.
10 pm should be quiet time.
2 rentals behind me are often loud and obnoxious.
Same issue. I did not buy property to live in a "party" neighborhood. I chose Southern Shores because it was supposed to be residential and quiet.
After 10 pm works for me.
After 11pm parties should go inside where hopefully the noise will be contained.
After midnight and before 6 a.m.
Again, it tends to go with the territory, but noisy neighbors are far worse than the light pollution in my opinion.
Am tired of hearing music from homes six (or who knows how many) lots away. I am not sitting out on our deck to be entertained.



As a residential community we have certain expectations. Unregulated party noise, loud music and excessive dog barking detract from our residential enjoyment.
Depending on the direction and wind-speed, one can here conversations from hundreds of feet away at all hours of the day and night. Europeans have quiet hours after 10 p.m. - something to think about.
Dogs barking none stop. All night parties.
Doing a good job already
Especially from rental properties
Excessive noise after sunset and before sunrise should be addressed.
For parties or recurring loudness throughout the weekend or week.
Golf course fans are extremely noisy! We have one right behind our home.
Have hours like 11pm-7am - no loud noise
I agree with the caveat that we are the benefactors of the influx of tourists and they come here to have fun. Perhaps a solution would be to develop noise regulations for certain hours - 12 am - 6 am as an example. The town demographics encourage senior citizens to live here and maybe those who do not like the noise and fail to realize the benefits of the tourist industry should move to the mountains.
I agree. You can have a regulation but how will it be enforced?
I am a 4X Rental Property Owner. If my guests are making too much noise then the police should be called. Besides noise pollution, these rowdy folks are probably messing up my house. I like nice & quiet rental families!
I am next door to a LARGE rental home with an outdoor pool next to my bedroom window. The drunk midnight swims are especially annoying.
I think it should increase its regulation of events venues.
Including dogs, which can be a particular nuisance. The town should also increase enforcement of this problem.
Increase noise regulation for rental homes only
It is hard to regulate excessive noise. If the "excessive" noise occurs between 11:00 PM and dawn, then the police should be called to come and should have some kind of guide line from the town to go by.
It's not a matter of more regulation. It's a matter of having a legally enforceable noise ordinance
Like the beauty of the night sky, our mainly residential feel is attractive and adds to the quality of life. Moreover as an owner of a beach zone property for over 30 years, i have seen the noise increase. People usually do not know how it carries at the Beach, for others it is simple discourtesy. Please regulate for the sake of the quiet sought by residents and visitors who chose this spot BECAUSE it was without the noise and light of Kitty Hawk or Nags Head.
Need to adopt a more adequate and enforceable one.
Need to limit excess noise esp late hours and incessant dog barking overnight. This is a town, not a resort for mini motels and parties.
Noise levels are not clearly understood, as we can attest to first hand. Homes located along waterfront areas have an increased capacity for noise disturbances.



Noise pollution and speeding are probably the two biggest problems in any rental area. But while regulation is easy to enact, it would be very difficult to actually enforce beyond having the police ask loud parties to shut down.
Noisy children, lawn mowers, etc. are part of life in a community. Wild and drunken parties from vacationers are not, and it is that type of noise regulation I would like to see addressed.
Oceanfront home on 7th Ave., has rentals that exceed number of people allowed at present time.
People should be allowed to have a good time but not at the expense of neighbors who are having their own activities or quiet time.
Quiet after 11 pm
Regulation should be adequate. Not sure of current code, so not sure if it should be increased. But this is worthy of fairly strict regulation given that we're a vacation destination.
Residents deserve peace in the home even if someone is making money next door.
Residential noise should not be able to be heard off the individual property.
should not conflict with noise ordinances currently in place that allow construction noise but should control loud music and outdoor entertainment systems after 10 pm and 7 am.
Slippery slope... However, "party" noise should be subcategorized away from mowing the lawn.
Some people are overly noisy
Southern Shores is a residential, family-oriented community and should remain that way. I bought in Southern Shores because of the family-orientation and the lack of commercial or event-type housing. Keep Southern Shores as intended - single family homes for family living and family vacationing.
Summer tenants have no sense of how far noise from their radios and radios carry as they party late into the night
The riding of dirt bikes and the like, should be restricted.
There should be regulations on this between reasonable hours (11-7) so that people next to this "situations" have some recourse and police could do more than "request" people to be considerate.
There should be some code that can be enforced if the noise is unreasonable.
This is the main complaint that one would have with the proposed "event house". I am glad that I do not live anywhere near the place, but I am in support of my neighbors who are in that neighborhood. Any and all effort should be made to stop this "event house".
This should not conflict with noise ordinance that currently exist. But this should control loud music and outdoor entertainment between the hours of 10PM and 7AM.
Time deadlines
Vacation rentals
Vacation rentals should have notifications for guests regarding town code.
We live here and we rent to folks looking for a quiet family beach
We were forced to reorient our master bedroom because the next door pool and hot tub noise is excessive.



<p>With the advent of the pools and the larger houses an increasing number of weekly visitors spend the majority of their vacation in the pool area. Kids screaming in the pool at 0630, adults talking loudly at 0330, municipal pool yelling, sound system playing(shouldn't be installed to begin with), dogs barking, and much more all are heard lots away from the source. I don't want to HEAR your vacation. Noise has always been at the beach but the problem is getting out of hand.</p>
<p>Without a doubt this should be done</p>
<p>YES, YES, YES!!! Once again, I think that the town should do more to make homeowners aware of the current regulations, and the police should drive around more at night during the summer with their windows down to hear the noise coming from rental properties. Whatever happened to the old rule that people should not be outside after 10 p.m. making noise that could be heard on other people's property? Unfortunately, that sort of noise pollution happens more and more. So we either have to listen to drunken vacationers (renting weekly under the table from my neighbor from April through November) playing Redneck Roulette (aka the more obscene "Cornhole") until 2 a.m., or we have to phone the police who come to the house and tell the drunks that the nextdoor neighbors complained. If we choose the latter, we then wait for the drunks to figure out what sort of retribution they will carry out on the neighbors who had the audacity to report them for whooping and hollering at 2 a.m. I should note that occasionally some other renters in the area will drive to the neighbors' house and confront the renters there about the noise, but that doesn't happen often enough.</p>
<p>But, you must consider that we are a resort town</p>
<p>current laws should be enforced</p>
<p>Disagree, unless it's egregious and repeated disregard for others.</p>
<p>I don't know how you are going to measure excessive noise so this ordinance can be consistently enforced.</p>
<p>Noise codes are difficult to enforce. Use of dB scales is unrealistic. The best option is to limit noise generation (music, etc) based on fixed time limits, with flexible "nuisance" wording making enforcement easier.</p>
<p>REGULATION.....will we have "noise police?"</p>
<p>This idea has to be dealt with carefully. Remember that the area is a vacation spot and some outdoors "noise" is a necessity.</p>
<p>This survey should not have every been sent out, the town residents were not told the truth about this code update. Stop this waste of time and \$'s and should be stopped immediately.</p>
<p>While noise is/can be a nuisance, we live/own homes in a vacation area. The people vacationing in the area contribute a substantial amount to the local economy and are there to vacation and while on vacation tend to be loud.</p>
<p>Who makes the call? this survey needs a button marked I neither agree nor disagree not "I don't care" The assumption that I don't care seems to minimize my input. I'm forced to chose a positive or negative position</p>
<p>who to say at what level is to loud</p>
<p>You must first set noise standards and methods for measuring it. You must have the proper equipment and trained personnel. Otherwise, noise ordinances can not be enforced.</p>



<p>Again, I am not familiar with the current regulation. As a family/residential community, excessive noise, especially after 11 pm would be a significant disturbance in our community.</p>
<p>again, I don't know the specifics of the existing regulations - but similar to the previous question, I believe regulations should remain very tight regarding this consideration. My main concern would be in the evenings after 9 or 10 pm.</p>
<p>but who will determine what level of noise level is excessive and how will it be measured</p>
<p>Have never had a problem with this and not aware of the regulation in place now</p>
<p>I am not familiar with the current regulations but would support a noise ordinance that would be enforceable so that my peacefulness is not impacted by loud groups or amplified sound</p>
<p>I am not sure of the present standard. The standard should be the same for private homes and vacation homes.</p>
<p>I do not know what the current regulation indicates. In order to answer this question, an excerpt from the regulations concerning this question should be included with this question in order to make an appropriate selection.</p>
<p>I don't know the current regulation.</p>
<p>I don't know the current regulation. I don't feel noise is a problem now.</p>
<p>I DON'T KNOW THE CURRENT STANDARDS OF NOISE.....</p>
<p>I don't know the regulation now.</p>
<p>I don't know what the current regulation is.</p>
<p>I'm not certain what the existing regulations are re noise, but the current level of regulation seems to be sufficient to manage the issue. It would be helpful to get clarification on what the current regulation is.</p>
<p>Need to see evidence and my opinion might change</p>
<p>The category "I don't care" should be changed to "I don't know" - Since I have not read the "noise" code. If it already clearly defines "noise" and allows natural noise (nature generated), but controls man-made noise ( machinery/tool operation, loud musical instrument, stereo, artificially generated music (DJ), and other nuisance noise, at reasonable decibel levels and during reasonable hours, (before 10 am- after 9 pm), leave it alone - if not - change it to protect neighbors and the Southern Shores environment.</p>
<p>We, as new residents are unsure of current "regulation" but we do hope that respect to others is a priority - and enforced if necessary....</p>
<p>Without fully understanding what the regs are, it's hard to answer. Yes, excessive noise should be kept down, but current regs may be sufficient.</p>
<p>Fireworks are a regularly occurring issue.</p>
<p>Fireworks are an issue both in private homes and on the beach.</p>
<p>Fireworks are an issue.</p>
<p>Fireworks on private property and the beach is a constant concern.</p>
<p>Let's enforce the fireworks ordinance.</p>
<p>This is only a problem with fireworks.</p>



**Question 5.**

**Strongly Agree/Agree/I don't care/Disagree/Strongly Disagree:  
The Town Code should regulate the size of new homes to prevent new residential structures that are drastically larger than their neighbors' homes.**

Wild life, trees, views, good neighbors and not large groups of renters constantly moving in and out. These homes are really NOT homes.
"drastically" is a relative term. I would think that other factors would apply - such as how close a house is to others, number of allowable occupants, parking space, etc etc.
"drastically" is subjective. I believe there is a maximum bedroom size of 7. I'd like to see it lowered to 6. I would also like to see the town code interpreted/enforced to protect SS from the proposed "mini hotel" in Southern shores.
"Large Investment rental property" should be considered commercial. We are not allowed to run businesses out of our homes especially if our business has customers coming and going from the residence, parking their cars, etc. These very large structures are not "residential" single family homes, they are businesses.
1. The Stick's vision for Southern Shores was a family oriented residential community. 2. Federal demographic statistics show that every year since 19070 the % of US households with greater than 4 people has been less than 20%. 3. Since 1985 that number has declined to less than 15%. 4. Houses with significantly more bedrooms, more bathrooms, commercial kitchens, ballrooms, and higher occupancy rates are not single family residences and need to be prohibited in single family residential zones. 5. Structures that purport to be residences, but are actually commercial properties need to be limited to commercial zones and need to comply fully with commercial codes. 5.
A hotel is not a home, and neither are " wedding" or other special occasion structures. When you have to start putting room numbers on the bedrooms to know which is yours, the situation is out of control, and the neighborhood is not residential.
Again, the individual drives the size of his/her home, but homes whose size destroy the special ocean beachfront environment, or homes that are crowded into a lot whose size will not proportionally accommodate the space required should not be allowed. (Easier said than done).
Again, the oceanfront home on 7th Ave. is in excess of current regulations.
An ordinance limiting the size of new houses to 6000 sq ft has already passed
As long as the home meets the set-back and other current lot requirements, the homeowner ought to be able to build what they want.
As long as they are following the code and are not looking for a variance or exception from the code
Bigger houses need 2 lots.
Both my home and my neighbor to the north of live in 2800-3000 sq. ft. homes. The home to the south of us is a beach box - what can you do, they own the property and have discretion as to what they wish to build.
But what is Drastically larger???



CONSIDERATION SHOULD BE GIVEN TO NOT ONLY PREVENT NEW RESIDENTIAL STRUCTURES THAT ARE DRASTICALLY LARGER THAN THEIR NEIGHBOR'S HOMES BUT PREVENT THOSE THAT WOULD BE DRASTICALLY SMALLER
current standards should be continued limiting number of bedrooms to no more than 7 bedrooms
Definitely.
Do not want to lose the community ambiance-- do not rent out my home
Doesn't seem to be an issue
Don't regulate. Remember, large homes equals more revenue
Drastic size contrasts destroy the spirit and feeling of the town.
Drastically larger is a relative term. 2X larger? 3X larger? Foot print rules already limit this. Larger lots can have bigger structures.
Enforcement of codes that regulate the amount of building to natural woods should be a priority.
Event homes should be discouraged via legal regulations.
Everyone should have the right to build their dream home (big or small) on the lot that they own. Turn your question. Should one build a small home, when your neighbors have large homes. See, this socialist rule does not make sense!
Fire alarms (pull stations), and sprinklers should be a must in homes with 4 or more bedrooms. Sewerage and pool & hot-tub water must be managed. Rain runoff should not be inflicted on neighbors or streets, keep it all on the property.
Having been through this in NoVa, I hated the fact that friends lost the use of their yards to houses that totally blocked the sun in the back yard with McMansions on either side. People took maximum size of house on lot so little yards and then let their kids play in the street because they didn't have any yards. Please stop this so we retain the character of SS vs places north and south of us!
However, I don't like the way this sentence is written. I think the size of the home should be regulated but I don't agree that next door homes should have any say so or limit the size of a new home to match the size of a neighboring home.
Huge houses with many bedrooms mean noise, parking, etc. will be a problem. This is a residential town, no need for motel size houses.
I REALLY strongly agree. This is not the reason I bought in Chichahauk. We are a (relatively) quiet residential neighborhood and it should stay this way. The community and atmosphere are going to be RUINED if oversized party houses are built. We are RESIDENTIAL - NOT PARTY CENTRAL!!!
I agree specifically when these homes are being used commercially as "Event Houses".
I agree, especially if the new homes are being used for commercial purposes.
I am fairly shocked at the size of some of the new homes (and multiple additional structures), and THE CLOSENESS TO THE PROPERTY LINE. Perhaps that closeness is of more concern than house size itself. I'm guessing it could negatively affect the value of the neighboring house, and that ultimately affects all the values.
I am more opposed to the commercialization of residential properties as event facilities.
I do care but not about size. I care about large homes being constructed specifically for event/commercial purposes within our residentially zoned area. Height restrictions and lot coverage allowances should remain as they now stand.



<p>I don't have an issue with large single family dwellings. It is the "event" homes I take issue with and my concerns are many, not the least of which is the negative impact on the quiet, serene and natural beauty of our area. It is also a problem that current codes do not require a sprinkler system when data clearly supports the efficacy of such preventive measures.</p>
<p>I don't think any regulations should entail INCREASED setbacks though. The Town did this previously and made half the structures in town non-conforming.</p>
<p>I purchased a home in this town knowing it was different from others that allowed huge party houses. Allowing this to change will change the feel of Southern Shores.</p>
<p>I spent years selecting the location for my home purchase on the Outer Banks. I bought in So. Shores specifically because it was a residential community with commercial enterprises restricted to the entry to town along Rte. 158. I do not favor the large mega homes which in fact are not home but, businesses in the midst of residential areas. I do not find the wedding venue folks argument that this zoning these businesses out of So. Shores will ruin their livelihoods and future.persuasive. So. Shores is only about 4 miles long in a 100 mile coastline. Those businesses are growing rapidly and there is space available and communities who would welcome their business. So. Shores should not be one of those - our unique position here on the Outer Banks is as the premier year round living community. We should not permit the type of growth that would threaten this positioning.and make us like every other community here on the OBX.</p>
<p>I think that this will be difficult to maintain bc many older homes were much smaller than people build today</p>
<p>I think the key is defining the term drastically. We plan to make our home larger, but feel that keeping it in the theme of the neighborhood is vital.</p>
<p>I would need to know the scope of this,e.g., would being adjacent to a 1500 sqft 'flattop' preclude the construction of a 3500 sqft home?</p>
<p>If a home is built with intentions of living/vacationing in the dwelling that is fine. However, a house constructed solely for the purpose of hosting events should be considered commercial and doesn't have a place in our residential zone.</p>
<p>If a lot is next to a bungalow it probably is not fair to limit a new house to bungalow size. But we're against overbuilt houses.</p>
<p>If legal</p>
<p>If someone has the property and the money I don't care how big the house is but I don't want large houses used for commercial purposes such as event houses. Keep hight code the same.</p>
<p>If the lot supports the size including set backs and septic provisions any size regulation I would see as a property rights infringement</p>
<p>If your next door to a small 3 bedroom house/rental and want to build a 5 bedroom home you should not be denied because the houses near you are small. However there should be a max of 7 bedrooms.</p>
<p>I'm less concerned about the size of homes than about the use of large homes as event facilities (for weddings or for very large groups). I would support limitations on residential construction of a maximum of somewhere between 5000 and 6000 square feet.</p>
<p>In addition, the regulation of oversized, residential parking areas.</p>
<p>It depends on whether the rental property/home is used as a motel/event house. That should be regulated.</p>
<p>It doesn't matter the size of the house but houses with 16 bedrooms are clearly mini hotels and are not residential use.</p>



<p>It is my opinion "Event Homes," homes that generate income and use income/deductions as income producing property with the IRS, should be considered commercial or a zoning with residential/commercial combination if possible.</p>
<p>It's not that I don't care. I do. Homes that are built specifically for events should be considered commercial endeavors and thus do not have a place in our residential zone. If a large home is built as a primary/vacation home and the owner indicates he/she will occupy the dwelling I don't have a concern with it as long as all codes are stringently adhered to during construction.</p>
<p>Keep Southern Shores as the community intended - single family homes that blend with the surrounding while respecting the environment, neighborhood, and charter of family living. The current regulation of 7 bedrooms or less should not be changed to allow for any structure larger. Do not pollute the community with any event or McMansion structures.</p>
<p>Keep the character of Southern Shores. Do not let it become commercial</p>
<p>Keeping the character of the town a residential character, respecting the rights and properties of those who were here first is essential to the stable growth of the town.</p>
<p>Large homes are not the issue for me. The issue is the number of bedrooms. Personally I do think we should allow for up to 7 bed rooms up from what I think today is 6. I would be ok with 8 but larger than this I do not support. I know it seems we cannot regulate based on number of bedrooms anymore with the new law but the desire to use regulation to keep it at 8 or less IMO should be our goal. I do not like the way the question is asked as it refers to the size and not occupancy. For this reason I would prefer not to answer this question at all and I feel it is misleading and design to get a specific result.</p>
<p>Large homes for residential use (summer, vacation) are fine. Houses built solely for the purpose of holding events are commercial and do not have a place in the residential zone.</p>
<p>Large houses create large noise issues. They are investment, commercial ventures only and shouldn't be able to degrade the quality of life of those around them. Situated next to a real single family homes is unfair to those around them. They can also create traffic, parking and sewage issues.</p>
<p>lot coverage regulations are adequate</p>
<p>Lot coverage should be the determining factor of what a person can build on his/her property. New houses will naturally be larger. Change will always occur in what is in fashion size wise, we need to maintain the coverage to provide adequate septic with the 100% coverage and storm water runoff.</p>
<p>Maintaining the character of each of Southern Shores neighborhoods is very important.</p>
<p>Mansionization of the TOSS is a threat to the beauty and nature of the town. If we wanted a house in Duck, we would have bought there. TOSS has a feel and character that will be lost if the construction of these small hotels is allowed.</p>
<p>Maybe a good idea. Thought there maximum lot coverage rules</p>
<p>moved here for peace, quiet , neighbors parties are fine ie birthday, family celebrations etc. Never would want an event home, that would be a considered a business in a residential environment!</p>
<p>My answer is dependent upon the definition of "drastically larger than their neighbors homes." My home is relatively small and there are home being built around mine that I could consider "drastically larger". I don't have a problem with the homes currently being constructed and actually think they can raise my property values. I do agree with regulations that would be imposed on the mega-mansion type homes that are the size of a small hotel/motel. These regulations are for fire and life safety reasons. At a certain point these homes should have to meet the NFPA 101 requirements boarding houses or dormitories.</p>
<p>my biggest concern is on site septic</p>



My issue with mega homes are safety, at a certain point they should have to have the same safety features and regulations as a hotel.
Neighbors not limited to those immediately adjacent to new residential structure
No hotels on our residential streets!
No mega homes, thanks.
No megamansions please. No increase in the height restriction please.
NO to any homes that violate the septic tank requirements in the code already
Not sure what drastically larger means?????
Obviously few if any people in Southern Shores like event homes. We appreciate all you can do to minimize the chances that huge event homes are built.
Of more importance is density, bedrooms and parking spaces.
Once again,why would a town get involved in a resident's issue of jealousy because their house is smaller and not maintained ?
our houses were all limited, so should all future properties. 7 Bedrooms is plenty for a residential town
Parking issues should be addressed. Large homes are perfectly appropriate on large oceanfront lots. Large homes increase our tax base. The seven bedroom limit worked well for years...hopefully we can maintain a similar balance going forward with a new mechanism for allowing large homes (6000 or 7000 s.f.) while keeping the number of occupants within reason (14 people or less)
Please find a way to prevent mega-homes from coming to Southern Shores. One of the reasons we bought in Southern Shores was because of how well it protected against over-building.
PLEASE stop the mini hotels before it is to late.
regulations should focus on total structure size, not size relative to other structures.
Retain the residential nature of our community
Seven if fine. 16 is way to many. Half maybe.
Since the size of homes varies significantly, the yardstick should not be "neighbors' homes. The yardstick should be square feet relative to the size of the lot. A larger lot could have a larger home.
Size has little to do with it. Annoyance from larger groups of occupants, more lot coverage violating 30% code restrictions, etc.etc. Question is framed to imbed "envy" for evaluators...poorly worded
Size is not the only issue, but serves as one symptom of a greater incompatibility.
Size of neighbors homes should not matter. Size of "small hotels" or "event houses" is a whole different matter. IF the rule is a maximum of 7 bedrooms, that that is as it should be. Don't bend the rules for one building for that may set precedent.
Size should be regulated, but the measuring stick should not be a neighboring home. Some very old very small homes on the oceanfront.
So this would mean that potentially you wouldn't be able to build a nice 5-6 bedroom home between 2 flattops?
Southern Shores has already established the general size of family home it wants. We do not want the tremendous homes that are more like "hotels" that can be found elsewhere on the beach.
Southern Shores is mostly a residential community!
Southern Shores is primarily a residential community. Understand that this issue is very subjective and contentious, but houses with double-digit number of bedrooms are inconsistent with a small residential community. Excessively larger homes can create many unintended problems - noise, parking, safety, etc.



<p>Southern Shores was developed as a residential community with the goal of maintaining the ambiance of nature and integrating that with the community. Large homes are actually commercial structures that fly in the face of David Stick's vision of the community.</p>
<p>SS is a residential community not a motel complex. If that is what we wanted we would go to Myrtle Beach.</p>
<p>Such structures detract from the atmosphere of our community</p>
<p>The "event house" will be a eyesore and will decrease the value of the homes in the area. Again, this house needs to be stopped from being built.</p>
<p>The Council has already passed an ordinance limiting the size of new construction houses.</p>
<p>The current ordinance should continue limiting the number of bedrooms to 7.</p>
<p>The definition of "drastically larger" is of utmost importance and will be highly contentious. One hopes that reason can prevail and a consensus can be reached regarding the desired character of the community.</p>
<p>The entire character of a neighborhood can be violated when huge party houses (semi-hotels) are allowed to be built among normal size houses.</p>
<p>The LARGE rental home next door often has renters who park on my lot because the driveway for 202 Ocean Blvd cannot accommodate the multiple cars that families bring.</p>
<p>The largest home should be restricted to 7500 sq. ft. Don't agree with the wording of the question.</p>
<p>The lots here are not large enough to support the septic systems of houses with excessive bedrooms and bathrooms. A lot of the people moving here from cities know nothing about caring for thier systems and pollution is a potential problem.</p>
<p>The nuisance use, not the size of a home should be limited or prohibited - this includes creating a traffic or parking or noise pollution, Where pollution include the deprivation of a neighbors free access and enjoyment of their own property.</p>
<p>The problem is we're not really talking about "residential" structures - we're talking about commercial event houses - once the first one is allowed, that's all she wrote</p>
<p>The Town Code should regulate the size of new homes to prevent new residential structures from placing excessive strain of the town's infrastructure or resources. The size of a residential home should only be regulated by the size of the property on which it sits, making sure it meets the town's existing regulations (parking, septic field, footprint, etc.). Just because a residential structure is "drastically larger than a neighbors home", is poor criteria for limiting or restricting personal property rights. Should there be a town regulation distinguishing the size of a residential structure from the size of a commercial structure? When is a structure so large, that it should then fall under commercial status?</p>
<p>The town has no business being involved in someone else's home. Homes for rental should be regulated only as far as number of rentals allowed in one home. Also [height] restrictions should be maintained.</p>
<p>The town is going to tell me I can't build a 4,000 sq foot home because my neighbor has a 2,000 sq. foot home.???</p>
<p>The town should also examine what is considered residential- if residential can be defined as homes over 7BR</p>
<p>The town should restrict residential structures using square footage to address the nullification of the 7 bedroom maximum by SB25. The proposed 6,000 square footage would be first step.</p>
<p>The zoning ordinance should also define "event houses" (based on occupancy or number of bedrooms + baths) as businesses and regulate them out of residential-zoned areas.</p>
<p>Their property!!!Do what they want</p>



<p>There is a limit on lot coverage, but I guess this goes more to height. It would be unfair to a property owner to be limited to a smaller house simply because the neighbor has a one bedroom house. On the other hand, there should be some upper limit beyond just the lot coverage, given that definition only includes the footprint.</p>
<p>There needs to be a formula for the proportion of land to building size i.e. a large house is ok if it sits on three lots .</p>
<p>There should be some defined limit on the size of a single family home.</p>
<p>These larger "residential" structures aren't residential at all; they're mini-hotels, commercial ventures. They do not belong in residential areas.</p>
<p>These structures would ruing the integrity and overall ambiance of the town.</p>
<p>These very large houses necessarily rent to large groups and must be operated as a busineses. These large groups lead to noise control, parking and other issues. They do not fit the current character of Southern Shores as a small quiet community.</p>
<p>They are a huge public safety risk from evacuation, fire, storm damage etc.</p>
<p>This creates a safety issue and over crowding in a small area . It now has become a business such as bed and breakfast or some hotel not a home. When you have a house with 12 bedrooms being rented weekly it becomes a safety issue. They come under no regulations that motels or hotels have . No fire codes or other safety codes. Where are they parking all their cars?</p>
<p>THIS IS A FUNCTION OF THE ZONING CODE. THE BUILDING CODE HISTORICALLY DEALS WITH STANDARDS.....</p>
<p>This is a residential area, not commercial. We bought here because it was touted as family-oriented, but is becoming a series of McMansions. We do not rent out our house.</p>
<p>This is an urgent issue. We who will live here or who visit have worked to maintain the residential atmosphere of the town. A sone who thinks 7 bedrooms is too many, larger is simply greed. Moreover they are unsafe and ruin the character that is attractive to renters and beach users. We do not need motels on our beach in whatever disguise they come. Absolutely regulate by zoning or any other means. We are not Pine Island for a reason.</p>
<p>This is KEY to preserving the image and atmosphere of Southern Shores.</p>
<p>This question is leading and tilted towards a specific agenda targeting specific restrictions. This question should be changed to identify specific areas within Southern Shores as to what the limitations, if any, should be for those specific areas. Oceanfront lots are much different than Sound-front, canal-front, and land locked lots. Any changes to the code which restrict, expand or change the type of development proposed for any lot should not be retroactive but made to take effect on a date, in the future, described in that code change. I strongly disagree with any changes to the code that would change the restrictions or freedoms defined by the code as it was on the day the property was purchased. Changes should include grandfathering for lots purchased prior to the date the code changes take affect. Otherwise, I would fear that the town's resources would be redirected for legal expenses spent to defend questionable code changes.</p>
<p>This survey should not have every been sent out, the town residents were not told the truth about this code update. Stop this waste of time and \$'s and should be stopped immediately.</p>
<p>TOSS should regulate the size of the residential homes due to the small lot sizes here in town.</p>
<p>Unlimited residential size is inconsistent with the town as we know &amp; love it, and is damaging to the quality of life.</p>
<p>use of realistic minimum and maximum sizes</p>



<p>Very straightforward. My issue is not that they are drastically larger than their neighbors' homes but rather the change in the strategic intent of these type of structures. They add stress to our common areas which put more strain back financially back to those of us that live here year round. They add other stress to infrastructure, and generally the ownership is not from single families who contribute financially and/or emotionally to the long term success of our community. Even if a family is not a permanent resident, there is still a typically different mental attachment to traditional vacation rental homes versus the 'mcmansions' that are owned by many people or companies as investments.</p>
<p>We hope none of the humongus multi-bedroom "rentals" are not allowed.</p>
<p>we are not Corolla</p>
<p>We do not support the new building trend to construct mega-homes in residential areas. Towns must be able to regulate house and business construction.</p>
<p>we had a house on Hatteras Island for 30 years in a small subdivision of 3-4 bedroom homes. Then there were 8-10 bedroom homes built near us. Th quality of life was negatively changed and we moved to S.S. Noise, traffic, lights, crime all increased.</p>
<p>We have lot coverage regulations in place. I personally am not a fan of 15+ bedroom homes, but if I want to build it I should not be stopped because it is bigger than my neighbors' homes.</p>
<p>we need to keep it a residential community ( no more than 6-7 bedrooms )there is no need for multi bedroom event homes</p>
<p>We need to maintain the integrity of Southern Shores as a residential area.</p>
<p>We would all still be living in caves if we wanted to keep it the same. Limit lot coverage and enforce it.</p>
<p>What is definition of "drastically"? I think 10-15k sq fits ok, 30k maybe not.</p>
<p>When we built 20 years ago, height restrictions made us change architectural plans. Now homes on the beach block our views because they did not have these regulations.</p>
<p>While I'm sympathetic toward owners of smaller properties, those larger homes provide added tourism capacity and related tax revenue.</p>
<p>Why would you penalize a person from building a larger home because others built a small home. The current max of 7 bedrooms and you can only build on 30% is adequate.</p>
<p>Would like Southern Shores to remain a family place rather than a loud event place.</p>
<p>YES, YES, YES!!! I realize that the current regulations that focus on the number of bedrooms have been overridden by some stupid legislation coming out of Raleigh. Surely, though, there could be regulations that treat anything larger than the current bedroom maximum as a motel--for that is surely what they are--and require safety improvements, sewage treatment (beyond mere septic tanks), parking, and exorbitant taxes for each bedroom or den/bedroom beyond the currently allowed number. I realize that the local rental companies are too greedy to offer help in this situation, but they could do a lot more than they do to regulate who rents a house. A "Party House" would most likely have way too many unrelated people to be considered a family rental; if the rental companies were forced to enforce their own rules against house parties, the larger houses would end up standing empty.</p>
<p>You should be allowed to build whatever you want. We've suffered this in respect to losing some of our ocean views over the years, but I would never want government dictating how large a home we or anyone else can build.</p>



**Question 6.**

**Strongly Agree/Agree/I don't care/Disagree/Strongly Disagree:  
The Town Code should reduce the potential maximum number of occupants in proposed new homes.**

A reduction is not necessary. I believe the code already limits the number of occupants at a reasonable level; one that is far below what the "event house" will have.
again lot coverage provides protection
As I understand it the current regulations cap guests at 14 for any single residence. If that is the case I'd say that's a reasonable amount but should certainly not increase.
As I understand it the maximum number of occupants is regulated by the number of bedrooms which then determines the size of the septic system. Septic systems should not be allowed to be 'mechanically enhanced' - they should be natural drain only.
As long a codes and zoning are met and there should be no arbitrary, excessive and/or unreasonable zoning or code requirements.
Current regulations based on septic capacity are fine
Current regulations limit maximum occupancy based on number of bedrooms and the concurrent septic system. Additional regulation puts a greater financial burden on new homeowners.
Currently the occupancy is 14. That means 14 people can sleep there. We can get unintended consequences if have event permits. Private homeowners will be impacted as well as what the Town wants to currently regulate which are Event Houses. Parking for an event will be the limiting factor for such Event Houses who want to hold events as a business. We need to carefully craft that so we are not giving these houses access to Town parking lots. Guests who come to attend these large events would have to be brought in.
Keep the same
Leave as is.
not sure what it is today, but it should remain the same.
Regulate parking instead
Same response as stated for item five above.
That is determined by parking and septic.
The limit to 14 that now exists seems fine. The problem is that our Town Manager has no interest in enforcing it so it is ignored.
The number of occupants are restricted by the size of the septic tank and field. Why add another regulation when the enforcement of that one should be sufficient? If the proposed new homes can meet the septic requirements, why would the code impose another regulation on a property owner?
The number of occupants is based upon the number of bedrooms and the septic permitted.
The number of occupants should be a function of the capacity of the septic system so as not to damage the environment. The size of the septic system should be a function of the size of the lot.
The single family residential property code promises a reasonable number of occupants, maybe even occupants who are related to one another as in a family.



The Town has no way to control maximum number of occupants in new homes (aka wedding house/event house). They should control septic and the 100% repair area and not let any septic area be covered with parking
THIS IS A FUNCTION OF THE ZONING, HEALTH CODE AND INDIRECTLY THE BUILDING CODE
This is currently governed by septic capacity. It should remain that way.
This question is too broadly stated. Number of rooms, number of bedrooms, adequate septic, adequate parking, easement questions are what should be looked at.
We agree with what is now currently in place, however, it is not enforced.
We do not need apartment or town-home complexes.
What you have now is good but I like to think you have a reasonable maximum
Absolutely. It is a fire hazard. Commercial may require mandatory sprinklers?? I also have concerns about septic systems and parking.
Again, retain the residential nature of TOSS
and strictly enforce the law, have rental companies reflect the no the home sleeps
Anything beyond 7 bedrooms and 14 people becomes problematic in our view. Leave it the way it is.
At some point, a single family residence is not "single family".
Children are a gift & we are not against traditional large families - in fact we wish we had been blessed with many children. "OCCUPANTS" are not necessarily "families"....
Don't need a Corolla type situation going on
Especially those built to be seasonal rentals
Frankly, I think a combination of occupancy, and septic capacity should be used as a guide for acceptable building size within the town. This would NOT mean that people could not have party's with a larger number of attendees than the septic capacity. This should restrict parties to no more than 12 hours duration rather than try to set a limit for the number of attendees. Parking should also be considered but, shouldn't be more specific than all vehicles should be parked off the town roads and not on the septic fields of any residence.
From a safety standpoint, yes. Just because we want to regulate, no.
Heard a band note that they had played a private party up in Corolla with 52 people in the house! Even a house with 16 bedrooms would have a minimum # of 32 people - and possibly more. No lot in SS could hold the resulting sewage from that number of people. Where does it go?
I am most concerned with ground water quality issues. As new septic systems for larger homes are added, any increase in ground water levels threatens the health of residents. Nags Head is currently facing significant challenges in this area.
I am next door to a home that rents for 18 occupants. Often there are more like 25. The noise is a nuisance especially after midnight with the outdoor music. They say they have parking for six cars, but when you have 6 cars with trailers, they park on my lot disturbing the natural vegetation.
I don't believe any home should be allowed to have more than 2 times the number of bedrooms on a permanent basis.
I don't if 'reduce' is the right word since I'm not certain of the existing regulation but I do believe it should be controlled.
I have 5 bed room house. 10 people. With exceptions for infants.
If a difference is made between adults and children as occupants
If these are "single family" dwellings, limit the number of occupants to a reasonable family get-together.



<p>It is my understanding that on the ocean side of Duck RD the occupancy limit is 14 per house. Unfortunately some rental agencies, including Carolina Designs, do not advertise the occupancy limit in a way that is easily seen. Because of this, tenants are not aware of the limit and arrive at the house in numbers that exceed 14. The town does not enforce this limit of 14 per house, but the town and its officials, who work for the town, should be required to do so. Otherwise the officials of the town should be replaced by someone who will enforce the existing regulations.</p>
<p>Life changes and the occupants will increase. Limit septic to the current 14 that occupy the house for more than 5 days</p>
<p>Limit single family residences and occupancy to what matches government statistics on the size of residential households.</p>
<p>Limit the square footage. We don't need huge homes that are really mini-hotels. You can make an exception for a home owner that lives in the residence and really wants a big house.</p>
<p>Might also want to explore preventing existing homes from becoming long term or seasonal overflowing, jam packed rentals.</p>
<p>Neither the beach, infrastructure, septic systems, or residential nature of the town can tolerate masses of people and the traffic and noise they bring. There ARE already places on the OBX who cater to these crowds. We do NOT NEED TO BE ONE OF THEM</p>
<p>no more than 16 maximum occupants or what ever the current level if less than 16</p>
<p>No more than 16 or whatever the current ordinance permits.</p>
<p>occupancy = septic tank capacity</p>
<p>Only if it's a rental</p>
<p>Oversized homes are getting out of control.</p>
<p>Plans for houses that will have more than the 7 bedrooms that are now approved by the current codes should be declared businesses and thus not allowed in residential areas of TOSS!</p>
<p>Residential homes should be around 10-14</p>
<p>Should also include outbuildings.</p>
<p>Should regulate all homes not just proposed new homes. Not more than 2 occupants per bedroom, not more than 7 bedrooms.</p>
<p>Somewhat agree due fire and life safety reasons.</p>
<p>SS's appeal is the single family home orientation. I would be very unhappy if HUGE homes 5+ bedrooms became the norm or if duplexes became the norm. The demands on water , community services and traffic would be excessive.</p>
<p>The criteria for maximum number of occupants should coincide with total square footage and septic capacity.</p>
<p>The current occupancy limit of 14 persons should be adequate to house most families &amp; their guests and accommodate rental groups. The limit should not be raised to accommodate larger groups due to infrastructure, fire, noise, trash and safety concerns.</p>
<p>The current regulation of a maximum of 14 people (7-bedroom home) is quite adequate. Allowing for anything higher will only increase traffic, trash, pollution, noise, potential damage to the delicate eco-system, dunes, sea grass, and disruption of Southern Shore's family-orientation.</p>
<p>the home next to us at 12 13th Ave. is built right to the limits of town ordinances. It has seven bedrooms but uses an eighth and at times has housed as many as 24 people. This isn't right.</p>
<p>The houses are already too large with 14 people the maximum. Many times the number is exceeded but nothing is done by the rental companies.</p>



The large size homes are built to get around current non-commercial zoning regulations
The maximum number should be related to a reasonable bedroom count, but should not prohibit property owners from having gatherings of families and friends (which are temporary occupants).
the number needs to be reasonable and related the square footage of the home and size of the lot
The Southern Shores community has been a quiet residential area. In order to retain the attractiveness of Southern Shores as a residential community, some restrictions on number of occupants should be considered. Not to do so would dramatically change the character of the town over time
There is a home on Wax Myrtle (the former home of former Mayor Don Smith) who have anywhere from 6 to 8 cars and trucks, including a very large commercial truck, parked in their driveway every day - all year long. We need to enforce existing codes as well.
These big houses have many more people than they should! They are over powering in every way!
Thinking that a bedroom will only sleep two people is foolish. You must also think about sofa beds, convertible chairs and ottomans. Excessive occupants lead to potential septic problems.
This is basic community safety.
This seems to be an appropriate vehicle for ensuring event homes (and homes in excess of 7-8 bedrooms) do not become a fixture within Southern Shores.
Too many occupants is bad for traffic, noise and the environment
Too many people equals too much noise and a crowded beach.
Traffic, noise, trash, light, septic health and carrying capacity of the lot are all important factors.
Until such time as the septic systems are replaced by proper sewerage systems, and the number of cars/person permits parking all occupant vehicles within said property, while leaving area for proper drainage of rainfall through the soil. Maybe a hotel should be called a hotel, and taxed accordingly.
We don't want SS to turn into myrtle beach with condos and hotels blotting the landscape.
Yes, this reduction should be based on the septic situation as well as parking.
As long as they have the septic and water available and they are in compliance with all laws
Easy to codify, almost impossible to enforce. Are the code enforcement officers going to go door to door and count the beds? Are they going to check for bunk beds in multiple rooms? It would be nice to remove massive houses, but I don't think occupancy is the right mechanism. Maybe maximum square footage based on the lot size.
How do you count babies? They could be in their parents' room or one of their own. Adults or children could be sleeping on the floor. Would be hard to enforce.
If someone builds a rental home with 3 master suites and two bunk rooms then the house could have a max capacity of 14 providing the septic was built to support it. You do not want to impose stupid restrictions that will cause loss of income to the Town.
Isn't this a resort area with many rental properties ?
No. We have maximum lot coverage & height rules that will indirectly control the house size, bedrooms & occupancy
Occupancy should stay as is
Should be dictated by the allowable square footage of the house. Again disagree with the wording g of the question.
Their property they do what they want
This is not the towns place to arbitrarily place limits on occupancy. The town illegally did that once and has been overruled by the state. I am a strong proponent of individual property rights and feel that they should not be tampered with in the interest of "ambiance!"



This proposal has already been voted down. Hard to enforce anyway.
This survey should not have every been sent out, the town residents were not told the truth about this code update. Stop this waste of time and \$'s and should be stopped immediately.
This was a proposed ordinance that failed to pass. This would be very difficult to enforce.
This would depend on the intent and degree of the limitation. If this is to limit unreasonable home size it seems to be a way to do it. However, TOSS should be careful about impinging on residents lives with unreasonable regulations.
To a point - I am from a large family...
Agree but not sure what the current maximum number of occupants is?
But do not know what the current number is.
But I thought new laws did not give the Town power to do #5 or 6.
Can't answer because I don't know what the maximum number allowed is right now.
Can't tell if this applies to current maximum or future maximum
Difficult question not knowing what the current limit is!
Does town code have a limit on number of occupants in current homes? If there is no limit, doesn't that impact the septic system?
I do not know if there is a regulation on maximum number of occupants in existence now. Again, there should be some ordinance in place to prevent large event houses.
I do not know what the current policy is, but I do think that having a bunch of houses like Pine Island, for SS is ridiculous.
I do not know what the current regulation indicates. In order to answer this question, an excerpt from the regulations concerning this question should be included with this question in order to make an appropriate selection.
I do not know what the present restriction are.
i do not understand teh question
I don"t know what the number now is so it is difficult to answer this question.
I don't know what are existing regulations
I would first have to know what that proposed number would be before I could comment either way. I am not inclined to want houses with 20-30 people in them though.
Is this accomplished through limiting the number of bedrooms?
It depends on what the current maximum is, and, again, on things related to house size that I mentioned in my comments on question 5
Not sure what the current limit is. Answer could be more accurate if current limit was stated in question.
Not sure what town code is currently. Agree that it should limit number of people sleeping at residence.
Perminant or weekly/monthly occupants? In some cases a house could be occupied year round by grandma, grandpa, mom. dad, uncle Bob, aunt Lou, brother Joe, sister Ann and 20 kids. On the other hand, how many drunks can you fit in a walk in closet on a weekend in July? Going to be tuff to police this one.
Reduce? What is it now? Code should set reasonable guidelines on this very hard to enforce definition.
relative to what?
The issue with this question is you do not state the maximum number of occupants so I cannot answer. Without this information, I have to select disagree (though I would likely agree)
What are you reducing it from? How do you police "number of occupants?" What if people bring in rollaway cots? Are people sleeping on the cots "occupants?"



What is the potential maximum number of occupants, thought it was 14. If so then strongly disagree.
Without knowing what they have in mind how can we vote. Is this year round or at wedding or anniversary party
Your statement is too vague..... Based on what criteria? I am not in favor of further restricting personal property rights, unless there is a good reason. Health Dept. and Fire Dept. regulations should be an adequate determining factor in the safe number of occupants a residential structure can contain.
Control of "event" homes is needed to maintain the non-commercial nature of the community.
It would be beneficial to know what the maximum number is now.
Our structures should not be viewed as mini hotels
Our town has always stood apart from others by its development as family centered and quiet place that allows the beach to be the main attraction. Huge houses with huge numbers crowd a smaller beach and ruin the experience for the many who are renting or living in the normal sized home that line our streets. We are not Pine Island by choice. The right of a developer to his profit should not trump my rights as a home owner. Zone them out!
Southern Shores has been a family vacation spot for our family for more than 40 years. We have also owned four different properties over those years. We look at this place as a FAMILY gathering spot, not a commercial area of small hotels. Keep size to the current 14 max.
There should be some threshold for occupants or bedrooms at which a property is no longer considered a residence but is considered a commercial property and is governed by commercial zoning regulations.
This is also a question that needs careful consideration. I believe that a certain # of bedrooms should be specified. The recent development of really large homes , called event homes are really small hotels, not homes and should not be allowed in our neighbor hood of residential homes, vacation homes for up to 2, possible families should be considered as a limit.
When does a "single family residence" become a McMansion? When the rental use is greater than the family use.
The current max of 14 is fine providing the home and septic system can accommodate it.



**Question 7.**

**Strongly Agree/Agree/I don't care/Disagree/Strongly Disagree:  
The Town Code should increase its regulation of stormwater runoff from private property that flows into streets.**

Already regulated by state.
Are we talking about during construction? Otherwise, this isn't a problem that I know of.
Bedroom should have maximum number of occupants
common sense should prevail.
Considering we are all on sand storm water shouldn't be a problem. Stop the build up of lots with excessive fill and insist pavers be used for parking would help.
Depends on the circumstances
Enforce the existing ordinances
I do not have a perspective on this.
I do not know why this is important or, needs increased regulation.
I have seen the results of this---trees removed, mosquitos increased and storm run off created.
In the area where my home is located I am unaware of excessive water run off. I am sure there are areas here this is a problem and some action may need to be taken.
Is this actually a problem? Doesn't most of the stormwater soak into the sand? Where it is a problem, like the south end of Ocean Boulevard, can't that problem be dealt with without a Town wide regulation?
It's not that I don't care, but there seems to be a reasonable balance already.
Not a problem here.
Seems generally OK, but sure there is room for improvement given all the variables.
The town is really behind the eight ball on this one
The town needs to increase its enforcement of regulations already on the books.
The Town right now has a right of way in front of each property that it can use to stop stormwater runoff from private property. The Town just doesn't make use of it. My example would be Dogwood Trail E. that floods Rt.12. The Town could make the medians in the street going down the hill be water gardens. The Town could also divert water into retention areas all the way down to take on the increased flow of water in downpours.
There are already stormwater runoff ordinances as well as Federal law. The Town should enforce the laws that are already in force.
There are rules already doing this including Federal regulations.
this is a non issue because water flows into the sand
This seems to be sufficient at the moment.
Wasn't aware it was even a problem.
....as well as storm water runoff from private property on to another private property.
As development occurs make the lot owner handle their water as the undeveloped lot did before them.
as long as the runoff does not create significant and repetitive flooding



But carefully. In our town we passed a law that is much too costly and overkill in terms of water runoff control.
Check out 13th, 5th, Dogwood , and Skyline at Ocean Blvd and Duck Road to name just a few.
Control the amount of fill brought in; restrict the non-permeable surface percentage for a lot; restrict the number of cars allowed.
Do not know details of current regulations but rainwater runoff is a serious environmental issue
Drive through Collington Harbor - specifically - Rodhom Drive - where for 2 new homes the builder was allowed to "raise" the lot which has caused a horrible water build up in the road each time it rains - this was in about the year 2000 - The problem still remains - it floods the underneath of the home that existed before the new constructions to this very day - very sad !
from a safety standpoint only
Good idea and should be contained in the building codes.
I think storm water management is an important issue but not sure how additional regulation to keep it off the street can be achieved. The water has to go somewhere and without storm drains what options are left for property owners?
If becomes a regulation then streets should be curbed.
If runoff is a result of development on the private property and not existing natural terrain.
If storm water runoff has been determined to be a problem for the town, then yes, the Town Code should be reviewed to determine the best solution to the problem and any new regulations applied to all residents.
If this means no clear cutting Yes!
It seems that the town is already doing about all it can to regulate runoff with limits on lot coverage. They should, however, encourage semi-permeable driveways, walkways, etc. They should also encourage the use of rain gardens, rain barrels, and other methods to assist homeowners to VOLUNTARILLY limit runoff.
Keep it simple - a break or dip in the driveway, etc. include guidance from town staff and don't require professional surveys for this purpose except in extreme cases.
Like not allowing solid paving of driveways and the size of concrete around pools
Need to prevent lot coverage of paved parking areas as well as the lot coverage. Don't tax them more because the people doing it will not be concerned about the extra tax if they are renting for \$10K+/week.
Need to protect property from flooding where possible without taking decisions from the property owner. A nice balance if possible.
No reason this can't be done. We do live on a sand bar after all.
Not aware of what the current regulation is, but if a new home goes up and a problem suddenly exists as a result, then the new home owner should have to fix it.
Obviously this needs our attention.
people should not be allowed to fill their property higher than the road and cause flooding for the everyone else. There were dips in the shoulder of our road when we moved here. seems everyone but us, filled theirs in. those swales served a purpose. they are in the right away and shouldn't be filled except for the driveway..
Should be a joint effort!
Should be monitored BUT DO NOT CONTINUE TO DESTROY THE MARITIME FOREST. Natural means to control are best. Such as at the Hillcrest Beach Access the natural brush should NEVER HAV BEEN CUT DOWN FOR A VOLLEY BALL COURT. MORE SAND EROSION WHEN YOU DO THAT. WHAT AN EYESORE NOW.
Specifically gravel/sediment transportation onto streets



<p>The Duck Woods Golf Course is a good example of development that causes flooding of South Dogwood Trail. This and other private and public properties should be restricted from allowing storm water runoff onto transportation corridors and adjacent properties by requiring storm water management measures to be defined by code and implemented during the site planning stage of any new private or public building project. This is an issue that results from manmade modifications to the environment and therefore should include manmade guidance to avoid problems. This guidance should be provided by professionals who understand and know how to respond to manmade changes in the landscape.</p>
<p>The town is responsible for safe streets, even in bad situations. There is a right of way access across every property in town adjacent to a street. That is the area of impact. Property owners and the town must work together to address these issues, as build-out and weather cause unintended impacts.</p>
<p>The town needs to accommodate stormwater runoff.</p>
<p>There should be regulations to ensure proper runoff. I do not know if town code needs to be increased.</p>
<p>this is becoming a huge problem</p>
<p>this needs to be controlled by addressing by the % of the lot to be paved or by the square footage of the building be constructed</p>
<p>This should done using reasonably expensive methods of control, I don't agree with excessive use of curbing and burried drains.</p>
<p>To the point that there is not excessive curbing and buried drains.</p>
<p>Unless the Town provides infrastructure to collect and dispose of stormwater, the town should only act if a project that is causing damage to the town road. It is difficult for property owners to address intense storm events. Overland flow (sheet flow) should not be further regulated, but homeowners should not be permitted to cause a concentrated discharge (pipe) onto the street.</p>
<p>Unpaved driveways might help with this problem. Maintaining maximum area covered by impervious structures also necessary</p>
<p>We need to be good stewards of the environment .</p>
<p>Wherever practical the use of landscaping, (high spots on the lawn),to control runoff should be encouraged...and assistance provided in areas where runoff collects on the roadways.</p>
<p>Witness the dangerous flooding over New YEr weekend at Duck Road (Rte 12) and E. Dogwood.</p>
<p>Yes, but it should also regulate post development increases in stormwater flowing onto adjacent properties, whether they're Town owned or privately owned. This is a classic problem throughout the OBX communities.</p>
<p>Difficult to achieve sometimes</p>
<p>If that means more eyesore tear downs like at the intersection of Dogwood(s), then no. BTW, you got the wrong end of Dogwood. The storm water piles up on the Duck RD where East Dogwood intersects. Wasted funds and travesty efficiency. Also disrespectful to the guy at that corner by tearing down all those trees.</p>
<p>The Town code should never address something so trivial. It is my property, please do not remove my rights to do as I please on my property.</p>
<p>This survey should not have every been sent out, the town residents were not told the truth about this code update. Stop this waste of time and \$'s and should be stopped immediately. This already should be the case.</p>
<p>We've built our homes on sand. Stormwater is, in most cases, absorbed efficiently. There are a few places where water does pool and these should be addressed individually. In my opinion we should not continue to construct roadways utilizing curb/gutter/storm drain systems. This is costly and unsightly. Trees and vegetation are capable of processing runoff more effectively.</p>



<p>What? Is the town to recreate the lay of the land. The lay of the land should be corrected by new construction. On older properties, after settling and "wear", what are you to do with "GOD's rainfall???"                  What kind of commotion is the town going after?? I do not get this one??????????????????</p>
<p>WHY? IF ONE HAS EXISTING CONDITIONS WHICH WERE INCORPARATED INTO THE DESIGN OF THE PROPERTY, SOMETHING SOME LONG GONE BUILDING CREATED, OR THE TOWN! WHY SHOULD THE PROPERTY OWN NOW HAVE TO BEAR THE EXPENSE.</p>
<p>With no Southern Shores storm water drainage system, this places the total burden on the property owners.</p>
<p>Without a storm water drainage system, the water has to go some where. It would be difficult if not impossible to require that stormwater be kept on ones property.</p>
<p>Somewhat difficult to regulate but my views would depend on what specifically is proposed and how many people/homeowners it would impact</p>
<p>"I don't care" is not a good choice. I care, but I don't know enough about this topic to make an educated response.</p>
<p>"I don't know" is a better answer for me. I'm guessing this is already regulated to some degree?</p>
<p>Again, "I don't care" is not accurate. I need more information. We are burdened with storm water run off ONTO our property to the point of flooding BADLY at least a few times a year.</p>
<p>Although I do not know the current standards.</p>
<p>do not even know what this means</p>
<p>Do not understand the impact of change. Would like to know more.</p>
<p>I do not know what the current regulation indicates. In order to answer this question, an excerpt from the regulations concerning this question should be included with this question in order to make an appropriate selection.</p>
<p>I do not know what the current regulation is.</p>
<p>I do not know what the current regulation is. I think the problem of high water is a direct result of too much concrete poured whether in the building of homes or increasing the width of roads. Those issues need to be dealt with.</p>
<p>I don't know what the current regulation is so it's hard to answer.</p>
<p>I don't understand the significance or impact of the change. It should be "I don't know" more than "I don't care"</p>
<p>It is NOT that 'I don't care' but I'm sure there is much more information to be learned as to why this happens before making any blanket decisions. Can you put in drainage and raise the roadway? It would be impossible to lower some lots below the road surface.</p>
<p>Not sure</p>
<p>Not sure</p>
<p>relative to what</p>
<p>Show me evidence that this problem exists and my opinion might change</p>
<p>This is a double edged sword because sometimes the runoff could be going from street to private homes. Not sure how to answer this one. The rain lake on duck road near dogwood appears to be coming from the property adjacent to the street, but there's nowhere for the water to go without building a storm water retention area and that would cost \$\$\$</p>
<p>This issue warrants more information. If the stormwater run off is a result of modifications or adaptations the homeowner made to the property, then I strongly agree, but someone with a naturally high elevation should not be penalized for this.</p>



<p>This question is too vague to properly answer. Would the additional regulation be recommendations for advantageous landscaping, forced additional expense to owners for runoff mitigation or penalties for runoff?</p>
<p>While managing storm water runoff is an important issue in a low lying beach community, I'm not aware of any significant issue being caused by runoff from private property that cannot be addressed with existing regulation. It would be helpful to get clarity on what the existing regulations in the area are.</p>
<p>I did not know that we had a problem with runoff from the property to the street. Seems odd given that we are mostly sand. I do know that we have runoff from the town streets to the state roads and that should be corrected. Areas of Duck Road constantly have high water which one day will result in serious injury.</p>
<p>I think the town's streets flowing onto private property is a bigger problem</p>
<p>Improve town drainage instead.</p>
<p>I've not really noticed a problem with stormwater runoff from private properties. I think the town should worry more about the flooding that continuously occurs at Duck Rd. and Dogwood. Unless that is due to private property runoff then I'm not overly concerned.</p>
<p>Lake Dogwood on Duck Road is a fatal accident waiting to happen!!!!</p>
<p>my observation is that the streets generally create more runoff than private property</p>
<p>My street floods every time it rains hard and my neighbors had to re-do their driveway to prevent water running into the garage.</p>
<p>Problem is more frequently the reverse, runoff from streets onto private property.</p>
<p>Storm water is an act of GOD! Maybe it should be "runoff from the street to the property!!!</p>
<p>The Town has created most of the stormwater runoff that flows into the street. On E. Dogwood they made "beautiful medians" instead of channeling the water into those areas as depressions that could contain rain gardens.</p>
<p>The town has no storm sewer system. The burden should not fall to home owners, with town exempt.</p>
<p>The town has poor road drainage everywhere. Storm water runoff from private properties has always been present and is ninscule and should only be addressed by road drainage that needs improvement</p>
<p>The town should reduce the runoff with better drainage.</p>
<p>The Town should use its right of ways to create storage ponds for runoff of streets</p>
<p>The town wastes money on road projects with curbs, drainage structures, etc. that are not needed except in rare cases on the less traveled streets, yet do nothing about the major rain water ponding on Duck Rd. at E. Dogwood that is a major liability concern for the town.</p>
<p>To me the problem seems more to be the roads than runoff from private property, although there are properties at the top of hills that have curbing in front of their drives which appear to have been placed by the Town - causing stormwater runoff not only onto the main road but onto the properties of homeowners at the bottom of the hill. I have seen properties on Duck Road in Southern Shores that have small ponds in front of them during heavy rains and this water does not seem to be runoff from private property. So perhaps the Town Code needs to increase its regulation/repair of the Town roads.</p>
<p>Yes, but both ways: Private to town &amp; Town to Private need managing</p>



**Question 8.**

**Strongly Agree/Agree/I don't care/Disagree/Strongly Disagree:  
The Town Code should increase its regulation of stormwater runoff that flows between private yards from one property to another.**

A new cottage was built next to me and they hauled extra sand to build up the yard and it forced water on my property when it rained! Now should I have to pay to get sand hauled in because of what they did?? Take a look at that yard!! - 197
Again, I don't have a perspective on this.
Again, I don't see a problem with the existing regulations.
Again, no easy answer. Does the town really want to get involved in this?
Again, where is this a problem?
already is in place.....
As needed. Shouldn't be a big deal in this town considering the setbacks and the porous nature of the property along with a good site plan.
Current State Code should cover Terrain alterations that adversely affect a neighbor's natural drainage If not, then update thecode
Didn't know it was a problem except in extreme weather conditions like hurricanes.
Enforce what is already on the books.
Enforce what the limits of fill are and that should reduce the flow between yards.
How about working with folks who need help on a case by case basis? If residences could come to you and ask for help, and actually get it that would be reassuring. But the fear is the town council wielding indiscriminate decisions upon us, regardless of our objections or impacts.
The town code should prohibit neighbors from hooking up hoses to the outdoor faucet of my house to constantly refill their/clean their pool because they do not have an out door faucet or are too cheap to pay for their own water. The use of my faucet has led to damage of the hedge between our two homes.
There are rules already on the books for this.
We have that authority now but the Planing and Enforcement Dept. won't issue citations
What we have can be used now to prevent that. The Town just lets neighbors build up their lots to accomodate that lots building without regard to the neighbor's next to the construction.
A new home should be responsible for fixing serious problems caused to another home owner.
Again if the situation is horrendous let the town correct. I am sure my property will have runoff once the land next door is sold and landscaping is put in place, the property is a higher level than mine and I am build on a slab. Can't wait!!!!!!!!!!!!!!
Agree that runoff should be controlled. Do not know what regulation is now.
Agree, if the runoff is a result of property development (building, landscaping) ... and not naturally occurring.
All storm water runoff within reason should be contained on the property
Any change should not be retroactive. This should be handled during the Building Permit process.



Building up houses, etc. so neighbors suffer should not be allowed.
But carefully. Again our town passed a much too strict and expensive law on this issue.
By using inexpensive methods.
Changes to one owner's property can definitely impact neighbors.
Each lot should be determined to handle its' own water.
For the obvious reasons.
I don't know what the regulations are now. A property owner should not be allowed to rearrange their property or yard to unnaturally route storm water onto another property. Water runs downhill. If a flow occurs naturally - so be it - don't buy lowland.
if the cause is one neighbor was allowed to fill their lot so it's above the other neighbor, yes. level neighbors, no.
If the runoff is substantial and detrimental to the property receiving the overflow there should be protections. I think we do a pretty good job of waste water management before the new construction. Who checks to see if the rules were followed regarding runoff after the occupancy permit is issued?
Ist Ave has older homes. When the new are build the older get the water. The new ones have covered so much of the surface with parking. It's goes to the neighbors
No increased fill for elevation... too harmful for runoff as well as hurting neighbors views
No one should so clear their property that the water damages the property of another. Why is this even question?
No ones yard should drain onto another. A developed lot may not purposely drain onto an undeveloped lot and a undeveloped untouched lot should have no issue
Not familiar with current regs but each property should account for its own runoff without impacting adjacent properties
Note previous comment on lot build up with fill.
only allow what nature provided for before home and driveway construction
Particularly when the modifications to the earth contour is modified
Some cross over runoff is unavoidable though it cannot create a problem for the adjoining property owner.
Storm water runoff should follow the natural contour of the land. Landscaping should not increase the runoff flow.
The use of the 'highest surveyed point' as the reference for all elevations should be changed to 'mean elevation' of the lot or refer to the mean elevation of the street frontage to control inter-lot and lot to street run-off.
This is not a problem for us at all but it seems to make sense to solve this problem with a regulation.
this should be done only using reasonably cost effective methods of control
We agree if the elevation of the property where water is coming from has been increased. Again our experience on Hatteras Island was that several of the large houses brought sand in, raising their property and forcing their runoff onto the original homes that had not been raised.
Where possible require storm water infiltration along property boundaries. Require the 'contributing' property to accommodate at least half of the infrastructure & the receiving property to accommodate the other half.
Yes, and people who are building new homes should be required to make sure that they don't add hardened structures or walls that lead to runoff onto neighboring properties.



You should not pee on you neighbor.
Between properties is a private matter if the approved plans are met.
Except that would be impossible to do . Some lots are naturally higher than their neighbor ..like to hear how that can be achieved.
I am not sure increased regulation is the answer. Seems these should be evaluated on a case-by-case basis to determine casue and effect. Might want to create a taskforce or subcommittee to reveiw and make recommendations on these situations.
If a problem exists, homeowners should try to work it out either individually, or through the existing legal channels.
If the Town construction of roads and curbs has caused run off then the town needs to regulate what they have created
Key words- private yards. This is why we have courts.
Let the homeowners handle it.
Let the homeowners work this out without stringent rules.
Monitor for problems. Don't know if current regulation covers it. STOP CUTTING DOWN TREES AND CLEARING LOTS COMPLETELY. REGULATE THAT. THE MARITIME FOREST IS PROTECTIVE.
People need to work it out!
Private property issue.
runoff may be natural.
Same as previous comment. Need a place where will the water can be directed otherwise the problem is hard to solve.
That would be difficult to enforce and might cause conflicts
This is a matter to be settled between the affected owners. It does not require the intrusion of government.
This should be a matter between the property owners.
This should be handled between the private property owners.
This should be left as a civil mater.
This survey should not have every been sent out, the town residents were not told the truth about this code update. Stop this waste of time and \$'s and should be stopped immediately. This is already not allowed.
This would be impossible to enforce. However, perhaps they could offer advice, consultation, etc. on how this could best be done. Again, rain barrels, rain gardens, etc. that cost relatively little and do a lot.
again - "I don't know" because of the lack of familiarity with the existing code. The natural flow pattern should be controlled at the lowest practical elevation; any amendment to ones property so as to redirect this natural flow pattern to a neighbors property, should be prohibited and punishable after due process.
Again, if this has been determined to be a problem, then yes, the town should investigate the best solution and it should be applied to all residents.
Again, I'm not sure what the existing regulations are that address this. Construction on one property should not be allowed to negatively impact storm water/flooding on an adjacent property. If existing regulations don't address this, I would support implementing them.
Again, not familiar enough with currect regulations and situations.
also have no clue what this means.
Do not understand the impact of the change. If I knew more, may have an opinion.



How would regulation be done?
I do not know how this can be policed.
I do not know what the current regulation indicates. In order to answer this question, an excerpt from the regulations concerning this question should be included with this question in order to make an appropriate selection.
I do not know what the current regulation is
I don't have enough info on this issue to make a good choice.
I don't know enough about this area to comment.
not sure
Same as previous. I don't understand the impact or significance of the change
Show me evidence that this problem exists
Where is that happening? Are you contemplating requiring run-off basins. How much of the run off is the result of the natural contours of the land?
oops, I addressed this in question 7.
refer to comments @ # 7
relates to question 7 comment
Same answer as no. 7.
Same as #7
Same comments as previous
See 7.
SEE COMMENTS TO NO. 7
see comments to question 7
See previous answer.
See response for item seven above.



**Question 9.**

**Strongly Agree/Agree/I don't care/Disagree/Strongly Disagree:  
The Town Code should regulate tree removal as part of  
construction on private property.**

<p>"Clear cutting" is counter to our town's mission to be stewards of the environment in order to maintain the beauty advertised by Southern Shores to the world. Recent clear cut lots have created very unattractive properties along our roads, especially along S Dogwood Trail and Woodland Dr. Even our website boasts our exceptional common area environments as one of our great attractions.</p>
<p>Educate. Do trees/vegetation enhance the quality of life? Provide efficient stormwater runoff management and filtration? Positively impact energy costs? Provide wildlife habitat? Increase property values? Protect dwellings from the elements? Calm traffic?</p>
<p>I thought the town code already did regulate tree removal as part of construction. I remember that someone in the town hall told us that we could not move a shovel of sand or cut down a tree--a bit of an exaggeration, to be sure--without a permit.</p>
<p>I'm less concerned about this on the Oceanside properties</p>
<p>none of the towns business. \</p>
<p>There seems to be a reasonable balance already.</p>
<p>Those who own with the intention of building on a lot should be educated with an architectural review board handout outlining the value of trees on the property and how they enhance storm water control, as well as their impact on cooling and heating a home and providing shelter and food for the various wildlife. However, it is their private property.</p>
<p>What is wrong with existing code How about more comments to owners when plans are submitted to the association and the town</p>
<p>While I would prefer that homeowners do not clear cut their property, I don't see the problem as significant enough to devote resources to additional regulation. Would suggest instead some voluntary guidelines and information sharing on the benefits of maintaining natural terrain.</p>
<p>With all the existing codes, set backs, septic requirements, etc. It is hard enough to fit a house on a lot the way you want to without the town adding another regulation that limits lot usage.</p>
<p>Absolutely! Some owners have clearcut their properties. It is an eyesore and they are ruining the natural (plant and animal) environment. Trees also help prevent soil erosion. Very important on a "sandbank".</p>
<p>Any new regulations should aim to maintain usefull privacy buffering between adjacent lots. Trees with damage or disease should be able to be removed at the owners [discretion]. Total clear cutting should be discouraged by requiring the replacement of as many trees over 8" in diameter as originally existed on the lot.</p>
<p>As much as practical for storm water accommodation. Not just trees - prohibiting the removal of scrub trees and shrubs will help maintain the character of SS, preserve wildlife habitat and conserve resources. LIMIT THE SIZE (SQ. FT.) OF IRRIGATED TURF as a percentage of lot coverage!</p>
<p>Character sells houses, creates ambiance, and protects in storms. In sshrs trees are character. Save em</p>
<p>Clear cutting should be against the rules.</p>



Clearcutting of trees should be regulated.
Easements should be obstruction-free, including trees and bushes.
Efforts to retain the Maritime forest would be welcome.
Homeowners should be allowed to take down existing trees but when they do they should be required to plant new ones to help absorb excess water run off as appropriate for the area.
I am decidedly against clear cutting if this is what the issue concerns. However, I am concerned about a big government approach too solving this issue and would want to study the proposal before offering my opinion. Clear cutting should be discouraged as to allow would change the character of the town
I am not in favor of clear cutting
I am OK with this, but reasonable objectives should be set.
I believe that if some one is interested in buying property in SS they should understand that trees are an important aspect of SS. Of interest my property has several trees that we feel need to be removed and would not enjoy having to present a 'plan' to some committee and would be quite mad if we had too and were told no.
I have a tree ordinance from the Town of Seven Devils, NC where they regulate tree removal. I suggest that TOSS do some research on this topic
I support a regulation that limits totally cutting down all the trees but does not regulate so absolutely that it limits cutting any trees.
I think there are probably instances when regulation would be important, but think there could be difficulty in being consistent.
I think there should be some regulation on large tree removal and cost to owner. I am not in favor of just clear cutting a lot, but when there is a danger to the dwelling, etc. there should be consideration. I think that parts of SS are way overgrown with trees and vines and need to be cleaned up. I live on a lot that is heavily wooded and the trees have cost us a lot in damage to the house and driveway, over the years.
I'm assuming this is referring to the clear cutting regulation that didn't get passed in 2015. I am in favor of not allowing clear cutting, however, do not want to over regulate the community. I would be interested to see a stipulation in the code that would allow for replanting of a percentage of trees, including a size requirement for the trees.
just avoid clear cutting new construction only
Keep as many trees as possible. I'm very sorry about the ones cut down recently.
Keep trees for environmental and esthetic reasons
Minimize clear cutting for new construction. Property owners should be able to keep their property safe and trimmed without a permit though. Perhaps a permit if more than 2 large trees are involved.
Minimum regulation at most.
Need to keep as many trees as possible as this is what makes our community unique and beautiful
Need to look at what has to come down; replacing with non-native species and grass doesn't maintain the SS town that we want to keep.
Newcomers often learn the trees were there and then try to replace them. Too late.
nice trees make the area beautiful i would not want to see them all cut down
No clear-cutting should be allowed.



no more "clear" cutting
On one hand do not like government having say so on what owner can do on own property, but trees impact owner and neighbors
Only as to trees that impede the structure to be built and any existing tree that would be a danger to the structure after being built should be removed. Also any diseased tree should be removed before or during construction..
Our streets only need curb and gutter in very few places. If a tree root is going under a road or sidewalk and causing damage; cut the root off, not the tree down.
Part of maintaining the stability of the Outer Banks includes the vegetation to manage the movement and loss of sand. The root systems help hold everything together. Removal of vegetation should be limited to ONLY what is absolutely necessary.
Regulations should prohibit clear cutting, and the size of the house should be determined by the terrain of the given lot. i.e..., houses on the ocean dune side should not impinge on the integrity of the dune or grasses growing. Heavily wooded lots should include a no clear cut provision that would make certain an amount of trees, etc is kept (again easier said than done).
Selective cutting to accommodate the house and septic area
Should give additional lot coverage if trees are maintained as this would encourage not discourage
Some new construction look like lots were completely clear cut!
Some regulation would be beneficial, however, the SSCA regulates this, and I am concerned about duplication and inconsistencies.
Somewhat but some times trees need to be removed for pools and home improvements
Southern Shores has been a haven of first growth trees--hickories, live oaks, pines, dogwoods, etc. NO lot should be clean cut. Trees are holding this sandy spit together and keeping run off from polluting the Sound and Ocean. Trees are an important part of the environment and the community.
Specifically, post to post tree removal.
STOP CUTTING DOWN THE MARITIME FOREST. THIS IS PROTECTIVE FOR OUR AREA AND WHAT MAKES IT SPECIAL.
The clear cutting of lots prior to construction may make it easier for the builder but it is detrimental to the environment of the neighborhood.
The degree of tree removal should be minimum. Less home size. More natural setting.
The Town should educate property owners on the benefits of trees and vegetation. Do trees filter and efficiently manage stormwater runoff? Positively impact energy costs? Provide dwellings protection from the elements? Provide oxygen? Filter pollutants? Increase property values? Enhance the quality of life? Yes to all of the preceding. Education will help a property owner make an informed, environmentally sensible, sensitive decision.
The town should prohibit clear-cutting of ALL lots in Southern Shores.
There could be some "tree save" sections so people don't come in and clear cut, only to replant baby trees. But at the same time, it would be hard to define as the removal will be very lot/project specific.
There should be has little tree removal as possible on any property in SS. This is the premise of how SS was developed. Sadly, it is the town staff that don't regulate themselves in the decision to remove trees



There should be no clear cutting allowed.
There should be standards for public works construction as well as, and a requirement for design study & measures that protect the SS maritime forest and character.
This adds to storm water runoff, light pollution and noise pollution.
This is a treed community. If you want to have grass then move elsewhere.
this is not why I moved to S.Shores....Please!!!.....
To some extent, minor tree work should not be an issue.
Tree of significant size should be removed only as needed to build the house and accessory structures. If you don't want trees in your yard, don't build in the woods
Tree removal only for the footprint of the approved structures. No clearing cutting of lots should be permitted. Native vegetation should be preserved.
Tree removal should be kept at a minimum to retain the integrity of the maritime forest that is Southern Shores. There should be a reasonable amount of permitted tree removal for things like a swimming pool or an addition that does not violate other codes (maximum number of occupants, for example)
Trees as much as beachfront and roads are resource contributing to the ambience of Southern Shores; as such they should not be threatened with extinction...which is what clear cutting property is about.
trees help to prevent runoff!
Trees of a set minimum size should be protected except where they would interfere with the home. That is, protect old growth but permit the elimination of invasive and non-native trees.
Trees protect property, ambience, privacy, prevent light pollution and water run off. Clear cutting is a speculators cheap way of building. No clear cutting!
Trees provide a great deal of stability to the land. If SS has someone who is knowledgeable who could assist with the selection of trees that could be cut, that would be helpful. However, the owner needs to be involved to insure the owner's rights of siting their home are not violated.
Trees provide benefits to CO2 uptake, water runoff control, wildlife habitat...etc. The amount of trees taken should be strictly controlled. Specimen trees should be identified prior to lot clearing to maintain the character of the area and not taken.
While I don't agree with clearcutting, I do agree that the property owner should be able to cut down trees to allow light into their home. If they want to clearcut to build a home they should replant trees on the property lines to provide privacy screening to neighbors.
Within reason
Yes. Seems like a common sense comment but if you want no trees, don't buy property in Southern Shores, especially not 'the woods'!
"Regulate" is loaded word and regulations should be subject to public comment.
1. Town code needs to regulate land use and construction standards consistent with State and Federal codes and public safety. 2. Trees, forestation and landscaping preferences do not belong in the town code. 3. Anyone who has a strong preference regarding these issues should build or buy in area that is governed by a community association where forestry and landscape rules are defined and becoming binding at the point of sale.
again it is their property do what they want!!



<p>Again, this will be almost impossible to enforce. Unless the fines were outrageously high, people would do what they like. There would have to be exceptions due to septic tank placement, drain fields, etc. These would then lead to unhappiness like, 'he did it, so can I.'</p>
<p>Although I strongly dislike clear-cutting of lots, I don't agree with unilaterally altering one's property rights. A clear definition of the "problem" being addressed is called for.</p>
<p>But may be very difficult to do and very create a paperwork and staff nightmare . Only pertains to "new " construction ?</p>
<p>common sense should prevail. Also there must be a balance between home owner needs and town needs.</p>
<p>Don't tell folks what they can or can not do, rather, set a vegetative density standard and let the builder/homeowner figure out how to meet that standard. That could be done by saving existing trees of revegetation after development.</p>
<p>Having too many trees on a lot causes mold and is a breeding ground for unwanted bugs. It is also a fire hazard by allowing a fire to spread more quickly causing a large area to be consumed.</p>
<p>Having town staff or neighbors make judgments about which scrub trees should remain on a privately owned lot is expensive for tax payers and non productive. Vacant land owners should not be penalized with restrictions that only target them and not all property owners. In some areas tree removal should be encouraged to protect neighbors' views.</p>
<p>However, TOSS should be careful about impinging on residents lives with unreasonable regulations.</p>
<p>I am very mindful of conserving trees and vegetation in general, but here's where I disagree with too much regulation. I believe that the size of the houses (and lack of space between them in some cases) is a MUCH bigger issue than tree removal/conservation. Who is to determine which trees should stay and which can be removed? And with all due respect, some of the people who have championed the tree conservation movement NEED TO CLEAN UP THEIR OWN PROPERTY in a big way. Again, I love the trees in this neighborhood but there are many instances where hazard trees should be removed. This often allows growth of the younger trees and more desirable vegetation, for future generations.</p>
<p>I believe people should be allowed to do what they want with their private property. That being said, I would question why someone would buy wooded property to clear cut it. Tree and shrub removal on common areas adjacent to private property should be prohibited by private property owners. I know this has happened.</p>
<p>I can't believe this is even a question. Again, key words-private property.</p>
<p>I disagree as we've lived in areas in AZ that have "Building Envelopes" in new high end developments where you have a very specific drawn out area you are allowed to build in on a lot survey. That perhaps should have been done when the town was developed. To do that at this point would be a huge expense to the town. The town would have to survey each vacant lot left in the town and have the building envelope drawn into each lot. Beyond the envelope would remain untouched. I do not agree with this. If the town regulates trees, they should also pay for the expense of taking care of them, as if they owned, leaf pick up in the fall (street sweep) and tree trimming.</p>
<p>I oppose the idea that you can control what builders can remove. However, you can require them to replace trees of a certain size somewhere on the property.</p>



<p>If I purchase a lot it should be my decision (within the confines of local building code) how I clear the lot to build or, renovate my home. I have a great number of trees on my lot and have worked hard to nurture them. Personally, I like a well treed lot. However, if I decide to remove a tree (or all trees) from my lot that should be my business and, not the towns or Civic Associations. PS - I will not be removing trees from my lot - if anything I will add trees. But, the principal is clear to me.</p>
<p>If it's private property the Town should mind it's own business.</p>
<p>If it's their property they should be able to remove as many trees as they see fit.</p>
<p>If somebody wants to dictate how property is used, the need to buy it. I do not support regulate other people's property rights unless there is a compelling reason to do so.</p>
<p>It is private property</p>
<p>It's private property. Wouldn't do it to mine, but owners should be allowed to determine it.</p>
<p>Key word "private" property. Perhaps only preventing clear cutting would be better.</p>
<p>Many times construction of a home requires removing trees that are outside the footprint that will weaken and cause a threat to residence and adjoining property.</p>
<p>not all trees and brush are good, replanting would be a good option</p>
<p>Not your property, so Town should have no authority as it relates to private property and trees on said property.</p>
<p>Note. It's PRIVATE PROPERTY. Hello !</p>
<p>Private property is just that, private. HOWEVER, education is the key to minimizing tree removal. Let property owners know the value of trees and vegetation. Do they manage stormwater runoff and purify ground water? Will they lower energy costs? Protect a dwelling from the elements? Provide wildlife habitat? Provide oxygen? Increase property values? Provide privacy? Enhance the quality of life? Yes is the answer to all of the preceding questions. As a property owner this knowledge is valuable and may influence the decision to remove or not to remove excessive amounts of trees.</p>
<p>Private property is private property. If trees interfere with safety or traffic or other for general situations for all, then something should be done. Makes sense</p>
<p>Regulate commercial not residential cutting</p>
<p>Sorry but regulation means the town code is free to be an advocate of tree removal should it chose to.</p>
<p>Stay out of private property rights</p>
<p>The majority of property in SS has been developed. To regulate tree removal on undeveloped lots at this point in time will not have any significant impact. It's to late for this to happen now. This should have been considered in the early stages of development of SS.</p>
<p>The owner should be given credit for making the right decision. Generally speaking, less government intervention is best.</p>
<p>The removal of trees should be determined by the structure, site plan and engineering approved by the town. Personal property rights (the ability to build and improve ones property) should not be left up to the opinion of some individual or committee.</p>
<p>The Town code should never address something so trivial. It is my property, please do not remove my rights to do as I please on my property.</p>



<p>The town should encourage responsible lot clearing but not oversee specific tree removal. Additional regulation now can lead to overbearing trees in the future. Our lot is being crowded by trees not removed during construction 20 years ago for example. Now we must deal with this issue to prevent damage to the house in the event of the encroaching trees.</p>
<p>there are to many factors to consider regarding tree removal to have someone tell a property owner what trees he can or cannot remove.</p>
<p>This survey should not have every been sent out, the town residents were not told the truth about this code update. Stop this waste of time and \$'s and should be stopped immediately.</p>
<p>This will affect only a minority of the owners because the majority of the lots are already developed. Is that fair? If you pass an an ordinance, can it have enough flexibility to allow for the widely varying conditions on the oceanside and the woods? Furthermore, replacement vegetation will grow quickly; so within a decade, there will be plenty of vegetation.</p>
<p>This would create too much regulation. There are many reasons why people building here want to take down trees. The same as there are many reasons why people want to landscape. HOA's are in place for matters like this. The Town does not need to regulate trees.</p>
<p>Too many people want all the trees to stay. Too many trees causes mold an bugs. And if there is a fire you have the potential of massive destruction instead of being able to contain the fire to a specific area.</p>
<p>Tough one. Key word is "private".</p>
<p>Tree removal is necessary to build new homes and in protecting one's personal private property</p>
<p>Trees need to be removed for building, getting access to the lot, septic fields need to be kept tree free.</p>
<p>Unlike storm water management, which does have a direct effect on adjacent properties and transportation corridors, vegetation does not effect adjacent properties or transportation corridors and should not be governed by anyone other than the property owner.</p>
<p>We never fully know why someone feels the need to take down a tree. Trees on my property have grown twenty feet since we bought in 1990.</p>
<p>WHY?</p>
<p>Again, I am not sure regulation is the answer. Do most homeowners remove trees for economic reasons? Are they aware of the many benefits of keeping trees intact and preserving our maritime forrest? We need to evaluate why some people clear cut their lots and address the root (pun intended) reasons for this, not just throw a rule or regulation at it.</p>
<p>Again, our town passed a too strict tree removal law. This is necessary yet can be overkill in too draconian a law on the subject</p>
<p>Have mixed feelings about this one, because if it's my property, I want to be able to do as I please</p>
<p>The question is too open-ended. Regulate it how? The current town council could couldn't care less if a property owner clear cut the trees. Are you asking for permanent and unquestioned power to make that clear-cut power an absolute right? If so, I don't want that.</p>
<p>This should be studied. Less important than the size of the dwellings and less important than regulating event homes.</p>
<p>What does this mean ? It would break our hearts of the lots beside our home were clear cut by the owner or the town ! We bought in eastern SS for the - Natural Beauty - which is the trees and the natural growth</p>



**Question 10.**

**Strongly Agree/Agree/I don't care/Disagree/Strongly Disagree:  
The Town Code should regulate, or have regulations intended to address, deer overpopulation.**

I would want wildlife conservancy experts to inform these regulations
address sick and injured deer and other wildlife
County issue, deer don't respect Town boundary lines.
Don't think this is a priority but I may be misinformed.
Don't waste your time..... deer don't read or abide by regulations. There is no effective methods to do this.
Get over it.
Good luck.
Having regulations is the easy part, enforcing them is another issue so lets not go crazy....
hunting isn't allowed, so not sure what can be done. At best, it should be a wildlife control issue, but not sure if that needs to be in the Town Code, County code, or somewhere else?
I do not believe this is appropriate for regulation
I notice a lot of deer but haven't heard of an overpopulation problem where the deer are having a destructive effect on property. If so, then I would support regulation in this area.
Its nice to see the deer around but overpopulation leads to inbreeding, which causes a weak heard, and could lead to disease and Lyme or Rocky Mountain Spotted Fever.
It's not at all unusual to see 8-9 deer in my neighborhood
not possible in my opinion
Responsibility of NC Wildlife Dept.
the deer are nice where we are, have not noticed an over population
the deer will take care of themselves
The Town doesn't need to write an ordinance to protect us from the deer overpopulation. We can have removal of them without regulation.
There are no more deer than there ever have been, just more houses.
They eat all my flowers, but I do enjoy seeing them. Am bothered by driving at night and having them run in front of the car. Can be dangerous.
This doesn't need to be codified, rather, allow for periodic bow hunting or other population control measures by working with interested groups/organizations.
this has not been a problem for me
THIS IS A MUCH MORE COMPLIACED THAN A TOWN REGULATION BECASUE COUNTY, AND STATE NEED TO PASS PROVISIONS/REGULATIONS TO ADDRESS THIS ISSUE.
This is not a high priority..
This is the responsibility of the State Wildlife department.
This should be regulated by state wildlife department experts not the town
We see them frequently on our oceanfront lot.



<p>Yes, the deer population is becoming a problem. The appropriate point for control and regulation of this problem is not immediately clear. The town needs to work with the county, the state and possibly Federal wildlife agencies to determine the best course of action to control the population.</p>
<p>You don't have to have a regulation to organize a thinning of the herd. Too much use of the word "regulations" makes it so we cannot govern ourselves</p>
<p>when needed only</p>
<p>Better than by car.</p>
<p>Bow hunters for example should be able to hunt during special times [beyond normal hunting season w/in reason - not in the spring when young are born.</p>
<p>Deer are destructive to neighbor's property and increase chances of Lyme Disease through deer ticks. Deer droppings prohibit me from enjoying my yard. The town needs to control the feeding of deer by residents. Less food means less deer.</p>
<p>Deer really have become too many.</p>
<p>Definitely. The deer are over populated and destructive to plantings. Possible solution maybe would be to round them up and humanely destroy them and sell the meat as a fund raiser, I would definitely buy the meat.</p>
<p>Develop an urban deer hunt activity. It's done in towns larger than SS. Bow hunting from an elevated deer stand is one safe way to do it.</p>
<p>do it by control hunting</p>
<p>It's nice to see the deer but overpopulation causes inbreeding which causes a weak herd and may cause disease and increase cases of Lyme disease or Rocky Mountain Spotted Fever.</p>
<p>My dog chases deer plus I don't want deer on the property-- had three on property when driving out at 10 am this year</p>
<p>On average, I have 8-10 deer living in the general vicinity of my home; and, they routinely feast on my plants and shrubs year-round. I would be happy to authorize a reduction of population from my back deck.</p>
<p>Our small town is has many deer, while a few are attractive, many destroy plants and landscaping, and, spread deer ticks.</p>
<p>Owning a property in NJ, we are all too familiar with Lyme disease, landscape destruction, and car collisions. Left unchecked, these problems will cost residents and visitors "dearly." :)</p>
<p>Remove them all. Any day now someone is going to get killed hitting on at night. Also, the destroy landscaping and gardens.</p>
<p>Something must be done the deer are too tame and can cause harm to humans and pets they are also eating vital vegetation</p>
<p>Sooner or later something will need to be done.</p>
<p>The deer are out of hand. There certainly should be controls on winter feeding of the herd.</p>
<p>The deer where I live are a complete nuisance. I paid for landscaping with several shrubs being placed. The deer have mutilated them. It is common to see 8 - 12 in a group wondering in the street and crossing my yard. They should be moved to an area where there is food for them. They are very thin because of not getting enough to eat in a human populated area.</p>
<p>There is evidence of disease within the herd. I have observed lameness in several deer.</p>



There should be reasonable protection of the wildlife, but with limits on deer overpopulation. Some sort of culling program to keep the population at a reasonable level is in order.
They are edible
They carry disease.
Thinning out the herd using hunters is highly recommended to increase the quality of the deer species
Too many deer produce unhealthy deer. Get the Fairfax Co deer population control regs
Town should control animal populations.
We should promote the safety of our citizens. When deer vs. man injuries take place we should err on the human element and remove the deer.
While the deer population is small relative to what I experienced in New Jersey, I would be supportive of efforts to reduce deer overpopulation. Not a major priority, however.
Again education. Are people griping about their plants being eaten? Educate on deer resistant/ deer proof planting and other means of consumption control. How fortunate are we to have the wildlife in our midst. Are we going to go after the rabbits, foxes, birds next?
As long as the deer are not causing an environmental concern or public safety issue leave them alone. Also, how about making it mandatory that cat owners must have cats vaccinated for rabies and are also required to wear collars with bells. Also, outlaw the pit bull breed of dog within the town limits.
But not Whitey!
Deer travel, and nature regulates better than mankind. It would have to be a county effort and that will never happen.
Don't believe in killing the deer!
Hunting should not be an option in a residential area.
I believe bow hunting is allowed? If so, that and natural cycles should keep the deer in check. If not, then there might be other measures that could be used but I would need to know what is being considered to be able to comment. Don't plant things that deer will eat if that is a concern to you.
I do not know enough about the problem to comment but basically I think wildlife should be left alone unless they pose a threat to safety.
I do not think that there are qualified residents or public servants in Southern Shores who could develop any kind of safe, realistic, or reasonable regulation regarding the disposition of wildlife in Southern Shores. Again, this question reeks of agenda driven motives.
Kill Bambi? What are we talking about here? You can't have a maritime forest and get rid of the critters.
LEAVE THE DEER ALONE.
Leave the deer alone. They were here first.
Leave the wildlife alone.
Nature attracted us to SS.
No hunting should be allowed to keep deer population down.
One of the reasons we enjoy Southern Shores is the natural surroundings, including the animals. When we built our home we chose to keep as many trees as possible as to not disrupt the natural migration of the animals.



<p>The critters were here first so live with them. I garden in the beach/deer zone. I simply avoid the things they like. It works pretty well. This ain't suburban NJ.</p>
<p>The town should not get in the business of deer hunting. They are harmless and add beauty to the area.</p>
<p>they are here to stay and they are fine with me. I am a gardener and I plant with deer and fox in mind. This is a home owner, not a town issue.</p>
<p>They were here first and if people keep to the 25 MPH limit no damage should occur to either man or deer.</p>
<p>They were here first, and in my mind are not a nuisance and make us unique</p>
<p>This survey should not have every been sent out, the town residents were not told the truth about this code update. Stop this waste of time and \$'s and should be stopped immediately.</p>
<p>Again, not enough information. How to regulate?</p>
<p>Are there still deer around Chikahauk? I rarely see them.</p>
<p>How would this be implemented?</p>
<p>How are you going to do that.</p>
<p>How does the town measure over population? What is the baseline measure?</p>
<p>How does the wildlife organizations feel about this regulation? I would agree with them. They are the experts.</p>
<p>I don't know. I need more information on the risks before I can weigh in on this issue.</p>
<p>I would need to see more sats on this overpopulation.</p>
<p>I'm not sure as I would need to understand the issue more deeply. I very much believe in the proper balance of wildlife and ecosystems. I fully understand there are scenarios in which deep overpopulations occur and need to be dealt with, but I also don't believe this should be addressed for our 'convenience' but rather for the health of the ecosystem. I'm not sure how our existing town regulations address this issue. Hopefully this comment gives you enough perspective on my point of view of where regulations should be involved.</p>
<p>It isn't that I don't care - I'm just not sure what could be done. My primary residence is in Massanutten Virginia and there is a huge deer problem. They have attempted to do a controlled decrease but the residents always are against it. There has been a natural decrease due to disease and the increased coyote presence.</p>
<p>Regulations must be thoughtfully crafted.</p>
<p>This answer is critically dependent upon how overpopulation is defined. If it is determined by wildlife experts based upon the health of the deer population, it is a concern. If it is based upon too many hostas being eaten, I am skeptical.</p>
<p>This is difficult to answer as I do not know how deer overpopulation would be handled, at what number of deer would be considered overpopulated, and is the Town now overpopulated with deer?</p>
<p>We would like more details about how overpopulation would be remedied.</p>
<p>We would like more details about how this would be remedied.</p>
<p>What do you mean to regulate?</p>
<p>Without a definition of "overpopulation" in relation to what the population is now, one cannot make a logical judgement on this question.</p>



<p>A limited bow only lottery every 3-4 years is needed. As a former Va. State Park Supt. we conducted hunts which proved the deer population becomes healthier with SOME harvesting. This would need to be HIGHLY regulated by the wildlife officers and a short bow only season.</p>
<p>Deer are beautiful, but they can become a nuisance if allowed to over breed. Inject them with birth control medicine.</p>
<p>Depending on the method used to reduce the number of deer.</p>
<p>I agree if these regulations are in conjunction with a broader county plan to control overpopulation. I disagree with a code that does not have a scientific approach to the over population. Frankly, the fox are worse than the deer will ever be.</p>
<p>I agree; however, I am not in favor of any type of legal hunting in Southern Shores. I have deer on my property and they do not bother anything, but I can understand the concern of overpopulation.</p>
<p>I have mixed feelings about this one. I don't think there's a lot that can be done to address the deer overpopulation beyond having some selective thinning of the population. I do, however, think that residents and tourists should be made more aware of the state laws against feeding wildlife--and that would extend to foxes as well. We're always amazed at how many people in Southern Shores feed the foxes. We love the foxes, but wouldn't feed them!</p>
<p>I kind of like the deer but, they can be a nuisance. I am worried someone is going to get killed in a car accident on 12 trying to avoid deer. I have seen a bunch of close calls. The deer seem to camp out in my yard much of the year - they really like my wife's plants. When I go out in the AM in the dark to get my paper deer will stand two or three feet from me and not move. They have become too domesticated here in So. Shores. People should NOT be feeding them and attracting them into residential areas.</p>
<p>I think human interaction - feeding in spring, summer and fall; other behavior which demeans the "wild" nature of the deer should be regulated. Clearly, deer - like human population reaches a point of "too much of a good thing", .and should be regulated. just remember the deer were probably here first!</p>
<p>Love the area, and the animal populations that exist. But, have already experienced the results of a heavy deer population. Some humane regulation should be evolved to address what appears to be a growing population of deer that do not seem to be somewhat protected from natural selection. Have no idea what that would look, sound like, but would like to know and vote on possible humane tactics.</p>
<p>Provision should be made for removal of sick deer.</p>
<p>really depends on what you're talking about - hunting.....NO</p>
<p>Regulate deer? How about shooting them when they overbreed? Lets have a moratorium on new regulations!</p>
<p>Round them up, employ professional hunters and sell the meat as a fund raiser. I think you could also address fox and coyote populations. Animal control could offer live trap relocation on destructive smaller animal populations</p>
<p>Safe hunting of a predetermine number of deer (by permit) should be permitted with the meat going to public food kitchens.</p>



Some of our deer appear to be very thin and undernourished which most likely is caused by over population on the available food supply. We should use professional advice to address this issue and not randomly kill the deer.

sterilization measures preferred

Way too many deer. Is there any way to render them sterile, perhaps by shooting them with a dart?

We see several deer that appear to be old or sick/injured. Perhaps a one day a year - deer rodeo - for catch & release event - Yes, crazy but what fun ! Our son - in -law is a rodeo cowboy & we volunteer him to help !

With the qualification that any removal of deer be conducted with care for the animals.

Would be against hunting but possibly could put birth control of some kind in common areas if it gets too out of hand? Need some deer crossing signs on the major roads to remind people to be on the look out and slow down especially during dawn and dusk. Would be very sad to not see the deer. Most accidents could be prevented if folks slow down.

You mean kill God's creatures? They were here first. Maybe one week of bow and arrow for food only.



**Question 11.**

**Strongly Agree/Agree/I don't care/Disagree/Strongly Disagree:  
The Town Code should remove obstacles to better cellular phone coverage within the Town.**

what king of "obstacles" are removed?
Cell carriers' responsibility to improve technology. Not much the Town could do.
Didn't the new tower take care of the problem?
don't own a cell phone.
Don't touch the community trees ! Unless dead - Are vines considered an obstacle ?
It seems good since the erection of the cell tower
I've had no problems.
I've not had a problem with cellular coverage in Southern Shores.
Let the free market work. The town doesn't need to get involved.
Like it or not. This is the world we live in. 21st century.
Most cell towers are obsolete when they are constructed. We do not have to provide better coverage for cell phones. The Town should be there to maintain roads, pick up trash and provide safety with the police. We don't need to accomodate everything.
My cell coverage is fine.
Not aware of a problem now.
Not sure about this. Would not want to get carried away with "removal."
Our cell phone coverage is reasonable. I do not know of obstacles other than height which I would not want to remove.
Phone coverage not a problem.
Technology will eventually outmaneuver any of these obstacles making their removal premature and unnecessary.
That stupid tower has not helped coverage at my house. Is it only for certain customers?
the cell coverage is awesome with the new cell tower!!!
The town code is trying to do to much already. We just approved a tower. Pu up more if we need them.
This is a ridiculous question. Only the cell phone carriers can improve cell phone coverage.
Who was the poor negotiator in the flag pole cell tower that doesn't fly a flag?? I am sure AT&T or Verizon would have agreed to provide the expensive flag the pole is designed to fly
With the construction of the new cell tower, I'm not aware of any significant problems with cell coverage and don't see this as a major issue at this time.
Add more towers
Better coverage would be nice but removing something would depend on what it was
But only if, obstacles to placing antennas and equipment can be done in unobtrusive ways.
Cell coverage for T-Mobile is horrible in Southern Shores



Cell phone service is replacing land lines and all providers should be able to provide full signal strength across the town.
cell service is lousy and the new cell tower is a joke - I thought it was going to be great, but with no antenna on the outside, no reception can be gained - why not a cell tower disguised as a TALL tree that would have many outside antenna represented by many cell companies
Cell service is poor, and potentially could be unsafe in cases of emergency
Cell service that actually works inside all houses in Southern Shores is important.
Everyone should have cell coverage from multiple suppliers, Verizon, AT&T, etc
Fro safety reasons, good ability to communicate is a must.
I agree only if the aesthetic of the town takes precedence over the alterations for phone coverage.
I have virtually no signal most of the time despite the new tower. Many people now have only cell phones and need reliable service.
If that is possible without causing harm or cutting down trees!
It's not so much a case of obstacles as it is the wireless companies having too few cell towers.
LOVE the tower. Service so much better in our area
Modern world - let's make it easier.
Northern areas in TOSS are not well covered.
On a case by case basis
OR add towers in low lying areas.
physical obstacles no, regulatory obstacles yes
The obstacles should be removed but only if the placement of the equipment and towers are placed in [aesthetically] pleasing ways.
There is NO cell phone coverage at my house. I had Verizon, then went to T-Mobile, same thing. Unbelievable. Renters complain about this.
This is potentially a safety issue since during storms reliance on cell phones increases.
This language does not make any sense. Does it say cut down a tree to improve cellular coverage? Does it say tear down a home for the same reason? If it means town regulation or law prevents installing a tower for better coverage, then remove (that) obstacle.
Use cellular primarily and currently have unsatisfactory coverage
Agree but depends on how the Town would propose to do this. If it means building more towers then probably do not agree. Would like to hear more on this before I could vote.
ARE YOU KIDDING ME? That phallic pole at the 12/Ocean Blvd split should tell us everything we need to know about destroying the ambiance of our town. I'd rather communicate using tom tom drums than to rip holes in our town to provide cell phone service to people who are here to get away from it all.
Cell phone range in SS was bad for 30 years, now you want to tear things down? No. The new tower has already improved things and advancement in wifi technology allows more people to communicate via a secure line with "facetime" or "skype" in lieu of cell phone signal. And I'd be willing to bet that any person able to afford SS as a resident has a traditional land line. Relax.
Don't want excessive phone towers throughout community becoming an horizon eye sore.
I do not have any issues with reception and additional towers are not desirable from my perspective.
i have good coverage now and but i would not want to see a bunch of new towers



I, for one of many, DESPISE the new tower at triangle. Why couldn't it have been placed where it doesn't destroy the look and feel of the seashore?
No tree removal for the benefit of cell phones.
Only if it doesn't impact the environment with ugly cell phone towers. If it does them no.
The flagpole/cell tower currently in. place at the NC 12/ Ocean Blvd. split is an eyesore. Do not further degrade the ambience of our town in the name of better cellular communication.
The hideous tower was supposed to fix this. It did not. Now we have a gross tower and still have issues. The government does not need to solve these issues. Competition does.
The high tower did little good created lots of ugly and it is NOT government's job to help businesses.
The long awaited tower has shown little improvement for cell reception.
This survey should not have every been sent out, the town residents were not told the truth about this code update. Stop this waste of time and \$'s and should be stopped immediately.
This would most likely involve tree removal. If we go back to the early discussions of cellular phone coverage, the representatives from the phone companies explained that the main barrier to cell phone reception was the dense canopy of trees, exactly what members of the community want to preserve.
We already have a big tall eyesore on Ocean Blvd. Many carriers can buy their spot on that huge pole and it would increase cell phone coverage
We are a peaceful, single family residential area. We do not have to promote better celllular coverage.
What? NO. Do not destroy our town in the name of cellular communication. Dunes, forest, houses? What's next? How about making sure that no more dense individuals like the ones who decided it was a good idea to place the eyesore, otherwise known as a flagpole, at the NC 12/ Ocean Blvd. split hold leadership positions?
What? The town would remove trees, vegetation, homes, dunes, etc. in the name of better cellular communication? What about removing the dense individuals that decided the eyesore, otherwise known as a "flagpole", should be placed at the 12/Ocean Blvd. split?
Why help the cell phone co ? They control us enough already. HELP THE PEOPLE OF SS NOT THE CELL PHONE CO.
You already allowed the construction of that eyesore in Triangle Park when it could have been in a less visible less populated location. Should have been in front of the town gov't buildings. Let's think about residents and property value.
You guys put up a new cell tower and now I get NO reception at my house, where before there was reception. What the heck happened??????????
You let a giant tower go up and only let one provider use it. Why on earth would we trust you again.
"Remove obstacles" sounds like a euphemism; I'm not sure what it entails.
??? What are the obstacles?
A bit more info would be useful. What obstacles? Trees? Dunes? Flatten the topography?
AGAIN " I don't know" not "I don't care"- Do we know any and all the adverse effects - eg. more towers, adornments on the new tower, interferences; once these are explained I can give a better answer
Again, difficult to answer. What the Town Code regulators might consider obstacles might not be considered the same by the residents. To give a blanket agree or disagree is not possible without knowing what the obstacles would be. For all I know, the Town Code might say my house, or my neighbor's home, is a obstacle to better celluar phone coverage.



Agree in principle but depends on what obstacles are being referred to. More towers...no....better use of new tower, yes.
And what would those be? Trees? If so then absolutely NOT.
Are we talking about legal or physical obstacles?
Define "obstacles"
Depends what are considered "obstacles". If it means clearing lots then no.
Don't really know what this means .... Examples?
I answered disagree as I do not understand, fully, the question. What obstacles?
I cannot answer this question without knowing what you mean about obstacles and who's interests and property may be affected positively or negatively by "removing obstacles." The town is not nor should it ever be viewed as all powerful in all circumstances.
I DO care, but I am not informed enough to have an opinion.
I do not know what is meant by obstacles. Without further clarification of that term I disagree.
I don't have enough information to comment.
I don't know what obstacles there are.
I don't understand what that would mean. We seem to have very good coverage at this point.
i don't understand what this might entail.
I might care if I knew more about this as an existing problem. Our coverage in our immediate area is spotty but not problematic.
I'm not sure what the obstacles are. I think the cell phone coverage is fine now that the new tower is in place. I should note that initially I was against the new tower because I thought it would be a big fat eyesore, especially if it had some giant flag flapping in the breeze. As it is, it is not that obtrusive. (The verdict is out, however, with respect to the potential dangers of the heightened electromagnetic fields on nearby residents, but I suppose that is a price we all are willing to pay for the convenience.)
I'm not sure what the obstacles to better cell coverage are but many of us rely primarily on our cellular service while we are in Southern Shores - for business, to get information, etc.
It depends- if this means removing trees/vegetation-NO! If it means placing additional cell phone towers in residential areas-NO!
It would depend on what obstacles! Not enough detail to give an informed decision.
it would really depend on what the obstacles might be
Like what? Trees? What are the obstacles in question?
my agreement would depend on what methods were utilized
My answer is really dependent on what those obstacles might be.
Need to have more information on what this entails. I marked agree, but really wanted to indicate that I am neutral however that was not an option.
Need to understand what the obstacles are before answering this question.
not certain what you mean by "obstacles"
Not sure exactly what obstacles this question addresses. Although we would not want to see a series of 250-foot cell towers dotting Southern Shores.
Not sure what "remove obstacles" covers.
Obstacles need to be defined better. These may not be the same in all situations. Removal of tree canopy to better accommodate cell phone coverage in not a good trade off.
Obstacles? Trees? Hills? So we can talk on the phone??!!



Personally I have heard a lot of complaints about cell coverage, and in our day when many people rely only on cell phones, it is critical. But there is also a lot of complaints about any towers put up, so one group loses either way.
Question is too vague. What obstacles?
question unclear "obstacles" removal?
SUCH AS.....
This needs definition. What do you mean by "remove obstacles"? If the obstacle is limitations on the height of towers, then I like the obstacles.
This question is too vague.
This seems to be an open ended question that doesn't explain what the current obstacles are. It's hard to answer this question without more background on what the obstacles are and/or if there is a problem in cell reception.
This statement is much too broadly posed: What obstacles? Trees? Other homes or buildings?
Unsure of what this means.
was not aware there are currently obstacles in place
we would like better coverage but need further info on what defines "obstacles"
What "obstacles" are we talking about? Trees?? Oversized homes? Or just restrictive town regulations?
What "obstacles"?
What are the obstacles. Trees?. Leave the trees where they are. Don't bulldoze every sand dune. They are protective.
What are the obstacles?
What defines an obstacle ? How can there be lack of cellular phone coverage ? Have you not seen that tower constructed at hwy 12/Ocean Blvd split? If I lived there year round I would really be ticked at that tower which can be seen through out the S.S. To Duck. Someone pulled a fast one... It was billed as non-obtrusive .
What do you mean by obstacles
What is considered an "obstacle"?
What kind of obstacles?
What obstacles are you proposing to remove. If the obstacles are on private property owner should be compensated.
What obstacles could be removed? - someone's house? Obstacles would need to be specific. Problems should be addressed from a technology standpoint first.
What obstacles...give more info on that.so...I need a I need more information button to push.
what obstacles?
What obstacles? I can't answer this.
What obstacles? Trees no
what obstacles??? you need to say what you are talking about...
What sort of obstacles are intended, natural trees? They should remain, Man made obstacles? In Southern Shores??
What the obstacles?
What would be removed? I thought that the cell tower constructed at the triangle at Ocean Blvd and Duck Road was to improve cell coverage.



With the continuing evolution of technology, and the manner in which this evolution is shaping behavior, we are stuck with the need to continue to evolve with the evolution of cellular phone coverage. Not sure removing obstacles (what are they?) is how it should be approached. Perhaps SS needs to partner with cutting edge technology groups who could use SS as a test area for low maintenance, environmentally friendly techniques that would not impact the aesthetics of the wonderful coastal terrain, but would allow SS and surrounding towns to grow the cellular capabilities without the environmental downsides.

This needs to be a balanced response. I am willing to have a little less cell phone coverage/reliability in exchange for the natural beauty. Large volume tree/shrub removal should be presented and voted on prior to action being taken.

Thre are enough high points in our town to provide coverage. Proper planning is advised

We need better cell phone service but not through ugly means.

Should not remove any vegetation for the purpose of improving cell phone coverage. Some structures that inhibit coverage might be worthy of consideration for removal.

That would mean cutting down trees, just get a different service!

The placement of towers should however fit into the landscape as much as possible - put them in the wooded area of the sound for example on property that can have trees planted to hide the tower base station.



**Question 12.**

**Strongly Agree/Agree/I don't care/Disagree/Strongly Disagree:  
The Town Code should include new nuisance requirements to promote better upkeep and maintenance of existing homes where private covenants do not exist.**

Be realistic
Do not see an issue with home maintenance.
I am not aware that this is a problem. If it is, some reasonable requirements are in order.
I believe that current code provides sufficient leverage to ensure responsible owners take care of their property.
I believe we already have these in place.
I didn't know we had a problem but if we do, nobody wants to live beside a landfill...
I have not seen a problem and would be concerned that this could get out of hand
I haven't noticed that there are many issues with maintenance of homes in Southern Shores. The exception would be the messy trashcans that are left on the side of the road during the week-- smelly and dangerous to pedestrians, bikers, and drivers who have to dodge them.
In general, I haven't seen much problem in regard to poor maintenance of Southern Shores homes and don't see much need for additional regulation at this time.
Is this a problem?
Most homes seem to be well maintained.
Not a problem that I see. Current codes address the few cases.
Tricky. If there is no safety issue involved, I am not sure how one can be forced to keep their property up to someone else's subjective idea of "better upkeep and maintenance". Good luck with this one.
We already have the ability to ask for upkeep of existing homes. In the past the mayors and Town Council would write a letter before starting proceedings.
We have nuisance requirements on the book that are not enforced. Mostly they are not enforced is because the Town is afraid of being sued.
We just need to enforce what we have.
Agree but only when the eyesore becomes a public hazard of any sort, and after the owners ability to make said improvements has been established. provision might be made to assist the owner with volunteer labor, and a no interest long term loan if the owners agree.
Agree-- generally there is reasonable upkeep
Also, enforce proper maintenance of curb-side garbage and recycle containers (lids that close).
And enforce covenants
Any municipal efforts to regulate upkeep of private property should be focused on public health, safety and welfare issues, NOT aesthetics. The Town should be able to tell someone to remove a dangerous tree condition, for example, but not what type of landscaping to install or what color the house should/should not be.
As www grow we need to maintain the appearance of a town with many non resident owners.



Assuming current public health regulations are not adequate or are not being fully enforced (e.g., conditions that support mice and rat populations).
Common sense approaches should be considered and adopted through the normal processes
During my seventeen years living in Southern Shores I have noted many nuisance properties that simply dragged down the entire neighborhood. We are not thinking of garden gnomes but rather overgrown properties with industrial equipment in sight, cars up on blocks, etc.
Every property or potential property needs upkeep.
I would be in favor of regulations which reduce exterior trash and debris. (i.e some yards should just be cleaned up - this wouldn't cost the homeowners in most cases). Going further than that is a slippery slope toward over regulation.
Lets' take a personal pride in how our town looks!
need to keep the community looking good
Not too restrictive but old cars parked in front yards come to mind. Allow freedom for property owners unless an obvious trash or eyesore issue.
Now,you are talking!
Only for the worse properties, i.e. junk items in the front yard. However, most homeowners are good citizens. Don't allow Southern Shores to become a, complaining community backed up by a code that would allow every little distraction become an irritation to a peaceful community.
Property values are a concern !
Property values are important to all home owners; homes that fall into disrepair impact the community.
Some basic regulation would be fine in cases where complaints are received, but this is a direction the town should avoid becoming the "maintenance police".
Specifically, storage of construction materials and miscellaneous household objects (aka hoarding) in one's yard (and easily seen by others) should be prohibited. This is an aesthetic nuisance that should come with a warning, followed by summons.
The Town should not become a de facto HOA. If homes are so bad they need to be condemned, that is one thing, if they are simply weathered beyond what one person thinks is good, that is another thing. Let property owners have control of their properties.
There are several properties that are in dire need of upkeep, maintenance, and attention.
There is nothing worse than living or renting next to a human rat's nest.
This would required well defined and administered standards, but why not? Would serve everyone's interest.
We need to protect our investments
Weeds and grass length should be addressed, and prohibition of large boats. If you can afford a large boat, you can afford to dock it somewhere. Boats should be kept in storage facilities, not in the driveway, if docking is a problem.
Where don't covenants exist? Yes, keep unruly properties from harboring rodents, etc, but what else would you do--determine color? Hopefully not.
With caveats - not interested in a totalitarian approach to telling home owners what color they can paint their house or that they don't manicure their yards.
Yards should be properly maintained ...i.e. Grass cutting and debris control only.



<p>1. The town is not a homeowners association. The town should be prohibited from taking actions that are within the domain of homeowners associations and agreed to at the point of sale. 2. Where upkeep and maintenance create public health or safety concerns, town action may be justified after and only after ample opportunities for public discourse regarding all alternative.</p>
<p>Against too many rules on private property. Feel like it is fine the way it is now.</p>
<p>How about a town code that encourages people to talk to their neighbors if they have a problem. Or maybe mind their won business.</p>
<p>I do not want to introduce financial burden to homeowners.</p>
<p>i prefer to see properties kept as natural as possible</p>
<p>If I wanted to move to a community that controlled every thing I would have'</p>
<p>Leaning toward less regulation here; this starts to sound overly intrusive (even though it frustrates me when owners do not devote at least minimal effort to their property).</p>
<p>Let's not allow "nuisance requirements" to become harassment of the taxpayers.</p>
<p>Nice in theory; but can be used as a weapon.</p>
<p>No more than say what many cities already have</p>
<p>NO NO NO</p>
<p>Slippery slope.</p>
<p>Sometimes those regulations go overboard or too subjective. This is America, you can only hope people take pride in [their] homes and neighborhood.</p>
<p>Sound like you want requirements that a homeowners association would provide. That is not the purpose of the town council. If a homeowner is a good citizen and paying their taxes, leave them alone</p>
<p>Southern Shores is already known as the "Town of No". Like many of these questions, this is an agenda driven topic, promoted by the few, and one that probably does not curry much favor from most of the towns occupants or property owners. When I purchased my property, I agreed to comply with the existing covenants and restrictions. I do not intend to allow other people to dictate how I am care or not care for my property beyond those rules and regulations that where in place when I decided to purchase property in Southern Shores.</p>
<p>This is a slippery slope to the town or the civic associations regulating the color of the curtains</p>
<p>This survey should not have every been sent out, the town residents were not told the truth about this code update. Stop this waste of time and \$'s and should be stopped immediately.</p>
<p>Tricky but it can be done. (To each his own, Beauty is in the eye of the beholder, One man's trash is another man's treasure, etc.)</p>
<p>We all want our neighbor's houses to be in good condition but this is another way for govt to intrude on private owners. I agree but should be minimal, such as picking up trash, no old cars stored on premises, no disposed old indoor furniture stored on property etc.</p>
<p>You need to TALK to people! It is a rare person who enjoys being a nuisance. How about trying to gain an understanding of their position or perspective before making a determination about being a nuisance. Might we be able to develop partnering realtionships with civic or community moinded organizations to help people, rather than taking punative action?</p>
<p>A tough issue. Are there any current requirements? Are they enforced?</p>
<p>A tough one. Need more resident input when examining current code adjustments.</p>
<p>Again, depends on what the requirements are.</p>
<p>Again, difficult to answer. Such requirements should be developed with citizen input and comment.</p>



Again, what atyoe of nuisance requirements?
Don't undestand this one.
How and who would decide what is considered a nuisance?
How will nuisances be defined? This is a subjective topic and difficult to enforce.
How? Needs definition.
however I'm concerned about the definition of a nuisance is
I am disagreeing but do not know what the current covenants are to control 'nuisance'? I do not want a new Homeowners Association formed to control these and other items in this survey.
I DO care, but I cannot answer this in the abstract. I would have to see the language of a proposed ordinance.
I don't actually know what you are talking about here. But it sounds like you are asking for the right to threaten home owners with some sort-of penalty if they don't conform their home to the style and satisfaction of the town council. It's not your right to determine what people's homes look like, even if they are aged and/or decrepit.
I don't know what we have in place so that would require more information before I would be able to really know how to comment.
I need to understand what you are talking about! "such as"!!!
I would like to know more about our existing requirements. What is included? Are they in place? Enforced?
It would depend on what is considered a nuisance. If the nuisance is a threat to safety, especially fire, then of course it should be included. Otherwise, the questions are: 'Can it be fairly and uniformly enforced?' 'Who will enforce it?' 'Will the enforcer patrol the town looking for infractions?' 'Will it only be enforced if there is a complaint?' 'Will this pit neighbor against neighbor?' We have enough of that already.
Not sure what you are specifically talking about. Are there portions of Southern Shores not covered by private covenants?
Private covenants do not normally include any provisions dealing with the upkeep of existing homes. Who is going to decide that a home has fallen short of the "upkeep and maintenance" standards? Will peeling paint fall short; how much? If it does fall short, what then? Will the property be condemned?
This is a pandoras box. Let's see the proposed requirements first.
This question needs to be stated in some context. A reasonable person should be informed as to what the "problem" is perceived to be.
This suggests there have been problems. I would like more information.
This would depend on how carried away the requirements were and the definition of nuisance.
To what extent is this a problem? Would this include derelict bulkheads?
What is defined as a nuisance? One's persons nuisance is another's love. How would this be implemented? Will it pit one neighbor against another? Without a clear definition, this could become a nightmare and engender the same feelings of uncaring government that the tree cutting did.
What is the problem or circumstance creating this rule?
Would want to know how many homes we are talking about- 10, 100, 1000?



**Question 13.**

**Strongly Agree/Agree/I don't care/Disagree/Strongly Disagree:  
The Town Code should regulate design standards for new or updated commercial development (example: requiring a particular aesthetic, such as pitched roofs or preferred building materials on a commercial building.)**

"I don't know" or "not sure" is a better answer.
Commercial development is found only at Marketplace, not in residential areas.
how about contractor surcharges for schools,etc. Standards for building code are a must in this hurricane environment
I understand that there has been a request for CVS to relocate where they could have a drive through and also a drive through for Starbucks at a new location.
Really don't want commercial buildings on additional property
Seems irrelevant unless new commercial zoning areas are anticipated.
Southern Shores is the Gateway to the Outerbanks.
Southern Shores is the Gateway to the Outerbanks.
state issue.....
there is not a lot of commercial area.
There is very little commercial property in Southern Shores and most residents do not live and can not see commercial property from their homes. anyone that would respond yes to this question would lot want someone else to tell them how to build their house.
Thought S.S. Has always been billed as a non-commercial.when did that change? The only commercial areas are the Food Lion & area around S.S. Realty. Right?
Very limited commercial area - what purpose would this serve?
We only have a small commercial area. Can't imagine someone would mess it up so people like me would not want to give them my business.
What commercials development in this township?
What would be the advantage????
Would strongly prefer that commercial development is kept out of residential areas.
Agree but only to preserve the aesthetic appeal of a group of neighboring commercial enterprises. -like in a mall. free standing businesses should conform to broad structural and construction regulation. particularly as related to public safety
all part of keeping the community looking good. But the regulations must also be reasonable.
Although there are limited areas in Town that are zoned Commercial.
An architectual review board (could be assigned to Planning Board) for review of commercial buildings would be beneficial long term.
Architectural consistency has been a staple of Southern Shores and specifically Chicahauk and I think that is a good thing. One trip to Long Beach Island, NJ will tell you why (I'm from NJ so I know).



<p>As a building contractor I encounter local codes for all of the jurisdictions through out the OBX. The restrictions of design standards in Sanderling attempt to maintain a 'quaint' appeal for property owners and visitors. The result is that superior, green, durable products cannot be used in the construction of the dwellings. As a result of these regulations, Sanderling properties decay rapidly and cost a great deal of money to maintain. These properties are not as energy efficient as other properties in the OBX and they do not hold up to the intense environmental extremes encountered in ocean side areas. This is yet another agenda driven topic that leads to tragic unintended consequences and has no realistic consideration for sound, sustainable building concepts.</p>
<p>As long as the design standards are not a significant deterrent to desired commercial development, I am in favor of such regulation.</p>
<p>But only to a degree. We do not need oversight to reach a level of conformity. Just common sense aesthetics.</p>
<p>Commercial building materials? - definitely. I would not want something to look like an 'industrial park'.</p>
<p>Commercial centers that share similar architectural qualities are always more attractive.</p>
<p>Commercial development should be severely limited or Southern Shore will soon look like the Nags Head by-pass.</p>
<p>Commercial development yes.</p>
<p>For commercial use only.</p>
<p>Goodness gracious, the town has almost no commercial development. It is really necessary for the Town to take on the burden of regulating the aesthetics of that?</p>
<p>Hodge-podge commercial building ruined our home town as it certainly does in beach areas. We come to the beach for peace and fun and ugly strip malls and buildings with poor design taste are visually disturbing.</p>
<p>I agree, but don't think that the town has done a good job in the private sector. There have been some questionable homes built recently.</p>
<p>I do not support design standards for residential, but directing commercial structures to follow guidelines would provide consistency and a nice look for the commercial area. Not sure how that would work with the current strip malls.</p>
<p>If allowed by law</p>
<p>Included in this should be green building codes as well, i.e. reducing stormwater runoff, solar, etc.</p>
<p>Including landscaping, sidewalks, and street access design.</p>
<p>Keep the character of the town</p>
<p>Look no further than the Market Place. It is no accident that there are many empty stores and a consequent negative impact on the town. This property is simply outdated and never really was attractive even many years ago. Going forward the town has to be brave enough to insist that quality and taste be apparent.</p>
<p>Not so stringent as to discourage building in the designated commercial area...definitely kept to the mall area.</p>
<p>Only if you have truly experienced people..like builders and architects to get involved. Any regular person should not have a say</p>
<p>Santa Fe NM is the "City Beautiful" because of such restrictions. Even McDonalds are covered!</p>
<p>Size is important - oversized buildings are not attractive</p>



<p>Somewhat but not too dictatorial. The intersection of Duck Woods Drive and 158 comes to mind. Why is that building still there. What an ugly eyesore for more than the last 20 years. Just about the first thing you see on the right when you come in acrossed from a school and it is trashy looking. This is Kitty Hawk I guess but it is a county issue.</p>
<p>somewhat, guidance, sound judgement. Commercial buildings should blend in with other surrounding structures as possible..</p>
<p>Sure, for commercial stuff, yeah. Though I'm sure the town council would regulate the heck out of Frank Lloyd Wright even if he wanted to build in Southern Shores.</p>
<p>The "look" of as town can soon become its signatory. Nags Head has its look, Sanderling its look. We can too within reason.</p>
<p>The regulations should NOT allow commercial or non-single family homes within the existing family home neighborhoods. Any commercial development should not occur within the neighborhoods.</p>
<p>There should be some (minimal) regulation that requires commercial enterprises to comport with town aesthetics.</p>
<p>These requirements are important. Southern Shores is the gateway to the Outerbanks.</p>
<p>Wings!</p>
<p>Within reason only.</p>
<p>Within reason. A look is a good thing for a town. Nags head has it, Duck is developing it. Southern Shores would do well to see this as a wY to maintain high quality and maintain value</p>
<p>Yes, we're getting more and more businesses, and some such as that brick building that houses a mattress shop and smoothie shop and some other businesses is truly ugly. It doesn't require a lot of extra expense to make buildings aesthetically pleasing. For example, the ABC store near Walmart (in Kitty Hawk) is a true eyesore--it wouldn't have cost a lot to have made it more pleasing. Let's keep Southern Shores looking nice.</p>
<p>Additional visual design standards will only increase the cost to own and operate a business.</p>
<p>Again, the town's concerns are public health and safety. Not the aesthetic preferences of those residents who should have purchased property in a gated community with aesthetic standards that match their personal preferences.</p>
<p>AS A ARCHITECT/ENGINEER.....NO NO NO.</p>
<p>Change is inevitable. Who is to say a particular aesthetic is what we all want. Building codes pretty much regulate what the insurance industry wants.</p>
<p>Free country as long as you do not materially affect others. Such as building a 36 bedroom event house in a quiet neighborhood.</p>
<p>I don' want to get into a town "theme" discussion.</p>
<p>I would not be in favor of a design that required pitched roofs. As an owner of an original flat top cottage, this design would fit the style of the Southern Shores community.</p>
<p>Just look at the Food Lion Shopping Center in Corolla - they have a rule that everything outside must be yellow or blue ????? Yet allow older existing stores to do as they wish - Such a HODGE_-PODGE ....</p>
<p>Most nationwide firms already have their own aesthetic. We should only regulate height and amount of coverage on the lot</p>
<p>No. The Town will always be developing. One person's thought of aesthetics, is not what should be happening. Remember that even though we had the "beloved" flat tops they have become obsolete. A person should have to build according to building codes for wind, safety, and septic. That is all.</p>



Not regulate....recommend. You want to be able to reject projects that are way outside the parameters of the recommended aesthetics, but not be so rigid and limiting that no young people or new ideas can take hold here.
Sometimes it is enjoyable when everything doesn't match... A little variety
Southern Shores has been developed over a period of decades, with a wide variety of styles, sizes, architectures, etc. To try to regulate this now is completely unnecessary.
This is not Santa Fe! Regulate for safety reasons only.
This survey should not have every been sent out, the town residents were not told the truth about this code update. Stop this waste of time and \$'s and should be stopped immediately.
While I appreciate the idea- it gets rather tedious looking at the same old thing everywhere. I enjoy good design in many forms and shapes, plus the ability to notice a store without hunting through a string of signs that are identical.
Will be difficult to enforce.
I DO care, but think this is not a question that can be answered in the abstract without specific design standards.
I thought we had only one area of commercial development & it seems the owner of that property has had sole discretion on the removal of sight barrier vegetation & construction of entrances and exits that create traffic issues. Where else can commercial development take place?



**Question 14.**

**Strongly Agree/Agree/I don't care/Disagree/Strongly Disagree:  
The Town Code should increase the allowable residential building height.**

It's a nice town with nice views with good population density.
The maximum height should be measured from the elevation of the first floor as required by the town.
Because the area has seen significant vegetative growth, consideration should be given to selective height increases for views.
Building height restrictions should remain BUT variances should be allowed for if a hefty fee is assessed (to discourage variance requests); and less than (5' ?) ; and the neighbors don't object; Or to accommodate where lower elevations may be in a flood plain.
But I would not exceed 40 feet.
current regulations require building height to be measured from the lowest of 4 corners. This creates a perverse incentive for an owner to build their house in a hole and excavate sand so that 3 floors can be achieved. Height should be measured from the average of 4 corners.
I really feel how it is calculated is not fair. When I built I had to use the lowest point of all corners. This is not fair to owners who's lots have varying topography. We should use an average. If we have gone back to this and I am unaware then I would leave it as it is.
I wonder who is requesting to build the first 5 story home in Southern Shores? We were limited at first building in 1991. Since then homes have towered over ours. I guess if it's within reason.
I would like it to be tall enough to add as small observation cupola or deck
Views are what many individuals desire when purchasing property. Height restrictions help to maintain this aspect.
We met the existing height that was reduced while our house was being designed. Now I wish we had fought for the previous rule because of bedroom ceilings are too low.
3 levels only.
A monster tall house, built next door to a ranch???? Horrible..
Absolutely NOT!
ABSOLUTELY NOT!!!!
Absolutely not!!!! Do you want to ruin the Outer Banks?
ABSOLUTELY NOT. THE SHADOWS CAST BY EXISTING STRUCTURES IS NOT IN KEEPING WITH THE ENVIRONMENTALLY FRIENDLY COMMUNITY ENVISIONED BY FRANK STICK.
adding height to buildings will block beach view for existing homes
All of us who built houses were under certain restrictions and these same restrictions should continue to apply on all new constructions.
Another excuse to build larger structures--also infringes on the neighbors
As one trapped in the 30' height this SECOND changes penalizes older homes and destroys the views we bought our lots to have. The majority are 35' some are 30' increases are not needed. Shall we go 40' to see over the many 35'? then 50' to see over th new 40'>PLEASE no increase in height!!!!

**Town of Southern Shores**

**Citizen Survey Summary Report 2-18-16**

**Appendix – Full Text of Comments**



blockage of views occurs naturally. going up evokes intention...and controversy.
Good way to tick off residents who had to build under older restrictions. There goes my view so Joe Blow can build his skyscraper.
Houses are already disgustingly large.
Houses are high enough as is
I believe the current building height is sufficient. Raising the height could decrease the value of existing properties that have a "view". These properties were built in good faith within one set of standards - changing those standards after the fact would certainly upset many residents who thought they had lifetime views.
I do not support this. Additional height is not necessary for single family residential construction.
I don't want to live a Virginia Beach like town.
I see no universal advantage to having taller houses in Southern Shores. This will create more problems than it will solve, I believe, unless it pertains only to roof decking.
I think that it is 35 feet now; that is enough.
If the height is increased, houses will compete to build the highest for the best views. the current height requirements permit the standard 3 story houses that provide sufficient square footage for residential needs.
Increasing height will only lead to more "commercial" development in residential neighborhoods. We went from 35 to 40. Too high of heights may significantly increase wind insurance for all.
It increases rates on wind and hail insurance for the whole Town
its just another way to squeeze more people into a house. Who wants a four story home towering over theirs, blocking sun. And it can't be safe given the strong winds we endure.
Keep it as it is. We have always thought of Southern Shores as a family residential area. No huge buildings especially along the ocean front.
Negative effect on views as well as too much windage.
NO
No no no!!!!!!
No rental Mac Mansions for events ,etc
NO! If you want an ocean view buy closer to the ocean.
No!!!!!! Absolutely not.
NO. Impacts on our skyline, beach atmosphere, and quality of life will be immeasurable and irreversible. What about property owners who have built to current code? Their personal lives and home environment would be negatively affected. Also impacted would be afternoon beach experiences. Tall buildings = No sun = Less vacationers = Decreased tax dollars.
No. Keep it set as you can control the home size & occupancy
NOOOOOOOOOOOOOOOOOOOOOOOOOOOOO
Not one inch.
One of the OBX attractions is the skyline is not full of multilevel buildings - like Ocean City, MD :(....
Over the past 25 years we already have increased the building height once, and the present allowable height is still good and keeps the community looking like a great place to live and no need to build housing taller than the current height.
Present height for residential bldg is okay



<p>So those of us who had building height restrictions can now be next to higher buildings that will over power the neighborhood. There must be developers on the council now.</p>
<p>The avoidance of the 'Duck syndrome' where tall houses squeeze out the view and loom over the beach needs to be controlled.</p>
<p>The current 30-35 height is just fine. We surely do not want 4 story houses.</p>
<p>The current height is fine. Any taller could cause problems for firefighters.</p>
<p>The current regulation is adequate. Part of the beauty of Southern Shores is sharing the view with as many residents as possible. Vacationers and residents alike enjoy having a view. Houses do NOT need to be any taller than currently allowed.</p>
<p>The existing "scale" of the Town seems appropriate.</p>
<p>The town already did that after our hose was restricted. After we were required to put a metal beam in our roof, people were allowed build higher homes in front of my view of the ocean. They are high enough already.</p>
<p>There are too many existing structures that would be dwarfed by newer structures. This really goes to the question of what constitutes a "residential structure". I have never heard anyone but people building a rental property complain about building height.</p>
<p>This is an issue that is already codified. Anyone who owns property here knows, or at least should know, what these heights should be. The question does not give any parameters, such as, from what to what. And, if there is a defined height that is the target of this question, it should be stated.</p>
<p>This is not necessary and will exacerbate the event house problem.</p>
<p>This suggestion is obnoxious. People buy property in Southern Shores knowing the building height restriction. If they don't want to adhere to it, they should buy elsewhere.</p>
<p>This survey should not have every been sent out, the town residents were not told the truth about this code update. Stop this waste of time and \$'s and should be stopped immediately.</p>
<p>This was already done. It WAS 30' I built and now it's 35' my views evaporated. Then shall we raise it each year? 35' is enough. Don't change these rules mid stream. It penalizes those who have been here</p>
<p>This would be a disaster waiting to be built for the aesthetics of the area (shades of VA, and Myrtle Beach, etc). Corolla as well (no harm intended).</p>
<p>To do so would exacerbate the "Too big not to be a hotel" or hotel/nightclub, or event house.-.whatever we call it - problem; change the skyline and aesthetic (sea and sky).appeal of the commeneunity</p>
<p>To do so would negatively impact our skyline and the quality of life for those who have built to current regulations. It may even impact beach enjoyment due to shading.</p>
<p>We are a residential community, not a big box home site.</p>
<p>We are in Southern Shores--sold a second home in Kill Devil Hills and paid a fortune in capital gains taxes--because Southern Shores has thus far exhibited the greatest attention to aesthetics, and that would include residential building height.</p>
<p>We don't want or need taller houses.</p>
<p>We increased it from 35 to 40 in the 2000s. No house needs to be higher</p>
<p>We own oceanfront but have no desire to block the view of the ocean for others and do not believe the height restrictions should be increased.</p>
<p>Why? So big homes on the ocean can block more views? Should lower the height.</p>



Again, what is the motive of increased height? More square footage? Increased occupancy? Increased height is not necessary to accommodate the needs of the majority of American families with 4 or fewer people per household.
Current height restrictions should be mentioned within question for a more accurate answer.
depends on where the residence is
Don't know enough about the topic.
I don't know enough about this to answer. Very high buildings are difficult in fires.
It depends. I need more information to be able to weigh in on this.
Not sure what the current code says.
This question is too open-ended -- how high is high?
TO ALLOW FOR ??????????????????????/
Why is this question even being asked? Is the intent to increase the size of houses?
Why??
Would like to hear a discussion on this issue.
It may pay to relook at how the building height is determined though, from existing grade or proposed finish grades.
mainly to promote raising foundations to account for flood zones
Only for safety.
Only on a case by case basis. For example, a home to be built in a low lying area should be allowed to have a higher max height than one say on the top of a dune. Or, where there is a depressed elevation on a given lot, consideration should be made for where the height measurement should be taken.
Only to allow for base flood elevation.
The height could be increased in the woods but kept to 35' on dunes and oceanside .
To allow owners to have a view.
Within reason we should increase allowable height where existing vegetation impedes significant views ( which increases value of property - ie taxes



**Question 15.**

**Strongly Agree/Agree/I don't care/Disagree/Strongly Disagree:  
The Town Code should increase the maximum allowable amount of lot coverage for single-family homes (how much of a piece of property may be covered by buildings or other structures like swimming pools, garages, and driveways).**

30 percent is a lot, which is what we currently allow. This allows for more green space in the Town
As the population ages, more people will want to build one story homes which will limit what else they can build on the property. Multi-story homes make a smaller footprint.
Assume the maximum will be driven by Federal standards.
Enforce the existing code..numerous new homes have exceeded the % allowed with no repercussions.
I could not get an occupancy permit until I conformed...cost me over \$2,500.Othere have been waved or paid a one time fine. There are no code cops and people construct against code all the time. strengthen patrol for violation and fines.
I just wish a small utility did not have such restrictions. Placing a small building of this type 25 feet from front and back property line and 15 feet from side property lines makes it very inconvenient. And who wants a utility building in the middle of the yard?
Institute an appeal process that projects could be considered subject to regulations, location and community approval.
as long as all other regulations are met and it does not cause runoff to adjacent property owners
As long as this does not effect existing property arrangements.
But still maintaining the Height restrictions
Especially for the placement of elevators of lifts
I agree but only if we also closely regulate the tree removal as I believe we need to also closely maintain the strong tree coverage of the community.
I believe it's now 33% perhaps raise is 2% or 3% - not much more.
I think the 30% rule is a bit restrictive, but would only go to 35-40%.
I was not in agreement when the Town decreased the lot coverage and what constituted coverage the last time (10-12 years ago?).
I would like to install a pool and not have to rip out our extended driveway.
I would split the lot coverage between buildings and accessories. But I would still limit the coverage to make sure water run off remains.
It's like playing tetris on our property just to find the correct place to put an outdoor shed, with the current limitations.
Maintain a border within each property, so as to create an open space "buffer zone" between properties, and remain open to methods to collect and redistribute rainfall so as to insure groundwater recharge.let the owner use the space within the border as they like.



<p>This maximum tends to define the character of neighborhoods but lot sizes can vary greatly within a neighborhood. I would support increasing the maximum on smaller lots within a neighborhood when storm water is actively accommodated and the home size is consistent with the surrounding homes.</p>
<p>To a point--that being no removal of substantial, healthy trees.</p>
<p>Very hard to do what you want with your property when you have a strict lot coverage code.</p>
<p>why not, if done in a beautiful layout and follows the side and front and back space requirements. If I had the \$, I would create a better "scape" for my property, creating more outside entertainment areas. I work for a rental company and see many beautiful structures and less exposed property.</p>
<p>After asking about increasing regulation on stormwater runoff, this is a ridiculous question.</p>
<p>Again - runoff prevention!</p>
<p>Again, the current regulation is adequate to ensure that the intent of the community is maintained. The density of the community is important to maintain the family orientation. Regulations regarding free space provide the rural aspect of the Southern Shores beach community and help manage the delicate eco-system of the Outer Banks.</p>
<p>Again, the oceanfront home on 7th Ave. covers most of the lot.</p>
<p>Although we have sometimes chafed under the lot coverage restrictions, they do protect from unwelcome overbuilding and from SS becoming just shoulder to shoulder dwellings.</p>
<p>Crowding, storm water issues, environmental ..</p>
<p>Current 30% Is fine.</p>
<p>Current rules are fine.</p>
<p>Don't know what it is now, but increasing lot coverage restrictions would create more storm water runoff issues and the existing percentage works.</p>
<p>Eight feet is barely enough as it is. How about a little privacy?</p>
<p>Existing requirements are sufficient.</p>
<p>Good grief no! Our lots sizes were designed big on purpose. NOT for bigger houses but better privacy and quality of life. The separation between homes is protective and attractive. We should not capitulate to greed at the expense of the good we have</p>
<p>Houses are creeping up in size. It takes away from the décor that we enjoy now.</p>
<p>I believe the current 30% is fine.</p>
<p>I believe what we do now is sufficient.</p>
<p>I do not support this. Additional lot coverage is not necessary for single family residential construction.</p>
<p>I don't like Virginia Beach lot coverage.</p>
<p>I like it the way it is.</p>
<p>I see what looks like violations now that should not have been approved. One is at the end of Hickoty on the left. It is an eyesore. The land usage is an important part of the delicate balance that is needed.</p>
<p>In my opinion the current lot coverage of 30% is good.</p>
<p>It looks like there is plenty of space available now for building houses and other structures without inviting more development</p>
<p>Leads to mansions and too many people in a concentrated area.</p>
<p>leave allow that is now working expanding the lot coverage only contributes to more run off, more tree removal and more guess allowed on the property that will increase noise and lead to more parking of cars</p>



Lot coverage should not be increased because it will contribute to increased stormwater runoff. Not good for the environment.
NO
No change needed. Will cause water problems.
No increase - cut down size.
No!!! Need to protect the environment.
No, the homes and structures are already too close to neighbors' houses and structures. It's a matter of aesthetics, but it is also a matter of noise and light pollution, as well as safety (especially fire safety given the windy conditions).
Our lots are great for residential structures as zoned--another effort to subvert existing zoning
Our lots are large for the aesthetic of the environment. Covering the lot with more construction makes no sense and is unnecessary for a single family residence. 30% of an average 16,000 to 19,000 sf lot is plenty of space.
Please no - Track Home Community - look alike !
Residences have already been allowed to get too large due to loop holes.
Same answer. Increased lot coverage is not necessary to accommodate dwellings for families of 4 or fewer people. This is one more push by developers to change density in residential zones and thus to change the residential character of the town
Seems to be about right as it is?
That just creates density and adds to more people. something the outer banks does not need.
The current 30% provides for good distance between properties.
The designation of "single family homes" seems to be meaningless given that so many appear to be used primarily for weekly rentals. Such "homes" should be designated as commercial property and regulated as such.
The first town manager advised us we should actually be moving to reduced lot coverage, given our septic systems and storm water runoff issues.
The same restrictions that are in the current codes should apply to all new construction.
The Town of Southern Shores is built to preserve green space on each individual's property as well as the SSCA. That is why lots were set out to be 20,000 sq. ft. except for a few in Seacrest Village.
This could affect everything from storm water runoff to sewage system specs to putting a paved parking lot in your front yard.
This is a way to protect the environment and to prohibit over-building.
This just encourages the building of oversized monster homes. No thank you.
This reverts back to Water run off, light pollution, noise pollution etc. Increasing lot coverage increases these factors.
This suggestion is obnoxious. It encourages the destruction of the environment, character, and charm of Southern Shores. If people want more lot coverage, they should buy in Currituck County.
This survey should not have every been sent out, the town residents were not told the truth about this code update. Stop this waste of time and \$'s and should be stopped immediately.
This will most likely increase storm runoff, put swimming pools closer to the neighbors' houses, etc. increasing noise complaints. It is find the way it is.
town should keep this the same or decrease



<p>We adhere to the Land Use Plan of having lots of green space on each lot. It is the vision that Frank Stick developed Southern Shores--natural looking environments with neighbors not on top of neighbors, while offering recreational and green space</p>
<p>We are on a sandbar. Non-Porous encroachment is already an issue. Bigger and bigger houses are for greed, not nature or aesthetics. all of the other issues will be impacted by higher and bigger homes. LIMIT them however you can. We do not need to be Virginia Beach. If that is what you want to build go there.</p>
<p>We don't need mini motels. Enough damage has already been done to the lots being clear cut.</p>
<p>We must be wary of cementing over Southern Shores. If more is allowed, we will be subject to increased flooding.</p>
<p>We need to protect our waterways!</p>
<p>Where buidlings exist, nature cannot.</p>
<p>Why? So more people can stay in a property and create more noise?</p>
<p>Again, unintended consequences of the question can lead to severe problems. Without stating the cause and effect of these criterion, respondents are very likely to make very poorly advised and damaging decisions on this subject. Questions like this one should not be submitted for response in a vacuum that does not explain pros and cons of the issue.</p>
<p>Although I don't know a lot about the arguments. I would hate to see SS move from a residential environment to a rental environment.</p>
<p>Don't you mean impervious surface? Since you do not provide any indication of what the current allowable amount is, I have no way of knowing whether I would like this increased? It is not a fair question.</p>
<p>I am uncertain what the current limits and definitions are for the town. With a house and pool, it can be frustrating to be unable to put up a storage shed or similar due to this limitation.</p>
<p>I do not know what the percent lot coverage they have now.</p>
<p>I guess this would depend on whether or not the town would allow me to add a garage and pool on my lot. If they would, I'm good. If not, then they should increase it!</p>
<p>The question is too open-ended to answer responsibly</p>
<p>what's the current amount? It's kind of difficult to answer these questions - "more", "less", "increase", "decrease" - without knowing what the current values are.</p>
<p>Why? What's the rationale for this?</p>
<p>As long as storm water is considered and it pertains only to low elevation construction such as driveways, pools, walkways,etc.... Not the main structure.</p>
<p>Code should consider allowing use of hard surface materials that lets water penetrate and drain to the soil without impact on lot coverage amounts.</p>
<p>Currently everything counts as lot coverage. If an owner uses gravel as landscaping, that counts as coverage. Keeping lot coverage the same but giving coverage credit to encourage the use of porous concrete and gravel would be a good change.</p>
<p>DECK AREA SHOULD NOT BE INCLUDED IN THE CALCULATION OF COVERAGE SINCE THE WATER DRAINS THROUGH THE DECK</p>
<p>Even a moderate rainfall causes road flooding and there are still many undeveloped lots that will eventually have structures on them. 30% coverage is more than fair. More effort should be made to have people utilize country driveways (crushed stone), and or a combination of permeable concrete.</p>



I disagree that we should increase it but would like to revisit what is considered lot coverage. Porous gravel driveways (e.g. pea gravel, porous pavers, etc) or deck overhangs where the deck is well above the ground and there is uncovered earth beneath it should not be considered coverage.

Only if the driveway/parking area is made of pervious material so not to have a runoff problem.

Remove driveways from the equation but keep the max allowable like it is.

There should be some adjustment for how driveways made of permeable substance are treated. Such substances allow water drainage.

This is a good size controlling feature. I would though eliminate driveways from the ruling as no one lives on the driveway



**Question 16.**

**Strongly Agree/Agree/I don't care/Disagree/Strongly Disagree:  
The Town Code should regulate preservation of flat roof homes.**

Again this is private property
Assume you can use the State Historic Home regulations here if they comply
Be careful not to allow something where if they are in bad shape they can be torn down. This is used by builders all the time to say the building cannot be salvaged.
It's history....
Not the Town's business. Homeowners and historic preservationists have that responsibility.
The horse is already left the barn on this one. Our flat tops have disappeared at an alarming rate since 2002. Any effort to preserve those remaining would be greatly appreciated.
We are to late for this. Most of them are already gone. I love the old flat top homes and would like to see them preserved but we are to late IMO.
We have a flat top. (133 Ocean Bkvd.) I love it. I don't see a need for anyone else to be involved with it.
We owned one. To conform to the building codes and engineering codes it was projected that we need \$100,000 just to maintain the structural integrity of the flat top we owned. Plus the fact that we had the high water mark of 5 foot from the Ashe Wednesday Storm made us want to build higher.
You are too late. Since 2000. I have watched flat roofs on my end of Ocean Blvd beach front cleared and then replaced with( huge( out of keeping with neighborhood) rental houses. Check it out. I watched one rental machine's lot raised with fill before being built. Of course in mid-winter.
Are we saying that flat roof homes should be viewed as historic properties when renovated? Then agree.
As a means to control tear-downs of historic structures.
As long as our taxes don't pay for the preservation, the money must be obtained from a independent source.
But only if the homes are on the national registry of historic properties.
Flat Tops ARE Southern Shores
I agree to the extent that the current owners should be given some tax benefits to encourage the preservation of the flattops.
I can get behind that because you used the word preservation. I think the word preservation should be used more often for town council / town code initiatives.
I do not think there should be a requirement that flat roof homes be preserved, but I would like to see the town adopt a Local Historic Landmark Designation such as that in Kill Devil Hills.
If the community is to maintain any of the history of the origination of Southern Shores, the flats need to be protected. Some flat home owners have taken on the responsibility of preservation; the Town needs to take on a more active role, such as applying for the National Historical Registry for the homes.....eventually the history will only be in pictures.....
If the owners wish to keep this style of building. These are landmarks. We don't need mini motels.
If the town feels strongly about these historic structures, then create a 'Historic District" similar to other locales and create specific regulations for these houses.
Incentives should be built in for flat roof homeowners to benefit from keeping their flattops.
Only if they have been designated as historical on the National Registry.

## Town of Southern Shores

### Citizen Survey Summary Report 2-18-16

#### Appendix – Full Text of Comments



Part of Southern Shores history and tradition. Worthy of protection against the developers.
Part of the original charm of this area
Personally I think they have historic value as well as good ability to withstand heavy weather
Preservation should be encouraged but not required.
Provided this would increase the preservation of flat roof homes!
The flat roof homes are the history and I hate to see them disappear. I am sure there is a way to preserve them that would satisfy the history buffs and the new wannabe owners.
The flat tops are mid century modern structures and should be preserved. I am very saddened by the loss of these buildings.
the flat tops are one of the charms of SS and have great historical value
The old flat room homes are a historic to the early development of the town - need to be preserved.
These are historic homes and a regulation to preserve them is most appropriate.
These are historic treasures that should be preserved.
They are historic and have been the character of Southern Shores for decades. Most are probably "historic" and should be regulated as such.
They are treasures! Would love to see incentives to preserve them.
they are who we are. We are a young town. They ARE our history!
This is part of the town's history and there are very few left, so yes, I support regulating their preservation.
This should be regulated by the state department of historic resources
Through incentives rather than punitive measures
To preserve them yes.
To see these architectural gems bulldozed is a shame.
To the extent that they are part of the towns history and appeal. one or more should be preserved.
We should provide tax incentives to keep our history.
We're losing the historic value of SS.
why the flat-tops are not being protect, is a crime. we had 300 and we are down to less than 30. Why the town has not taken steps to save these homes is inexcusable.
Would be nice - special history of our community. Similar to the Nags Head old beach houses
Although I love the flat tops and the Frank Stick history, I believe regulating preservation would be a significant deterrent to property values in SS.
As much as I like these homes (vacationed in several of them over the years) I do not think this is the towns business.
As much as I love the flat tops, Town should not be able to tell owner they cannot tear down their house and build a new one.
Change happens.
Disagree, but hopefully someone with a few bucks in their pocket can see fit to preserve a couple.
Educate, encourage, offer incentives to restore.
Educate. These homes are lovely, warm, and charming historical structures. Offer incentives for restoration. Be creative.
Encourage but not regulate. Owners have the right to change their property
Everything has an expected useful life expectancy. If an individual wants to preserve the structure that's their choice, it shouldn't be an ordinance requiring those structures be preserved.



<p>Ex post facto regulations are never fair. However, the town should mount an initiative to have people realize the importance of these flat roof homes. This could possibly include some degree of tax forgiveness.</p>
<p>Heck No. We owned one. It was built in 1950 and survived the Ash Wed. Storm of March 1063. It has a water mark five and one half feet from the ground. When we had it inspected by an engineer because we wanted to add a bedroom and new kitchen. He showed up the bad shape of the cinder blocks and the roof. It was waiting to fall in.</p>
<p>I like the flat roof homes, but at some point they can become too expensive for the homeowner to maintain. Not really the business of the town government.</p>
<p>I love flat top homes. The town should not be in the business of dictating their preservation.</p>
<p>I love the flat roof homes and a friend of mine owns one. If they want to do something with it, it's their home and they should be allowed.</p>
<p>I owned one before we took it down. When I went to the Town to get a permit to add a bedroom, bathroom and enlarge the kitchen the Town said no. So then I came and had an engineer look at it to see what he thought. He said it would not take additional weight on top unless we built a house over it. We could not see that. We also bought it as a rental home and with the taxes that have consistently been placed on oceanfront owners, we felt we had no choice but to tear it down and build a house that could pay the taxes and insurances.</p>
<p>I personally don't care to maintain the past if there is nothing very special about it. These houses just happened to be the first houses, but there is nothing architecturally special enough to warrant preserving them. I could see preserving a single one as a Town museum, but not more than that.</p>
<p>I really would like to see the preservation of the old flat tops. Should someone be prevented in removing one that would be in unsalvageable condition or just want to put up a new home? I tend to disagree. What should not happen is to tear down a flat to put up some oversized 'party central' structure.</p>
<p>I think this is up to the homeowners of the flat room homes. If they want to build a new modern home, they should be able to.</p>
<p>I would like to see them preserved, but think owners' property rights should be considered.</p>
<p>I'd prefer to keep these homes but again, stay out of property rights.</p>
<p>If flattop home owners can't get loans to fixup or purchase a flat top because of the new FEMA regulations you really can't limit a homeowner or buyer from what they can do to a flat top.</p>
<p>If you feel strongly enough about preserving them, then buy them.</p>
<p>I'm not sure regulate is the word or the way to go about it. Perhaps educate, encourage, and offer incentives for property owners who choose not to destroy these valuable historic homes.</p>
<p>it is what it is and there is not need to preserve history by regulations that impact a current home owner</p>
<p>It should always remain the owners choice. If a group of people are concerned about this they should create a preservation society and buy them when they go up for sale.</p>
<p>It should be left to the owners to decide if they want to live in flat roof home or not.</p>
<p>It should remain the owners choice. The town should not get involved. If you want to preserve them then create a preservation society and have them purchase the houses. We don't want too much government intervention.</p>
<p>It would be good to preserve some, but owners should have the right to do preserve or sell.</p>
<p>It would be nice if the Sticks' architectural impact and history was preserved. But not with undue financial hardship and/or restrictions on the owner or potential buyer.</p>



<p>Most of the "Flat Tops" are on the ocean and are priced upward of \$1M. If someone puts up that kind of money, they should be allowed to renovate or tear-down &amp; re-build to their liking (within the current building ordinances).</p>
<p>not a fan of flat roof home. don't see a need to preserve them any more than any other house</p>
<p>Once again, an agenda driven topic. This is obviously directed at oceanfront flattop homes and a reach to protect something other than the nature of the individual structure. I doubt anyone cares about a flattop house located somewhere other than the oceanfront. Any kind of change to the code regarding the specific characteristics of an existing structure should also allow for grandfathering current codes to any such property purchased prior to changes in the code.</p>
<p>Once again,not a town issue.Individuals concerned about this issue need to reach into their own pockets to preserve these homes.</p>
<p>Personal property should not be regulated by the Town.</p>
<p>private malt will take care of this ..not a town issue.....</p>
<p>regulate'. I mean come on here.</p>
<p>See no advantage to keeping flat top homes. Property owner should be able to tear down.</p>
<p>Since flat top roofs homes are built on grade, the Flood Insurance regulations do not permit an improvement more than 50% of the value of the homes. Since most of these were built if the 1950s and 1960s, most of the rooms are too small for the current real estate market, and as a practical matter can not be remodeled. Who wants to \$1 million for an oceanfront flat top that has only 2,000 square feet of living space that can't be significantly remodeled? Won't this be a taking of property without just compensation?</p>
<p>Some flattops will be preserved by their owners. Many of the remaining flattops are in flood zones, however, and will not survive a flood.</p>
<p>That would take away rights from property owners.</p>
<p>The flat tops are historical treasures but in each instance, a new owner might be planning something even more special/worthwhile. As much as I'd like to see these homes preserved, this strikes me as over-reaching.</p>
<p>The town has no right to dictate preservation of flat roof homes. If someone wants that, they can buy the property and preserve it as they see fit.</p>
<p>The town should buy them if want to decide on the outcome</p>
<p>The variety of home design here in SS is extremely appealing. The Flat Tops as shown by some great updates adds wonderful flavor ! Hope others will update to save and or incorporate the style. Does this mean regulate what is to be preserved and what is not ?????</p>
<p>These belong to the property owner, they should make the decision. The Town could encourage the preservation, perhaps with historical markers, etc. but not regulate.</p>
<p>They have no historical value</p>
<p>This is not something the town should regulate using town funds.</p>
<p>This is not the Town's business to regulate.</p>
<p>This survey should not have every been sent out, the town residents were not told the truth about this code update. Stop this waste of time and \$'s and should be stopped immediately.</p>
<p>Township should not be able to determine what an owner has the right to do with their private property.</p>
<p>Unless the town is willing to pay for the flat-top, I feel the homeowner has the right to do what they wish with their own property</p>
<p>While I appreciate the historical role of these homes and the renewed effort in their preservation I do not we should constrain homeowners rights</p>



Would love to see some of the flattop homes to be preserved but you cannot force a property owner to preserve them. Perhaps the town should purchase a few flat tops for preservation.
But how do you do this. Separate regulation for 'Historic'????
Don't know anything about the arguments.
Don't really know.
Flat roof homes could benefit from receiving "historical status." Is that a function of the Town Code?
I DO care. I would like to know what the owners of flat-top houses think.
I may be for or against this. Regulate how? Restrict how many flat top homes can be preserved? Oversee the preservation of any flat tops (i.e. inspect architectural plans)? I am for encouraging the preservation of historic flat tops and against the town micromanaging the preservation projects.
In what manner? I need specifics to answer this.
Not sure I have an understanding what this is about. Flat homes are diffentately part of the history of the area but...
Not sure I understand the issue? What's prompting this need?
That would be nice. I'm not sure if that would effect the current homeowners' rights.
The issue here is whether the majority of residents wish to preserve examples of the history of this area. This is a subject for a serious and open public discourse rather than a single survey question.
This needs an explanation of what is meant by preservation. It could mean not allowing or restricting preservation.
Unclear to me what is meant by regulating preservation
What does this mean...are you promoting the preservation of flat roof homes and wanting to get rid of them? Poorly worded.
What does this question mean? Regulations to allow the demolition of flat tops? Regulations to prevent upgrading them?
Who regulates it now ?



**Question 17.**

**Strongly Agree/Agree/I don't care/Disagree/Strongly Disagree:  
The Town Code should remove obstacles to moving homes away from the advancing high tide line on deeper oceanfront lots.**

"Obstacles" as you call them were put in place for a reason. Why are the current requirements considered obstacles???? What engineering process is being put in place to address advancing High Tide line??.
cama issue.....
I am unaware of any obstacles.
Make them stay behind the primary dune line.
See 18.
The lot coverage and setback restrictions from lot lines should be maintained.
The town should stay out it the state does enough.
This should be done on a case by case basis.
This was how the residents of the Outer Banks dealt with the changing shore line. Then people got greedy and built behind the ocean homes.
. . . without compromising current setback requirements. This would reduce oceanfront owners' inclination to press for sandbags and hard structures to "protect" the buildings on their lots.
As long as parking and septic are maintained. Shouldn't have been that close to begin with - see Stick book on NE of 1962 - we've known the danger.
As long as set backs, environmental concerns, and other code issues are complied with.
As long as the new location is not in a neighbor's "face".
But.limit the approach to the inland border of the property, and maintain safety provisions
do you mean the homeowner can move the house back away from the encroaching tide line? Then yes. What obstacles are you referring to?
Homes should be allowed to be placed anywhere on a lot as long as it is not in violation of other town codes.
I think this makes sense. I am not immediately on the beach but, if I were I would certainly want this option assuming my lot was big enough to support a relocation and otherwise be in compliance with town code.
If a home is at risk, there should be some provision to allow for steps to mitigate the risk while balancing the eco-systems of the existing lot and the surrounding lots. This question is not a yes or no....it has to be conditional.
If a homeowner can afford this and CAMA allows it, why would we want to make this difficult?
If the obstacles are legal, absolutely.
I'm assuming you mean legal obstacles
Just like they do in Nags Head. If you have a deep lot, you should be able to move the house out of the advancing tides.
Kind of stupid to wait for them to fall in.
Makes sense.
Need to plan for further sea rise and erosion with each passing year.
Not if the town should pay for it. Owners should pay for it.



<p>Owners, such as ourselves, recognize the power of the ocean. We paid an artitect and an engineering firm to plan for the moving back of the house in case the ocean encroaches. This what they have done in Nags Head for years.</p>
<p>Property owners have a right to protect their home. Code must specifically address only structures where imminent threat is evident and upon relocation/rebuilding all applicable regulations must be followed.</p>
<p>Property owners have a right to protect what is theirs. However, if obstacles are removed the code must be strictly specific to houses facing an imminent threat of destruction and, if moved, the structure must adhere to all other codes.</p>
<p>Provided lot coverage and setback codes are enforced.</p>
<p>Seems like it could benefit owners if they could save their structures.</p>
<p>Should be decided on individual basis if home can be moved without meeting restrictions.</p>
<p>That is IF lots are really deep.</p>
<p>This should be done in keeping with other setback restrictions however.</p>
<p>We we designed our new house to replace the flat top we had it designed to be moved in case the ocean encroached. We followed what has been happening on this beach for years especially in Nags Head.</p>
<p>why have such a regulations to stop folks from protecting their own home</p>
<p>within reason.</p>
<p>Within reason. I am not fully familiar with all aspects of the issue.</p>
<p>YES, if the owner pays for removing the "obstacle" !</p>
<p>If by obstacles you mean set backs for the frontage, I disagree. The land was bought knowing the tide would move and to now argue that the houses are hindered is hypocritical. Otherwise the push will continue until houses are up against the road.</p>
<p>No. My family bought an oceanfront house understanding it may not be there in a decade. They chose to buy there.</p>
<p>That's throwing you taxes in the ocean, mother nature rules.</p>
<p>The ocean takes what it wants; owners of beachfront need to accept that risk and not try to spread it through changes in zoning regulations.</p>
<p>This survey should not have every been sent out, the town residents were not told the truth about this code update. Stop this waste of time and \$'s and should be stopped immediately.</p>
<p>?? What are the obstacles?</p>
<p>Again this needs explanation.</p>
<p>Again what do you mean by obstacles?</p>
<p>Again, don't understand the issue.</p>
<p>Again, I would need more information on the proposals to make an informed decision.</p>
<p>Ambiguous question. Political or physical or monetary obstacles?</p>
<p>Another question that is so badly worded that it has no meaning.</p>
<p>But what are the "obstacles" referred to here?</p>
<p>Couldn't find "obstacles" addressed in current code.</p>
<p>Define obstacles. If the obstacle is the code setback from a lot line, then i disagree. A neiighbor should not be able to move his house closer to mine than code limits without my approval.</p>
<p>Don't' know what the "obstacles" are.</p>
<p>Don't know what the obstacles are at this point but have no problem with it as long s it fits in and they adhere to code within reason. Possible variance by council if required.</p>



I am not sure how this is done or why it is a problem if there is room to do so. In Nags Head along millionaires row, there are houses that have been moved more than once over time in order to preserve these Hatteras style structures.
I do not know enough to answer this question
I DO care, but I am not familiar with the pros and cons of this suggestion.
i don't understand what this might entail.
I don't understand what this entails sufficiently to comment on the question intelligently.
I have no idea. Need specifics. How many homes fit this description? One? Two? Can't be that many. And what obstacles? I assume you mean trees and pesky animal life.
I honestly don't have enough information to comment on this question.
I need more information to have an opinion on this one.
I would need more detail on this. Would have been nice to have an Unsure response
I'm not sure - I need to learn more in this area. I support whatever is the least invasive to the land and most respects the long term health of the beach (not the long term health of the houses). I strongly support regulations that support Mother Nature and the ability for her to move as she naturally should be able to do.
Is this even a problem in Southern Shores? Outside of a few major (for the OBX) hurricanes over the last 20 years, I haven't seen advancing high tide lines causing any problems.
Issue is beyond my pay grade.
Need more detail on what this means.
need more info,
Not familiar with prohibitions on moving homes
Not sure what the term "remove obstacles" means. However, moving large homes away from the advancing high tide line will impact other homes whose owners wisely chose not to build / buy oceanfront homes that are more subject to coastal hazards.
on the fence. i don't know all the info on this one.
Sorry - what are "obstacles"? Can't answer this question without more information
Strategies for addressing the advancing high tide line should be the subject of an open public discourse. This is not something that can or should be decided based on a single survey question. If retreat is the strategy that the town / county adopts it needs to be debated in open forums and property owners need to accept the consequences.
The survey should have given examples of what type of obstacles that need to be removed. We might have agreed with removing certain types of obstacles, but disagreed with others.
This depends on the obstacles to be removed...
We do not know what obstacles there are - they should have to meet all current building requirements.
what obstacles?
What obstacles? Can't answer question without more info
What obstacles? I can't answer this.



**Question 18.**

**Which is more important for the Town Code to address?  
Design controls to make sure new businesses “fit in”  
aesthetically with the rest of Town OR Encouraging new  
businesses to open in the Town**

i believe these tasks are equally important
I do want to encourage new business in town but, I see So. Shores as a predominantly residential community and believe commercial enterprise expansion should be limited to the areas immediately adjacent to Rte 158 along the line from the bridge to the town hall.
I don't see much conflict between this two issues. We have a relatively small commercial area that is not particularly attractive today. New construction can certainly be aesthetically pleasing without undue burden on businesses. However, our priority should be on keeping new businesses with reasonable regulations. I support the zoning amendments requested for the Market Place.
I don't see these as mutually exclusive
I don't think these two items are incompatible. I would encourage new business that fits in with what is a predominantly residential, low-density community.
I think encouraging new business is also important for our residents, but they should have design rules and regulations.
I think it's important for the Town to do BOTH.
It is good to develop new business but it must fit in with the character of the town
Just address lot coverage. If it is over 60 percent, they can't increase it.
Need the new businesses but not making Southern Shores wall to wall concrete and gaudy business designs. Keep what is special about Southern Shores special.
Seems like the balance of new businesses coupled with the aesthetics required is doing OK? (Just moved here this year).
the fit in should be reasonable and still allow the encouraging of new business to open in the town
These questions are foolish. These are not mutually exclusive. We should have both. Who put something so foolish together unless the goal was to get the answer you wanted. This survey should not have every been sent out, the town residents were not told the truth about this code update. Stop this waste of time and \$'s and stop this work immediately.
This is a false choice. You can have both without having to choose between them. We need to encourage folks to look for win-win solutions and not pit them against one another when there isn't a genuine, irreconcilable conflict!
This is a tough one. I think having new small businesses is very important to the Town. I do not think new "box stores" is a good idea. No matter what the business, the actual structure is also part of what makes for a pleasant and prosperous community. These two statements should be addressed together.

**Town of Southern Shores**

**Citizen Survey Summary Report 2-18-16**

**Appendix – Full Text of Comments**



We should be primarily a residential not a commercial haven
As long as they stay in the currently zoned business district.
Concerns include, maintaining residential areas, as such; such as, no "event" type business "homes", should be allowed, in residential areas.
Constant and persistent growth does not improve the quality of a family beach.
Do not expand the commercial zone
Don't want additional businesses in southern shores
Don't want businesses in the town. Want to stay residential. You can go to the Nags Head and Kitty Hawk if you want businesses.
Example: Wings Store ruined the town of Duck! Heartbreaking!
I don't want bars, tattoo parlors, pay day loan sharks, pornographic shops, etc. in Southern Shores.
I love what we have. The Old Type Village. Traffic is bad enough in the summer.
I still do not know where new businesses would be located. But all building in Southern Shores should at least be attractive in our environment.
I would like to NOT have more businesses
I would not like to see our town continue to allow Businesses. It was decided in the 60's that SS would remain residential and family oriented.
Instead of encouraging new business to open in the town, why doesn't the town go after other ready sources of tax money? For example, why doesn't the town go after those who rent their homes without paying the required occupancy taxes to the town? It should be a felony--slap some of the delinquents in jail!
Let us keep our town small.
need to limit commercial development.
New businesses are not really necessary in Southern Shores.
No businesses. This is a residential town
Realistically WHERE would new businesses possibly locate to with the severe shortage of business zoned property in our town
Strictly within the commercial zones. No increase from resi to commercial
The Stick vision of Southern Shores is a residential community with LIMITED commercial activity. More business of any kind is inconsistent with this vision. The commercial zone should not be expanded and the nature of businesses that are permitted in the existing limited commercial zone should not be expanded.
There is only so much commercially zoned property in SS. By encouragement you mean rezoning, right? Which would take the appeal of SS right down the dumper. Encouraging businesses often means outsourcing to third party developers who are not local and have no local interests. Or it means tearing up park land / common use land for commercial development, and/or tax changes.
We already have an established commercial area. Let's not consider it's expansion with new and veiled commercial sites such as event homes.
We are not isolated. Businesses supply our needs in other OBX towns. No need to have them here
We are primarily a residential community with no shortage of businesses in the immediate vicinity.
we have a character. I have been here since before there was a town. We never stop trying to protect it. No need for any new businesses. Its not like Duck or KH are hours away!

## Town of Southern Shores

### Citizen Survey Summary Report 2-18-16

#### Appendix – Full Text of Comments



We were under the impression that there was no commercial building allowed in Southern Shores. We do not want any more commercial building in So. Shores.
With limited commercial space, where are they going to go? Do you want to increase the commercial zoning?
Business adds tax revenue.
Do want commercial business in the township. That is why we have the such a preferred location on OBX.
Just not event facilities in residential areas.
Mandating aesthetics is is not an appropriate use of government resources. Assuring that small businesses feel welcome should come first.
This is also dependent on the style and would not want to discourage new business moving in.
We definitely need more businesses in SS!
Aesthetics refers to storefront characteristics where new business refers to the service provided. This is a faulty question.
But I don't know how important "new business" is to SS. I notice a lot of empty stores in the Market Place. Is that due to Town Codes?
I am confused. We have a commercial district that allows all businesses except drive thrus and adult businesses
I assume that there is no interest in expanding the commercial zone.
The public needs to know exactly what is zoned commercial.
I do not think either of these are important. I have no interest in controlling aesthetical elements for commercial or residential construction (however would like to see 100% rental in our current commercial areas), but DO NOT WANT to enlarge the current commercial district.
Neither one of these is very important. How much business development are you anticipating in the small commercial district of Southern Shores?
Neither. I do not want the Town code to address any of the issues! When they put these rules in places to rarely do what they are intended to do. Hidden issues ALWAYS! Keep the code simple and let the free market works itself out.
Neither. Where is there an existing commercial aesthetic?
The social and economic character of TOSS creates opportunities for businesses to be established here. Further incentives are not necessary to entice businesses to locate here.
These are apples and oranges. Bad question!!
This format is confusing.
We have limited commercial space which is almost built out. The most important items are curbside appearance (green screen) and lot coverage/materials addressing storm water runoff.
I think it is important to make the exterior of new businesses aesthetically attractive.
There are not that many commercial areas left for development. This fact makes it more critical to have the remaining commercial areas maximize recognized quality building.
They have to conform mostly to the feel of the community. No sexually explicit businesses and no drive-thru businesses.



**Question 19.**

**Which is more important for the Town Code to address?**

**Making it easier for cars to move around town OR Making it safer to bike and walk around town**

It is a matter of BOTH --- AND !
Again, both are important.
Both are important. You can't have one without the other. This survey stinks asking questions like this.
Both equally important. However there is only so much the town can do to control traffic flow. Will take the kid county bridge to help fix that...there is many things the town can to to help safety, but have not done..fine a way to get it done rather than say, we can't do that..
BOTH!!!! Come on!!!
Both.
Both. The criteria you have established for responses rule out compromise or combined responses. cars are necessary to bring in tourist but we should keep it mined that making it safer and easier for pedestrian and bikers to move around town.
Come on! How about both. But don't rip up our trees and destroy the ambiance of our town because someone wants to get to Corolla 5 minutes faster requiring a 4 lane highway through the Dogwood thoroughfares
Give me a break. If I want it easy it's unsafe and if I want it safe it's not easy. This question is ridiculous. Move the traffic AROUND the town and minimize the traffic that goes THROUGH it - that'll make it safer to bike and walk. The only time I took a spill on my bike was on the multi-use path along NC 12.
Golf cart usage on residential streets(35 mph or less) should be considered as a way to reduce auto traffic. Licensing of approved carts would offer additional revenue source and reduce the pressure on parking space availability at dunes cross overs and town/association public areas.
Hard to say on this one. I like to walk and want to be able to do so in more sections that now have no sidewalks and lots of traffic. On the other hand, I need to drive to get to most anything so I don't want to make it so I can't easily do so or have to dodge traffic-calming humps that give total priority to walkers and bikers.
I don't see an obvious conflict between these two priorities. For instance, towns that have bike and walking trails make it safer for bikers and walkers, and also easier for cars to move around since the roads aren't clogged with pedestrian/slower traffic.
I don't think safety should be sacrificed but something should be done to help the traffic situation.
If we make it easier to bike and walk around town, it will automatically make it easier for cars to get around town
It is important that the vacationers get to their destinations without gridlock. While at the same time the streets must be kept safe for pedestrians and bicycle traffic.



<p>keep South Dogwood safe and widen NC12 (which I know is NCDOT) to 3 lanes making 2 lanes on weekend mornings going south and 2 lanes going north in afternoon.</p>
<p>Make vehicle go AROUND which will make it safer for biking and walking THROUGH. Ridiculous question.</p>
<p>Obviously traffic is a serious issue in the summer on turnover days. It would be nice if the state would move on this issue, but we have a better chance of winning the lottery. With that said, perhaps a weekend 'traffic corridor' could be created to assist the flow on the back roads through town. I believe that the town should also encourage more walking/cycling as well.</p>
<p>oh come on incorporate both.</p>
<p>One shouldn't necessarily exclude the other.</p>
<p>The 25 mph limit should be strictly enforced. This should apply all year round and not differentiate between full time residents and tourist. We should also be looking at moving away from autos and more "golf cart" like vehicles.</p>
<p>The way this question is asked it appears to want a specific outcome. I am not for sure not for more cars coming through our neighborhood. Personally I think we should do several things to prevent more vehicle traffic. Such as reducing the speed limit on N, S, and E Dogwood and other streets to 20 MPH, increasing the time at stop lights on left hand turns into our communities by a substantial amount in the summer months, consider not allowing left hand turn at all at certain times in the summer, have active police stationed at these intersections in the summer. Use the school parking and the market place parking lots in the summer to do license checks and encourage non residents to not use these roads or enforce no turn left signage. I also think we should encourage contractors, landscapers and others that provide services not to enter into our communities until after 8:00 or 9:00 am. This might have to be done with a noise ordinance. This will make it safer for biking and walking. I don't feel that biking and walking are unsafe at the moment except in the summer. What we did at the intersection of N, S and E Dogwood is not the solution. Cars are stopping less and approach at a higher speed. This made it less safe for bikers and walkers. Narrow streets with stricter rules for traffic will be safer than wider streets with walking paths. W have walking paths in Duck and one year someone drove right into these paths and killed a young couple. I would propose we even consider cul-de-sac some intersections such as E, N and S Dogwood and simply end the ability to cut through out town to get get back on Duck Rd.</p>
<p>These questions are foolish. These are not mutually exclusive. We should have both. Who put something so foolish together unless the goal was to get the answer you wanted. This survey should not have every been sent out, the town residents were not told the truth about this code update. Stop this waste of time and \$'s and stop this work immediately.</p>
<p>This is a bogus question. Facilitating traffic and ensuring safety are not mutually exclusive. Close the residential streets to cut-through traffic and you'll achieve both.</p>
<p>This is a hard one. We've all been caught in traffic during the season. On the other hand, those among us who enjoy strolling or biking clearly need help.</p>
<p>This is a horribly worded choice. In the fall and winter it is perfectly easy to move cars around easily and to bike and walk safely. What is the problem are the tourists on their way to Duck and Corolla in the summer. We had a meeting concerning different approaches to lowering the number of cars coming through on Saturdays especially. What was the consensus of that meeting.</p>



<p>This makes no sense. I should not have to say one is more important than the other. Who wrote this question doesn't know our citizens. We want and should demand both.</p>
<p>this question is a joke and intended to confuse, I want the roads maintained, NOT REBUILT, and no one to my knowledge has ever been killed, I believe are roads are safe, everyone should take responsibility and be alert when driving, biking and walking!</p>
<p>Again - family orientation means lots of families with children.....SAFETY first!!</p>
<p>crossing rte 12 is very difficult!!!! more cross walk, stop signs, lights needed</p>
<p>definitely more important to address safety issues and biking walking areas</p>
<p>don't want to encourage more traffic, esp thru SS</p>
<p>Don't widen the streets unless you put in a dedicated bike lane!</p>
<p>For someone who walks their dogs more sidewalks would be a welcome addition to the town!</p>
<p>I would actually like to hinder cars from moving around town. Too many vacationers cutting through neighborhoods can result from making driving easier, which inherently makes it less safe to walk or bike (have to cross the street).</p>
<p>I would curtail any "Improvements" that are aimed at increasing the volume of vacation season traffic through the quaint residential streets of SS. Route 12 is supposed to be our major roadway. The Duck bottleneck only serves to back up traffic and clog residential streets impairing local traffic ingress and egress in Southern Shores. There is a nice bicycle path on 12 and the presence of bicycles on residential is a strong factor in calming traffic there.</p>
<p>I would like you to address golf carts being able to move around SS to get to the shopping center from the whole neighborhood, East Dogwood, Bayberry Area... They are more cost efficient, smaller, easier to use and most do not travel over 25 mph. Helps with the car speeding issues!</p>
<p>I would love to have the opportunity to go for a daily walk. I can not as I live on S Dogwood Trail and there is absolutely no area to walk on the street without possibly being hit by a moving vehicle. Our mailboxes are hit all the time as there is barely enough room for two vehicles to pass in opposite directions. I'm not sure how it was possible to get approval for a sidewalk from the elementary school to the cemetery and not the complete street. It's discrimination.</p>
<p>Including the reduction of the speed limit along Ocean Blvd.</p>
<p>Just moved in this year, seems like the emphasis should be on safety.</p>
<p>Mid bridge will address many traffic concerns the biking and walking is important for quality of life. The more you can walk or bike the less cars will be on the road</p>



Southern Shores does a lot for pedestrians and bikers, but it could do so much more than it does. The recent work on the Comprehensive Bicycle and Pedestrian Plan was a start, but it seems to have been stalled. Our first concern is South Dogwood Trail, which needs to be widened for pedestrians and bikers (especially children walking and biking to school) and drivers. Yes, we've heard the mayor bloviating about how keeping the road narrow makes it safer, and that might be true in another place or time. Why, you might ask does that rule not apply to Southern Shores? Well, in contrast to most neighborhoods in other towns and cities, Southern Shores has a very high percentage of elderly residents and drivers. Elderly drivers have a bad habit of driving toward someone they see, whether that is another car or a pedestrian or biker. There's a name for this phenomenon that escapes me just now, but suffice it to say that it involves turning the steering wheel toward where the eyes are looking. That has happened to us on numerous occasions--we have a history of knee injuries from jumping out of the way of elderly drivers heading toward us while walking. Meanwhile, we've also lost a mirror hitting a trashcan while attempting to avoid an elderly driver crossing into our lane. Ask around--you will find that a lot of people have had to replace mirrors lost on South Dogwood Trail because they had to turn into trashcans to avoid elderly drivers. Our second concern is adding a pedestrian/bike bridge across the canal that would allow access from areas to the east to Fairway. If there were such a bridge, then children would have much safer access to the elementary school.

The bike path is a death trap

The easier it is for cars to move around town, the more cars will be in the town.

The roads are important but very scary with the bikers sometimes. Need more sidewalks for bikes and walking.

The speed limit on Ocean Blvd should remain at 35 mph all the way to the cell tower. Most people drive 50-55 mph in the posted 45mph zone.this would result in less than a 30 second delay in that zone but would greatly enhance safety!

There are some streets especially in the woods that should be left as they are don't make it too easy for tourists to cut through.

Two of the ways to make it safer and easier to bike and walk around town is to keep speed limits low and make our police visible.

Very important to widen our streets when they are rebuilt to DOT standards and add walk/bike path to the side to allow our citizens and visitors safe area to walk/stroller their babies etc.

Walking is good for you.

We don't need to overcater to the tourists for theshort few months to reside here.

We have enough restrictions to traffic already. I would support building more paths and sidewalks.

While summer traffic is terrible and there should be three lanes--town livability will be better in the long run by bike/waking improvements

Widening streets brings more cars. Bike paths and walkways, on the other hand, cut down on traffic to a degree and provide the intended "outdoor lifestyle" we boast of here in Southern Shores



<p>Wow, this is actually two sides of the same chainsaw! "Easier for cars" means widening lanes, more construction, curbs and trees being cut down. It also means no stop in sight for the hordes of vacationers using the residential streets as their cut-through. "Safer to bike/walk" means cutting down some more trees, putting sidewalks in the right of ways, tearing up any yard work or landscaping the resident had already done, and encouraging more people to walk even closer to homeowner's houses. We have small lots in SS. The distance from people's homes to the road is already too close. Now you are suggesting we need to have folks come walking by literally 20 feet from our houses. C'mon man.</p>
<p>Charge Currituck County for the traffic on Saturdays in the summer - they keep building in Corolla and Carova with out regard for the traffic nightmare we experience every Saturday from mid-June until the end of August.</p>
<p>One sure way would be to block the folks from the northern beaches from cutting through the Dogwoods or Chickahauk to enter or leave Highway 12.</p>
<p>The majority of the traffic is from cars. Bike and walking trails are nice but we should make it safer for our citizens to drive in town.</p>
<p>The roads are too narrow for bikes. They should use bike trails or only allowed on main toads, ie rt 12 during off season.</p>
<p>There are two parts to this question: one is the matter of "visitor" and "through traffic"; the other is the normal flow of traffic (cars, bikes, pedestrians, etc.) during the off-season. SS was not designed for, nor did it envision, being a thoroughfare to points South. It is a travesty (and probably illegal) that thousands of residential permits (many for vacation dwellings) were granted in Duck and Corolla without proper assessment of the traffic and environmental impact. If there is to be no additional crossing of to the North, then a long term solution needs to curtail the current impact on SS (i.e., Dogwood Trail).</p>
<p>Time to block off roads to minimize cut through traffic.</p>
<p>Traffic on Dogwood Trail should be RESTRICTED to residents only. Very hazardous street.</p>
<p>Would like to see the use of golf carts and lsv encouraged! Allow for golf cart usage on low mph roads!</p>
<p>Apples and oranges. Bad question!</p>
<p>Based on whether/when the mid-Currituck bridge is built.</p>
<p>Biased question and leading the respondent into a desired answer. Apples and oranges!!</p>
<p>Just please take as FEW trees out as possible !</p>
<p>leave dogwood trail alone. I ride my bike on it and the cars should slow down and relax they are on vacation. Lousy question.</p>
<p>My wife and I walk at least three miles a day in the town. We try to walk in every neighborhood on a rotating basis to ward off boredom. Getting around town on foot is a delight and really easy to do. This dichotomy just doesn't make sense. The two are related by the thin thread of both being involved with transportation.</p>
<p>Neither</p>
<p>NEITHER</p>
<p>Neither. I do not want the Town code to address any of the issues! When they put these rules in places to rarely do what they are intended to do. Hidden issues ALWAYS! Keep the code simple and let the free market works itself out.</p>



<p>Neither. Why are you stacking two dichotomous items? I want to keep our trees. No new bike trails. Wait for the mainland Corolla Bridge.</p>
<p>STOP CUTTING DOWN THE MARITIME FOREST SO CARS CAN CUT THROUGH AND GO FASTER JUST TO GET TO THE OVERBUILT COROLLA AREA. ONCE THE TREES ARE GONE YOU CANNOT REPLACE THESE MAGNIFICENT STRUCTURES. ONCE THE BRIDGE IS BUILT IN CURRITUCK, THEN YOU HAVE DESTROYED THE BEAUTIFUL NATURE OF ROADS SUCH AS S. DOGWOOD TRAIL FOR NOTHING. ALSO DO NO CUT DOWN TREES FOR BIKE PATHS. BIKERS DON'T USE THE PATHS. WIND THE PATH THROUGH THE TREES DO NOT CUT THEM DOWN!</p>
<p>The town code should maintain the residential atmosphere that was specifically designed into Southern Shores. ( Residential vs thoroughfare)</p>
<p>Tourist should not be able to short cut through Dogwood Trail, Hickory, etc. And trees should not be removes on Dogwood trail to create a bike path so the out of town traffic can cut through these roads. There is no benefit to allowing the cut through. The costs to the town including the lose of enjoyment by it citizens are many time the Powell bill income.</p>
<p>Traffic in the summer months continues to be the largest head ache residents face each year. I have noticed bikers getting much more aggressive and have seen a number of incidents where bikers get into verbal jousts with motorists ( and liberally use hand gestures in the process). If a bike is incapable of going the speed limit then it should not be in main roads delaying traffic especially during the summer because it is virtually impossible to pass them safely. Somebody is going to get hurt badly in a car/bike accident before too long.</p>
<p>When we built this home 20 years ago, we wanted what we have. A drive to the larger area when we need food etc. No larger then seven bedrooms. And the roof line stay's the same also. We don't want a New Jersey scene here. Our entire family feels the same. Let it stay. PLEASE.</p>



**Question 20.**

**Which is more important for the Town Code to address?  
Preserving trees OR Keeping our streets safe to drive, bike, and walk on**

Bad questions. You are leading citizens to a desired answer.
Biased question and leading the respondent to a desired answer. These are apples and oranges and can not be compared. Bad question!!
SOUTHERN SHORES IS A RESIDENTIAL COMMUNITY AND THE PUBLIC DESERVE THE RIGHT TO BE ADVISED OF CHANGES BEFORE THEY HAPEN.
BOTH. There's always compromise.
20 years on the beach road and not one bit of damage from bad weather.I do want our trees to stay, unless they need to be trimmed or removed for building.
A tough question. I almost said preserve trees, but I walk my dog on Duck Rd and sometimes don't feel safe when the road is full of tired, frustrated drivers.
Again - BOTH!!! This is NOT a trade off.
Along Duck Road - trees are a significant screen for the homes along Duck Rd. Care must be used to balance bikes and pedestrian safety against preserving trees.
although safety for biking and walking is important as well.
Both
Both
BOTH, what fool wrote these questions, the streets are safe and the narrow roads slow cars down!
Both. They aren't mutually exclusive.
BUT, I also do not believe in over managing it either. Duck has done a phenomenal job in balancing these two in my own opinion.
False dichotomy.
Here we go again. We can have both. Town Code doesn't have to make us decide between trees and safety. Stupid question
I don't think it's an either/or situation...you can do both equally.
I have the same objection to this question as I did to the last. The two choices are not mutually exclusive. In fact, they're unrelated. Close the roads to cut-through traffic and you can achieve both.
I support the work done on Fairway Dr as a reasonable compromise between tree preservation and road safety/maintenance. I think communications on this topic could have been improved to avoid it becoming such a divisive issue within the town.
I think both are equally important and are not mutually exclusive.
I think we can preserve the trees AND make walking paths! This is. It an either or issue!
If all obey the current speed limits and traffic laws as well as adhere to pedestrian and biking regulations there should not be a safety problem which warrants the removal of trees.



<p>It can be both. The bias in this question is dripping with agenda. How about limiting the sense of entitlement some folks have in this community, that the first 8 feet of space from the edge of the road somehow belongs to them moreso than the folks who have that particular right of way attached to their own private property lots? The speed limit is 25 MPH. Enforce it. People in this town drive slow and give walkers and bikers ample space. We pass carefully. If we have to stop for a few seconds to allow opposite traffic to get past, we stop. You want safe roads where folks don't get run over? Stop the vacationers from using our residential streets as an express way. The "no thru traffic" signs are a joke.</p>
<p>It is a matter of BOTH -- AND . Find a way to accommodate both !</p>
<p>it is not clear why these two issues are in conflict</p>
<p>It is not exclusive, eg have dogwood perpetually under repair with cut through traffic kept out of our neighborhoods. Then we can keep lovely tree lined streets and pedestrians also on them</p>
<p>Keep design standards for street improvements focused on residential, internal, pedestrian-friendly streets. DO NOT use NC DOT major street design standards for residential streets. All street improvement projects should have a budget item for landscaping. If we don't have the money to plant new trees don't spend the money to cut down trees in the ROW.</p>
<p>Our streets are not that unsafe except in the summer. As I stated previously there are many things we can do to reduce the amount of traffic cutting through our community. We should preserve our trees and provide for safe streets. Regulate traffic flow and provide bike paths were we can. There are I believe common properties owned probably by the SSCA that are between SS and Chicahauk making these bike friendly and more walk able would be a god place to start. Make physical improvements in areas that have the least environmental impact.</p>
<p>People are more important than trees but also important to keep tree removal to a minimum. Need a balance.</p>
<p>Realistic thoughts about this instead of No Removal of any tree for any reason mind set.</p>
<p>Removing trees on public right of ways that pose a traffic threat can be done selectively without wholesale clear cutting. Our town management has a vision that SS should look more like mainstream suburbia than what it has looked like since the town's founding.</p>
<p>Safely preserving trees. Listen to the people. It's their town.</p>
<p>Safety is always a priority ..but the town needs to retain as much of its natural look as possible.</p>
<p>Safety must always come first, but unless trees physically intrude into existing streets or across sidewalks and multi-use paths, they should be left alone. Dead or sick trees should be removed and replaced.</p>
<p>Stupid question, you can preserve trees and make the street safer</p>
<p>that is a loaded question</p>
<p>The design of streets, bike paths, and sidewalks can be adjusted to accommodate natural features. This requires working with property owners even though they only share in the collective ownership of easements adjacent to their property in which bike paths, sidewalks, etc. would be located.</p>
<p>There has to be a balance between stability of the Outer Banks using vegetation and the safety of the residents and visitors to Southern Shores. Analysis would have to be completed to understand the impact of removing vegetation - i.e., storm runoff, erosion, sand management versus widening streets or creating bike paths. In some areas the traffic is too high to even consider additional biking or walking easements.</p>



There needs to be a balance
There should be a way to reasonably accomplish both, using proper planning and design.
These are not mutually exclusive concepts...clear cutting trees, and painting solid white lines don't make streets safer --law enforcement does
These are not mutually exclusive. We can make our streets safe without cutting down trees. This is manipulative to imply that preserving trees keeps us from making streets safe.
These questions are foolish. These are not mutually exclusive. We should have both. Who put something so foolish together unless the goal was to get the answer you wanted. This survey should not have every been sent out, the town residents were not told the truth about this code update. Stop this waste of time and \$'s and stop this work immediately.
This is a "Hobson's Choice" we can do both.
This is a bogus false forced choice question It assumes preserving trees and public safety are diametrically opposed, which is false! Drive down Trinitie Trail! There should have been several questions: Should Southern Shores construct more multi-use paths at a cost to the town? Should Southern Shores road improvement program minimize cutting of trees and use rain gardens for storm water control?
This is a bogus question. You can have both.
This is a misleading question. We want safe roads but not necessarily wider roads. Wide roads will just encourage faster traffic!
This is a spurious choice. We can save our trees and keep roads safe to drive and bike and walk on if we look at how Chichauk dealt with in on Trinitie Trail; or we can come up with a solution to summer renters in Duck and Corolla cutting through our town in the summer turn-over days. We need to have meeting and discussions with Duck and all the realtors involved with renting.
this is a stupid question. we can do both without the results of the past.
This is a tricky one since the two choices are not obviously related in the question. You can preserve trees and still have safe streets, etc.
This IS NOT one or the other. There should be a middle ground and you have not given me that choice.
This question presumes one affects the other when that is not always the case. This entire questionnaire is grossly irresponsible.
This question wrongly suggests that these two goals are not compatible. I suspect this also suggests something like conceding that there will be continued high traffic through SS via Dogwood, so we need to eliminate trees, widen the roads, create additional bike/pedestrian paths. I would strongly oppose this.
This survey is like can I have my cake and eat it too. Trees should not be in the same category. Safety always takes precedence
We cannot really put these two together. First of all we should keep streets safe to bike and walk on. We have to recognize vehicles are larger so we might have to take a few more trees. But we should not clear cut in the sake of safety
we need to make it reasonable when considering the preserving of trees, with the existing street being very narrow and that tree that have grown to be very large right next to the roadway without any shoulder the chance of a major colosion with a tree that could result in a fatality. Preserving trees should be secondary decision but relate to keeping streets safe for all users.
We should be able to reach a happy medium.



<p>What am I missing here? Is this apples vs oranges?</p>
<p>You can preserve trees and still make safe streets available. You can also replant trees if some removal is needed in construction of roads, homes, etc. Very poorly worded question.</p>
<p>Gotta go with safety.</p>
<p>I love the trees, but their roots are growing into the streets, which make it more dangerous with the cars, bikers and walkers on Dogwood N,S and East.</p>
<p>I love trees, but I also love life. We have millions of trees in the town of Southern Shores. I believe our safety to walk or ride a bike on our streets is priority. I see people enjoying outdoor living on Juniper/Trinity on sidewalks and I am so jealous. I have to drive somewhere to walk in our town. Should that be advertised on the town we page? "Drive down the street to a park, to go for a walk." I truly wish something could be done.</p>
<p>If you block roads and make the entire area like Chickahauk there would be no issues with safety, kids, etc.</p>
<p>Keep the streets safe by not allowing the cut through by tourists. This can and should be done.</p>
<p>Limit access to residents ONLY on Dogwood Trl.</p>
<p>More bike paths You can skip the drainage and curb monuments.</p>
<p>no brainer... the only trees that are being cut down are on town right of way...only the vocal, small number of people who have no vision or foresight see a problem with the way we are repairing our streets now. We all love trees but safety of residents is more imp. and a towns responsibility.</p>
<p>Preserving trees at the expense of the safety of citizens and the towns ability to rebuild our streets correctly is unacceptable.</p>
<p>Trees adjacent to the roads (especially in the town right of way) should be removed as they are a safety hazard</p>
<p>We love trees, but some of the trees that are hugging South Dogwood in particular need to go. There will still be many trees, and trees grow rapidly in the wooded areas. Those who are complaining about the rape of the trees are usually people who haven't lived in Southern Shores more than ten years. They don't have a clue about how fast the trees and vegetation grow!</p>
<p>When Southern Shores roads were laid out, trees were very small and now the problem is removing them to make driving, walking, biking, etc. safer with trying to keep homeowners happy. The town should have eminent domain -- do what has to be done and that is all I have to say about that.</p>
<p>where trees encroach and cause a hazard or damage it needs to be addressed.</p>
<p>As I mentioned in question # 19, my wife and I know the topography of this town better than anyone else I can think of due to are persistent walking over 17 years. Things are good enough as they are. Trees on the other hand appear to be taken for granted when in fact it is the vegetation that makes Southern Shores distinct from any other town on the outer banks.</p>
<p>At all costs, the aesthetic produced by the unique environment should be preserved at all costs.</p>
<p>I qualify this answer because all our streets are safe to Drive on! They are not necessarily safe to bike or walk on. I do not believe that removing trees to widen a road is necessary or required. Take a drive on a country road in New York, Connecticut, etc. &amp; experience narrow, windy, hilly, roads with trees right next to the road. All those roads have emergency vehicles that service the public. I would hate to see the Town remove more trees for reasons regarding driving and accessibility because that is nonsense.</p>



I support preserving the trees but I would like to see the town require "topping off" the trees to preserve/restore the views for property owners. This would increase values and restore views.
If a tree has a root damaging a street or walkway cut the root off, not the tree down. What was done on Fairway Drive is about the stupidest thing our Town has ever done. The people who approved it should not ever be allowed to make a decision about our Town ever again. Not even about what size bag dog poop should be picked up in.
no more tree removals
Only those trees that are causing a safety issue should be taken down.
Slower paced life is what we came here for. KEEP the trees
they help us stay in one place
This is the character of Southern Shores and what makes it so much more pleasant than other beach spots.
You will never be able to replace the trees that are part of the unique maritime forest in Southern Shores. Don't pave paradise.
How about preserving the sand? Trees can take care of themselves. They have already filled in and will grow back if we need to cut them down for better roads.
Neither. I do not want the Town code to address any of the issues! When they put these rules in places to rarely do what they are intended to do. Hidden issues ALWAYS! Keep the code simple and let the free market works itself out.
Streets are already safe for bikes and pedestrians.
They are safe the way they are now and beautiful. I ride my bike all over town especially Dogwood trail.



**Question 21.**

**Which is more important for the Town Code to address?  
 Streets with controlled or limited access with added enforcement  
 paid for by increased taxes or fees OR Streets with full access  
 (current conditions)**

Apples and oranges again. No way can you justify raising taxes for the police to enforce traffic regulations.
Comments from owners not living on these street should carry less weight than those that do.
Implicit in this is the exclusion of state-owned and maintained Route 12, the most significant "cut-through" in the Town.
Juniper Trail is a BIG cut through to get to Duck or away from Duck.
M
neighborhoods are important
Only going to get worse with no new bridge
The question, once again, is designed for avoidance to fix the problem.
The traffic is horrible, we all know this, so cutting off access will only make the traffic worse on 12-N. We need the bridge for the Northern Beaches to cut down on some of the 12-N traffic.
this is the most important problem the town faces today
A responsible response to this question is not possible given these two extremes. This question is getting ahead of the Dogwood Task Force and threatens to compromise the work that the town council has tasked this group to perform.
Again, this is bogus. There is no need to increase taxes nor is there a need for added enforcement. 1)The town has an undesignated funds balance well in excess of \$3 million; and 2) an entry-gate system would restrict access without requiring added enforcement. Further, the TOSS budget can easily be trimmed.
Again, this is misleading. We wouldn't necessarily have to increase taxes. This is a scare tactic. Budgeted funds could be reallocated to address this traffic issue.
As owners on Ocean Blvd., still the main road to Southern Shores and all points north, we have cars in front of house all the time. To pay more taxes to pay for a police officer or some other type of enforcement to question people driving on public streets seems foolish.
believe you can limit access without raising taxes
Biased question offering false choices. Who would choose "current" conditions if "current" conditions were correctly defined as "dangerous"? Would taxes grow exponentially to regulate a 2-lane road when we have a fully staffed police department in place?
But, these are not mutually exclusive either.
Cut thru traffic is a nuisance BUT they are public streets.



<p>don't increase taxes for this, come up with a reasonable solution.....these questions and way of answer is very confusing</p>
<p>Hopefully when the new bridge is built up north, people won't have to use the cut-throughs. Its a person's choice where they want to live and they chose areas that are busy. These are public roads and should remain that way. Continue to put your efforts in getting that bridge built.</p>
<p>How about option one with no increase in taxes or fees</p>
<p>I do not see the need for increased taxes to pay for this.</p>
<p>I have mixed feelings about this.</p>
<p>I'm not buying the increased taxes here. Basically we are talking about Dogwood in front of Duck Woods. All other problems (like Sea Oats) derive from this passage. I would think it would take no more than one officer if we decided to police it. I'm just not real sure what latitude we have to restrict traffic in this area to locals or, how the police would identify them.</p>
<p>Increased taxes or fees are not needed. Before 2015 the police were not really visable on weekends. In fact, every police officer should accept the idea that they will be required to work weekends from June 15th through September 1st. That is true community policing as first envisioned by James Q. Wilson. Putting manpower where they are needed and not where tradition has dictated.</p>
<p>Keeping those cut-through cars off would save wear and tear on town roads, too. Fees might not have to increase much as an offset.</p>
<p>Let's figure this out without the threat of new taxes. We can be more creative than this. The premise of the question stinks.</p>
<p>Question is unfair and does not provide other options for the respondent to consider. Biased question and leading the respondent into a desired answer.</p>
<p>Summer cut-through traffic is dangerous for many reasons. What is done would depend upon cost, etc as always. However, if it is possible to have better controls with reasonable costs, then why not!</p>
<p>These questions are foolish. These are not mutually exclusive. We should have both and there is no reason to increase taxes. Who put something so foolish together unless the goal was to get the answer you wanted. This survey should not have every been sent out, the town residents were not told the truth about this code update. Stop this waste of time and \$'s and stop this work immediately.</p>
<p>This set of questions keeps getting worse. It could very well be that SShores could implement some control measures without having to increase taxes or fees.</p>
<p>Threatening higher taxes doesn't cut it. Work through it find a solution. There is compromise in almost every situation.</p>
<p>Car traffic has gotten progressively worse on Sea Oats Trail in the summer months and is really a serious problem.</p>
<p>Cut through drivers who have been sitting in long lines of traffic often do not respect the safety of local residents by speeding or driving in an aggressive manner. They should be dealt with firmly for the safety of the community. Cut through drivers who act responsibly and with respect for others should be allowed access to local streets.</p>
<p>cut through traffic is rapidly diminishing the value of homes in Southern Shores as well as endangering the lives of its residents</p>
<p>Gladly pay more for safer, limited access streets.</p>



<p>I am saying this because of the speeding that occurs on summer weekends in the residential areas as people rush to get to their rental properties by taking back roads that connect with the main thoroughfares. I want to be able to walk my dog; play with my grand children; work in my front yard; and just feel safe all around when I am close to the street. It is frustrating on weekends just being outside and talking to neighbors and having to step back to keep from being hit by a car. THANK YOU!.</p>
<p>I live on South Dogwood and would like to see fewer cars cutting thru during summer season. I've seen 120+ cars per hour passing my house on Saturday afternoons.</p>
<p>I would be willing to pay additional taxes to keep the tourists from using our neighborhood as a cut-through. I guess there are legal issues involved. Otherwise, it seems to me this should have been addressed years ago!!!</p>
<p>It's so nice right now with S. Dogwood closed to through traffic due to bridge construction. It's the first time in 10 years it's quiet. And, I can get my mail without fear of being hit. I'm enjoying the moment.</p>
<p>Maybe a gate with access code for property owners?</p>
<p>Only if increased taxes and fees are paid for by rental properties rather than residents.</p>
<p>Only one answer. Block the roads so NO access. Everyone suffers but everyone gains safety, quiet, less wear on roads, preserve trees.</p>
<p>PLEASE DO SOMETHING TO HELP! THE SAT AND SUN "CUT-THROUGHS" ARE MAKING A PARKING LOT OF SEA OATS TRAIL! WE CANNOT WALK OUR DOGS OR OUR SELVES. NO BIKING. WE ARE ON GOOGLE MAPS AS A SHORT CUT!!</p>
<p>Put a toll on Dogwood and use the money for town road up keep.</p>
<p>Put a toll on the dogwood bridge to pay for road improvement.</p>
<p>stop the cut through</p>
<p>Taxes or fees associated with this option should be directly tied to vacation rental properties.</p>
<p>this is a bad question because there are other means to limit access to road. maybe seasonal gates or something along those lines.</p>
<p>This problem should have never been allowed to happen. Duck and Corolla should not have been developed based on the use of Dogwood Trail as a major thoroughfare (or Duck Road for that matter). Access should be limited.</p>
<p>we have private roads close them to tourist on the weekends</p>



We should gate our community. There should be a main gate at the end of South Dogwood (by the elementary school & firestation). That is where the vacation traffic first enters SS en masse. That traffic then exits predominately at Hillcrest DR. where it connects to NC-12 / Duck RD. A lot of heavy traffic goes the other direction too, it turns from NC-12 / Duck RD onto Hillcrest in order to access Dogwood and cut-through back out of the neighborhood. Hillcrest is heavily trafficked all year round. It seems to be the preferred entry and exit to the community outside of South Dogwood and perhaps East Dogwood. I would like to see a "low impact" gate at Hillcrest. Likewise, traffic that comes from Croatan HWY, entering from South Dogwood, also exits at Sea Oats / 13th street, as well as at East Dogwood & NC-12 / Duck RD. At South Dogwood there is a median and the road splits already, giving you room to work. You could conceivably have a "gate house" there. Because South Dogwood is where GPS is navigating the vacationers, you'll need police support in order to control the turn-around crowd who will blindly line-up to gain access to the community. The access to the community should be limited to residents of SS and EMS and other proper authority. The gate access should be controlled by electronic transponder. I imagine there should be a one time fee for residents. You could easily tie the transponder together with the civic association sticker/tags that are issued each year when residents pay their dues. Vacationers staying in SS will need to get their access key from their rental company or from residents directly. There should be a fee associated for vacationers to get a transponder and a penalty for nonp-return, to ensure compliance and return of the transponder. Rental companies will need to come up with costs and penalties in order to safeguard against improper use. Having a main gate at East Dogwood & Duck RD, where there again is a median, needs to happen in conjunction with South Dogwood to ensure proper counterbalance of limiting cut-through traffic. Other access points where limited impact gate arms could be placed would include: Hickory, Ocean BLVD (at the NC-12 / Duck RD split), Dolphin Run, Porpoise Run and Sea Oats / 13th street. Another aspect of the gate proposal that few may realize, is that the gates could conceivably only be in operation during the peak vacation months, roughly from Memorial Day to Labor Day. That would mean that 9 months of the year, the community is open and free as it always has been. In addition, the gates themselves could be set to daily timers where the gates close at dark but remain open during the daylight hours. Also, the gates could be set to be closed on weekends only, example all day on Saturdays and Sunday (when the peak vacation traffic occurs), but remain open during the week. So there is plenty of technology available in the 21st century to make everyone happy. We can close this community to illegal cut-through traffic and still keep an openness for the majority of the week, the majority of the year, with minimal construction impact. Thanks

By law all streets are open to the public. See comments on prior question. Limiting or controlling access to the summer cut threw roads will only make traffic worse for all involved.

How can we possibly "control" public streets. Anyone choosing to live here is aware we are a seasonal town. Although I have seen that increase greatly (traffic) in the 20+ years I've lived here, the only reasonable answer is a new bridge.

I do not want to live in a town with closed streets, guard houses, no trespassing signs, etc. We have to deal with the traffic issue during the summer because we are a resort town in a resort county. All the towns need to do what they can to help with traffic flow not hinder it by closing streets.

I put myself in our visitors shoes and if I go somewhere on vacation, I certainly wouldn't want someone telling me which roads I could or couldn't use - I live on Hillcrest, so there is A LOT of cut through traffic - my complaint is the speed limit - if they don't go over 25, I welcome them to my street

It's not a gated community...

Not a fan of weekend traffic during tourist season, but I prefer it to higher taxes. Seasonal or weekend only traffic light might help people on Duck Woods Dr get off their street.



Put up stop signs and enforce them and speeding. I do not think we need extra taxes to enforce the laws. If we give out a lot of tickets, then it will pay for the time of the officers to enforce the law. If they decrease over time, then you cut back on overtime pay to officers.
Regardless of where we live we all have to deal with heavy traffic on summer weekends. I don't believe in ticketing/fees/limiting access for using community streets that bypass 12.
Residents along Dogwood need to think of someone other than themselves. Why put more cars on Rt. 12. People who live along and east of Rt. 12 are residents to.
Severe traffic problem is limited to a finite number of days.
Streets are congested a few days a year. Limiting access and having added enforcement will only annoy the visitors who we need for our livelihood.
Streets need to be improved to handle volume not attempts made to restrict the flow of traffic
There is no such thing as cut through traffic, it's traffic period!. These are public streets and as such are open to all motorists. A large number of these motorists are locals attempting to get to work in areas north of Southern Shores. It's the beach, many of these people come here for the same reasons we do or did and now many of us live here. Get over it people or moved to you're own island. also lets build these streets to the proper standards to handle it.
These are public roads and should remain open to the public. Once the bridge is built there will be no problem. If residents on that road don't like it they should move.
This is a town issue not a s Dogwood issue alone. Limiting access would increase traffic on 12 and cause more problems for the rest of town.
This situation will change drastically when the "new Corolla Bridge" is in place. Why make our money making guests be more upset then they are, after traveling so far to enjoy what we have for 1 week a year. WE DO NOT MORE TAXES. THANK YOU
Tourism is the lifeblood of the Outer Banks. Traffic becomes problematic for mostly 3 months of the year. We should not discourage the tourists who spend billions on the Outer Banks. Some of the suggestions made by our newly elected officials with regard to street control is unrealistic in our mind. Aren't all streets quasai public?
Unfortunately, until another major access way is created (new bridge, etc) SS is stuck with this challenge, and limiting access is not a viable approach (tough one, and we live on wax myrtle).
YOU CAN'T LEGALLY CONTROL ACCESS!!!!!!!!!!
"Added enforcement", we talking police state here ?
Didn't understand the options.
How would the Town control traffic on public streets?
If our streets belong to SS , I agree with first choice . If they are county streets , do we have the right to restrict use?
Let's get a plan in place.
My vacation home is on Sea Oats and we cannot get out of the drive on check in days. Do not know what can be done but should be studied. Thought about no left turn signs off Dogwood but they would go down Hillcrest or Wax Myrtle and I have to make that turn if I am out.
Not clear to me that the solution to cut through traffic necessarily puts upward pressure on enforcement and taxes.
not sure how this would work with renters.



<p>Not sure the question is clear. I do feel the secondary town streets that are 25 MPH need to be watched more as the cars cutting through are often speeding in order to get ahead of the Duck rd traffic. The completion of the north Currituck bridge will help this tremendously.</p>
<p>Not sure what this means, but the cut through routes are being more common place for visitors</p>
<p>As long as state and federal funding comes into play not much restricting can be done.</p>
<p>I see no real traffic issue - just a little busier on weekends</p>
<p>If you increase our taxes again under the guise of "added enforcement" I will personally see to it that you all are removed from office. We added an unneeded police officer a few years back, and you raised our taxes to cover the additional officer. Since then I've seen daytime roadblock checkpoints at 11am, where two cops are just standing around trying to justify the additional expense by trying to bust people with expired tags. Not too mention that the entire night time SSPD shift can be found eating together at Pizza Stop on any given night. NO MORE TAX RAISES to justify law enforcement that IS NOT NEEDED.</p>
<p>Traffic volumes, as a result of the completion of the mid-currituck county bridge, may change or alter this question. As well as the answers to this question.</p>
<p>Amazing what a few traffic stops will do</p>
<p>As one who lives on one of these cut-through streets, I've petitioned for years that the town add traffic calming devices to our street to help curb excessive speeding. Please consider such devices in your planning.</p>
<p>Build .the stinking bridge</p>
<p>Enforce speed limits will detour tourists and our speedy neighbors</p>
<p>Enforcement paid by fines for violations.</p>
<p>Enforcement should be paid for by people that chose to buy properties and live on those same streets. If you choose to buy in an area with considerable tourist traffic, then why should I subsidize your bad choice?</p>
<p>Enforcement should result in tickets that PAY for increased enforcement!!! Raise the fines if necessary! This is NOT a "higher taxes" issue...</p>
<p>How about just enforcing speed limits, etc.</p>
<p>I question that there is not already enough money in the budget to accommodate paying officers to enforce traffic laws. Put up meaningful signs (the NCDOT lighted sign tells motorists to stay left for Southern Shores, and then puts up a green arrow in the turn lane. Traffic backs up in the left turn lane as soon as it gets off the bridge!!); don't have a green turn arrow; turn left only after 7PM like the right turns off of 158 (even off season - duh!). If we must have fees/taxes, have the cut-through traffic absorb the costs.</p>
<p>I think that the speed limit should be reduced to 15 mph on South, North and East Dogwood to reduce cut through traffic.</p>
<p>If the police force is inadequate to handle summer traffic the town manager should be consulted..at a minimum. Any regulation of traffic should include a weight limit..(we get 18 wheelers on hickory). ..I marvel at the drivers ability to make turns. When I think of the cost of repairing the roads, with all its opposing interests vs, the cost of hiring police officers.(permanent and/or temporary)- not a tough decision! I for one would welcome another cruiser pass by now and again!</p>



<p>I'm sensitive to this (especially to the concerns of households with children), but tourist traffic a few months out of the year should not surprise anyone who chooses to live here. I wish fewer cars came through in the summer, but it's the speed at which people drive through the neighborhood, not the volume of cars, that bothers me. If cars are not allowed to cut through, wouldn't that increase the back-up on the main road? And that ultimately affects us residents who work and need to get around, correct? One suggestion: those flashing speed signs seem effective in getting drivers to slow down, as well as a police car (even unoccupied) parked here and there.</p>
<p>Keep pushing for the mid Currituck bridge and traffic flow should get better on Rte. 12. Meanwhile police at main intersection of 158 and 12 on weekends does help. Also keep pushing more real estate companies to do Friday to Friday check ins. Have meetings with owners or presidents of companies who do rentals in TOSS and ask their owners to strongly consider it for 2017 rental season. So many people work from anywhere they are now because of technology.</p>
<p>Lets make sure the state is doing what it can to improve roads and bridges</p>
<p>May be this problem can be reduced if the Currituck Bridge is ever built.</p>
<p>New mid county bridge will solve a lot of these issues Just current police force more effectively Parked decoy cars etc</p>
<p>on those street being uses as cut throughs by cars the town need to address this by applying sound traffic engineering management to control speeds and useage by others than property owners. Such as one way streets, well designed speed humps to control speed, construct traffic islands to help control traffic speeds. National standards are available to be applied in a planned communitiy</p>
<p>ONCE THE BRIDGE IS IN, LESS OF A PROBLEM. ASSIST THE TRAFFIC. TICKET THE SPEEDERS. LEAVE THE ROADS AS IS. WE ARE A RESIDENTIAL COMMUNITY NOT A GPS GUIDED CUT THROUGH TO THE DRASTICALLY OVERBUILT AND RUINED CURRITUCK NORTHERN AREA. PRESERVE AND PROTECT WHAT IS SPECIAL ABOUT SOUTHERN SHORES. MY TAXES SHOULD NOT HAVE TO INCREASE BECAUSE CURRITUCK OVERBUILT TO AN UNSAFE LEVEL. I STILL REMEMBER THE SIGN IN CURRITUCK REGARDING THE BEST KEPT SECRET BEACHES. NOW EVEN THE WILD HORSES ARE THREATENED. DO WE NEVER LEARN. SHOUTHERN SHORES SHOULD BE SMART ABOUT THIS. WHERE IS ALL THE SPANISH MOSS ON S. DOGWOOD TRAIL? I GUESS IT WAS CUT DOWN WITH THE MAGNIFICENT TREES THAT MADE THIS TRAIL SO SPECIAL. DON'T DO ANY MORE DAMAGE.</p>
<p>Our streets are residential streets - not highways - 'NO THRU TRAFFIC'. Enforcement should be paid for with violators fines - not increased taxes or fees.</p>
<p>Post signs that violators will be fined and collect those fines to offset cost of enforcement.</p>
<p>The best answer to the traffic problem is to build the bride so that the tourists don't get frustrated and cut through.</p>
<p>There should be a way to increase enforcement without increasing taxes!</p>
<p>They are public streets. Enforce speed limits but don;t try to band the public from using what they pay for. Again get the bride built and a lot of these problems go away.</p>
<p>we already pay taxes for enforcement. let's see some results</p>
<p>We live in Chicahawk and good luck paid or unpaid to control cut through traffic. Sometimes it is law enforcement who has send people off 158 through our neighborhood. Control can be achieved by current speed limits. Police can write more tickets (even if it is to our neighbors) who speed in the neighborhood.</p>



We should leave the streets as they are. Police should write more tickets to speeders. That would deter tourists and residents who want to fly through Town

We should use the enforcement personnel already in place and on our payroll to control access, if this is done.

what's wrong with enforcement by the police we have now?

WITH TWELVE POLICE ON THE PAYROLL ALREADY PERHAPS BETTER USE OF THEIR TIME IN REGARD TO HIGH TRAFFIC SHOULD BE CONSIDERED INSTEAD OF INCREASING OUR TAXES !!!!!

Would be for speed bumps or lowering the speed limits on Dogwood and Trinite/Chicahauk to discourage use but don't want to see gates/security guards type of thing

You don't need the added enforcement. You have 12 cops in a town the requires one. No to more taxes, cut something and enforce the current laws.



**Question 22.**

**Open-ended response:**

**What should be done to help citizens better understand the differences between Town government rules versus private association (SSCA, CPOA, etc.) rules?**

?
?
???
Absolutely nothing. If the residents aren't wise enough to know the difference then all they have to do is ask a neighbor. We have enough government as it is and we don't need another bureaucrat to explain rules and regulations to people.
All I can say about this, "Not everyone is a rocket scientist".
Any responsible citizen needs to take the time and understand these differences. Therefore I do not think anything needs to be done other than make citizens aware that these are two separate entities with different legal ramifications.
As is.
Both are important and play a big role in the governance of the town. They interact well which may cause confusion at first but as long as statements are signed as Town or SSCA so be it.
Didn't see this as an issue.
Don't know.
Good luck with this one. Many are not aware of this issue.
Good luck. You can provide all sorts of info, but folks still will not read or understand
Good question - needs discussion and promotion
Good question. It is apparent that many residents don't know the difference. Would need to see some other ideas.
How about nothing? Is this really a problem?
I am not sure but that would be helpful.
I believe that concerned citizens understand the difference and apathetic citizens will never care enough to easily address that challenge.
I believe this is being handled through the website already.
I don't know.
I don't know.
I don't think some citizens will ever understand the differences. We have too many FIP's (formally important persons) that want to be in charge and do it "their way".
I don't think this is a significant problem for local residents. But ongoing educational efforts are certainly welcome. Vacationers are unlikely to understand the differences.
I have no idea. I've always been amazed that a town of 2000+ has three different regulatory bodies. But, maybe that can act as a checks-and-balance.
I have zero understanding of either. not sure how you would even find out. So I guess step one would be to make both of these readily available to residents



I think it's pretty clear to me.
I think the Town should focus on Town rules only and let the POA's inform/educate on their own rules.
I think those who are interested already know and the others couldn't care less
I understand them, so not sure.
If the citizens would avail themselves with the available info that the town puts out they should be informed.
if the town does not recognize SSCA rules as enforceable then nothing should be done.
I'm not sure!
In 15 years here this is has never been resolved doubt it ever will be.
It is the property owners responsibility not the towns
It is the responsibility of each and every citizen to read, understand and act accordingly.
It's already spelled out for everyone - they just need to research/read/discuss.
it's not a function of the town. the associations have to do a better job. no one has trouble knowing the differences between Dare County and Martin's Point or Town of Kitty Hawk and Kitty Hawk Landing.
Let them go to SSCA meetings, CPOA meetings and they will find out. New residents have a responsibility to find out what is going on in Town. Government doesn't need to explain everything.
NO COMMENT
no comment
No idea
No idea
No Opinion
No suggestions
no suggestions. involved citizens figure it out.
nothing
Not a problem.
not an issue for me
Not really a problem.
Not sure there is an issue.
Not sure.
Not the Town's responsibility.
nothing
nothing
nothing
Nothing
nothing - I understand that I must follow town ordinances as well as CPOA rules
Nothing, if a person is smart enough to own property it is their responsibility to be smart enough to understand laws and rules. Tell me what should be done to help citizens understand differences between local, state, and federal laws?
Nothing, if you can read and have a degree you should understand.
Nothing, it's self explanatory.
Nothing.
Nothing.
Nothing.
Nothing.

## Town of Southern Shores

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Nothing. Most of us are not idiots.
Nothing. Those who don't understand shouldn't.
Our property is well served by Seacrest Village and SSCA.
People need to take some personal responsibility for figure this out. If this info is provided on the Town website, they should be able to read it, there should not be a special effort made.
Pretty clear already.
Rules should not be that far apart.
send them back to school
That's a question that I'm not sure I can answer wisely and well. I defer to town leaders on this one.
The differences should be spelled out and distributed to all homes in town.
The SSCA already does a fine job in communication in this regard.
There is no simple way to do that..perhaps a matrix of responsibility showing which of the three is the driver ..but has to be by specific segment..eg through streets versus cul de sac..
They will never get this!
this information is currently available to anyone with interest in the subject
This is not a town problem. You cannot force people to read important town info.
This is not the responsibility of the Town.
Tough issue, i.e., we doubt many residents read either's set of rules until push comes to shove! :)
Tough one...I don't know...good luck with that :)
Town rules should be predominant
ummm most of us can pretty much understand the differences
Very confusing
We do not believe this is a town problem. It is up to the individual to know the source of their information.
We don't believe this is a major issue.
we elected the council to figure this out Do your job!
We were not aware of that problem ...
Why is it important to differentiate?
If you are referring to residents I did not realize there was an issue. For visitors put a generalization in the packages or email information.
I'm not sure,but this is important to address. I'm sure a solution involves communication via email.... Also, how and why did Chicahauk develop it's own association?
Not sure...put everything on web site?
I thought that they were well understood but I have lived in Southern Shores for a long time. If this is an issue, educational communications should be developed and distributed.
important, but really don't know. better communications?
Most people do not listen or care until they think they have an issue. When they have an issue just direct them to the right source. If you asked most if their taxes should be raised to provide this information, most would say no.
Is this a problem? This should be a citizen's responsibility regarding private associations. For town problem areas, perhaps the town should post their rules on appropriate signage as needed to clarify areas of confusion.
Not sure it's possible because both use so much legalese. Just simple statements of fact might help.
? - Publish them? In understandable English? Explain certain situations that may have raised questions in the past or may be ambiguous.
1 pg summaries or guides

## Town of Southern Shores

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A document should be created and distributed to all property owners and renters defining the differences between the Town govt. rules versus the private associations.
A flow chart of activities or governance issues by association. Maybe the top 50 rules
a full explanation in the Newsletter
A joint brochure and a map, providing a one source reference guide.
A mailer with the information outlined and application to join associations.
A one sheet newsletter outlining Town rules and contact numbers along with the private association rules and contact numbers. Homeowners could keep it in a "handy" location for referral purposes.
a publication
A simple guidebook might be useful.
A simple town handbook that would explain the difference and direct citizens how to obtain more information.
A summary of rules for each should be given to every new home owner.
a written explanation sent to all residents and property owners
address one, and only one, issue in each newsletter. As a lawyer who has dealt with such issues in the past, the general public can only comprehend so much rule analysis at a time.
At the time of purchase/closing of a Southern Shores property, the owner should be provided with a copy of all applicable codes.
Being a new owner I have know understanding of who has jurisdiction. Maybe an overview document on each organization.
Better illustrate that Town rules are laws whereas private associations are rules/guidelines
Bullet-ed awareness pamphlets with comparisons
Charts that visually depict who governs what
clarify in the newsletter
Develop an explanation that would fit on a kitchen magnet and invite residents to pick them up at the town office.
Develop an information sheet (preferably no more than one page) which lists the areas of basic oversight of each entity and post this information on the town and each association's web sites.
Develop handout that is given to all new homeowners. Include excerpts in the Monthly Southern Shores Newsletter.
Develop a "brochure" clearly stating what the authority/responsibility of each is - e.g., who approves house design, and why.
Draft an informative bulletin that highlights these differences and clarifies the competing jurisdictions.
Faq sheet and table of comparisons
Good documentation with flow charts, maps, etc.
Good idea. Craft a guide to inform people of the different roles the town and various associations have.
Good question when citizens appear not to read any of the rules. A chart comparing the rules and the relevant authority/association could be helpful since it would be clear where there are entries for some and gaps for others.
Have a single document that lists all the rules with designator on which association and which rules supersedes the other.
Have one pamphlet that has each, TOSS, SSCA, CPOA, etc. differences explained so that all the information is in one place and the differences can be seen all at once.
Have the private associations send their rules to the homeowners every year with their dues notice.
How about a pamphlet that explains the differences. Picked up at office or mailed by sending a stamped enveloped.



Include in renter packs and update owners as well. Doesn't have to be all the details but bullet point the most seasonal important ones.
Involved citizens can learn those differences with a little effort. Maybe a summary compilation of the scope of responsibilities of each entity would help; people still have to care enough to read it.
Lay them out side by side to illustrate which one rules what and why. Two columns.
need a brief outline of how the private association rules and town government rules differ and how them complement each other
Newsletter article?
Newsletters
newsletters
Newsletters
Newsletters detailing differences
Pamphlet mailing
Perhaps you could provide clear printed materials explaining the role of each.
Possibly provide a small booklet pointing out the highlights of differences.
Presumably the two types of rules reinforce rather than override each other. I would suggest a publication that highlights the significant rules, but most people are lazy and wouldn't bother to read them.
print 1 book with all sets of rules
Print and distribute a "frequently asked questions" document that asks and answers common questions about the differences between the two.
Printed materials with rules clearly differentiated by organizations.
Produce a comparison chart of which entity controls which topics
publicize and ask rental homes to post in their homes for the weekly visitors. I am not aware of the differences.
Publish a brochure for all town residents, explaining the differences.....
Publish a list of differences and explanation of which rules are controlling.
Publish a user-friendly handbook.
Publish all in town newsletter with hyperlinks
Publish an analysis that explains the different regulations contained in those documents and highlight the conflicts contained therein.
Publish both sets of rules and distribute to appropriate owners...showing there are differences
Publish in the newsletters
Publish one booklet explaining town rules and association rules.
put together a document that would out line where and what the difference are
Send an annual newsletter that spells out the differences
Send out a comparison FAQ on major issues.
send out the info to TOSS homeowners in a letter or flyer
Spreadsheet of itemized duties with checkboxes identifying specific groups' responsibilities.
Teach citizens to read by distributing comparisons of each in Table form
They should complement one another and provide a document outlining similar Mission Statements, goals and objectives for the betterment of the residents.
What an excellent use of the weekly newsletter
Write a succinct flyer or booklet describing each. Are some laws? Others rules?
Written publications

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Address the rule topics in the Southern Shores newsletters with links to website in depth explanations.
Annual or semi-annual mailing or a website to show the differences
Direct drive via emails and/or mailings. Nothing passive is likely to work.
Distribute the Town government rules on a brochure and post on web.
E mail or hard copy communication to residents
email documents to homeowners, mail to those who you do not have email and be part of closing package of any purchased home.
Information bulletins (email and mailings) prepared by officials and professional consultants to town.
Mail out an easy to understand booklet or PDF in newsletter
news letter every year and post it on the website after that you cant fix stupid
Paper mailing and electronic mailing of both with a bullet point summary of the differences.
Prepare a statement of fact that explains the difference and sent it to all residents and place it on a prominent place it on the town website
promotion of different rules in newsletters and on posters - both print and digitally
Provide easy to access, simplified information bulletins that can be posted on websites or within homes. Language should be used to provide an easy understanding of the regulations for the average citizen/reader.
Publicize everywhere- in all the private newsletters and town paper every so often. Emails. You would think people would know but it's a matter of notifications until they do.
Publish in every single way to get the info out to our wide range and age of citizens.
The newsletters from SSCA and CPOA as well as Email Blasts have explained some of these differences. The town also needs to publish or advertise the differences.
Newsletters and emails. I often would like to attend meetings but they are during the week when seasonal property owners are not available . Saturday meetings might be a nice option please
Presentation/ booklet or website with rules/enforcement for both entities.
Continue to encourage citizens to read groups' publications and to attend meetings and be involved.
Perhaps a brochure in clear, simple language. Maybe some small gatherings at individual homes with presentation and discussion.
Town meetings / printed information
Print in different booklets, in different colors.
Try publishing something which shows what those differences are and where each stands. That way the public is fully informed of the problem areas instead of depending on hearsay. And please do not use legalese!
Highlight where differences exist, using one or two examples in regular town newsletters and/or association communications.
A website? A flow chart or organization chart would also be really helpful! I would volunteer to help with this.
Address all this informtion clearly explained on the individual websites.
Continue E-mail news letters as being done. Post questions and answers on the Town Website for all to see. Keep the community informed. It is tough when dealing with those that do not get involved, ask questions or visit the town website.
Continued use of Town and SSCA websites to point out these differences. People have so much to attend to that they usually don't bother to read things closely until they are personally impacted.
Dual responsibility shared by TOSS and SSCA,CPOA. Segment on the towns web-site as well as the associations periodically informing their membership.
email a simple written "what is what"...

# Town of Southern Shores

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Email information as situations come up
Ensuring that the town have its code and SSCA its code on the internet .
Establish easily accessible website access to both government and private association rules.
have all of you share a web site with the covenants of each clearly delineated and searchable
Have articles on the town's web site or facebook pages explaining the differences
Have the rules available in a simple form on line.
Include information on the website and newsletter
Including this information in the Southern Shores newsletter
It would help to put together a short write up on the differences and email it to residents and owners.
Maintain on the websites of the town and the organizations explanations of the responsibilities of each, particularly those areas of confusion.
Make all rules available on a common website with side-by-side comparisons.
Maybe more info about this in emailed newsletters?
More info available on town/ssca websites
Nice PowerPoint presentation or video accessible by link
One website should have a "compare-contrast" table that will lay out what each separate entity does for each of it's private associations.
Point out when the two are in conflict. Have both available online ( if not already)
Post comparative content online--not buried in a document--and keep it current.
Post it on your website
Provide a statement on the town website and an email/letter that can be sent in response to an inquiry.
Publish rules on website.
Publish where you can get copies of each
Put info online
Put information on web site and explain differences.
Put it on each website.
Regular posts on each organization's websites and social media, i.e., Facebook, Twitter, etc.
send an email to this same email list
Send out electronic copies of Town gov't rules and specific association rules with differences highlighted.
Send out side by side comparison chart of commonly misunderstood issues over email. Do the same process over posting to SSCA and CPOA websites.
The same type of communication that generated this survey.
The town & HOA rules need to be viewable on on both sites. Linkage of rules showing how the Town & Private ruled would be a "Nice To Have". We could have volunteers do this & not use TOSS funds
The town emails are great - thorough and straightforward. Excellent communication the last few years - thank you.
This survey is a good step. I would read an e-mailed document that explains the differences side by side.
Web site links with more effective transition Guidance
Website communication
Continue to share newsletters and all info on computer or through mail for those without computers. Emphasize the difference between government and private association rules and regulations.
Have differences available on-line, or in hard copy and make it know at least twice a year.
Inform residents through email addresses on record or by USPS, or both.



Mail flyers and send emails to explain same and offer one session at a town meeting to explain this.
Provide a brochure that outlines the differences between them. Also, MAKE THE INFORMATION AVAILABLE ONLINE!
All three entities can emphasize areas of synergy in their newsletters and annual meetings. Webpages can certainly contain this information in a general format as well as regarding ad hoc matters.
Maybe a pamphlet listing who's in charge of what and what the pecking order is - put it online, but have it available for those who need a paper copy
Clear web FAQ, online question and answer forums, moderated Topix-like forums
More information on the town website. Joint public meetings/open houses with the Town Council and the officials of the various civic associations to answer questions.
Public meetings, hearings, mailings.
Town Hall meeting at Elementary School, simple video on Town Web site
Use social media. Post videos. Send informational emails. Host community forums both during and outside of regular work hours. Talk, communicate, share, develop relationships with the citizenry.
Post on website - an easily understood explanation in layman's terms of the differences with a side by side list of rules which are covered by multiple entities. Establish a committee to prepare this if it cannot be done by administrative personnel.
Put all of this information clearly on town and association web sites. Full transparency with simple clear language.
Put it on the website. Everyone who can read will probably understand. They should have the SSCA and CPOA better define their rules on their websites so everyone knows what the rules are from the get go.
A meeting or a descriptive diagram.
come to meetings and educate yourself...individual responsibility ..
Education via workshops etc...
Encourage attendance at meetings. Unfortunately I am a part time owner and never seem to be here for the meetings.
Encourage citizens to attend the open meetings of both the SSCP and the CPOA.
Have a town meeting.
Have a Town official attend HOA meeting to explain the separation.
have meetings to explain
Have one or two sessions to explain .
Hold a series of informational meetings
meetings to explain such.
More communication of the issues that are addressed by both the town and the association. These closed door meeting of both are not useful for it's owners to make good decision if they are unaware of the issues.
Short workshops of review.
There should be various forms where Town, SSCA and CPOA make presentations on there covenants and difference in public versus private enforcement.
town meetings
We could arrange a series of meetings outside the Pitts center, maybe at All Saints Church where literature would be available to describe the differences and allow for questions in a less formal fashion than the town council meetings.



Meetings. Emails with full explanations. Thank you for this survey for those of us who are unable to attend the meetings
More frequent electronic communications or mail sent to registered owners.
Offer workshops at times convenient for everyone to attend on these topics and/or provide topic explanations online
The Town and SSCA could hold public meetings, use their newsletters and mailings to inform the citizens of the differences.
BETTER COMMUNICATION
Better communication between town government and public 're proposed regulations.
Communicate, communicate, communicate
communication
Communication
communication
Continuous communications and transparent decision making.
Give examples of rules being enforced and specifying which association or town the rules belong to.
Have both offices note source of multiple rules and path to correct problems--it's a joint effort
Make sure information can be easily accessed.
More communication
Open communication.
Perhaps a 3-column list on the points covered by the rules laid out such that Col 1 shows Town rule (if any) on that subject, Col 2 shows SSCA rule (if any) on that subject, and Col 3 shows CPOA rule (if any) on that subject
Reminders of where to find the rules and regulations pertaining to each.
Reminders where to find the rules and regulations pertains to each entity.
Show how they complement one another in terms of scope and content. Show how they conflict with one another. Show gaps and overlaps in coverage.
Side by side comparison
Simple comparison chart.
The Town should be sure all residents are aware of the rules and not seek to go around them or force citizens to accept things not covered by the rules.
More signs, more tickets that are enforced
Communicate electronic links to information on the differences.
Communication during town hall meetings
Open discussions, full access to all meetings,
communication - through visual aides on the website, town forums in which all three are present and can describe their goals and differences for the people of the town
A set of each rules in large plain english Easy to understand wordage
All rules should be easy to find, access, and use. If ambiguities exist about which rules apply, those ambiguities should be eliminated to the extent possible. Clarity on whom to contact with questions on any set of rules will also help.
Brief, clearly stated information as to what the rules are and who is in charge of regulation and enforcement.
Effective and comprehensive communications.
Help better undeerstanding
Some sort of SHORT simple description of the differences repeated often enuoughf.



Better public information distribution directly pointed at this issue.
clearly label each with a letterhead in bold stating which is which
Explain Town rules clearly, note where there may be differences or which overrides the other if that applies. Private association rules may be more restrictive than Town rules and vice versa. Explaining these would help greatly.
Have an understandable clear comparison (maybe side by side) )
If one assumes that TOSS rules supersede SSCA rules, then SSCA rules should conform to TOSS rules and regulations. Also, SSCA rules and regulations should never be more restrictive than TOSS. Can TOSS issue email updates to any changes in their R&Rs?
Increase disclosure re association, "policy", v. Town law.
label published regulations using labels like SSCA, CPOA, etc
Make it clear in the Town Codes and in the community association rules.
Make sure it is clearly stipulated what rules are being discussed and any possible similarities or differences with each rule.
Maybe a side by side comparison
Maybe create and distribute a "chart of responsibilities" which shows what governs what and who to go to for different items. I.e. To do "x" you need to get approvals from "a" and "b". Etc.
Provide a simple chart covering building rules, etc.
Provide better signage
Simple text versions of restrictions and rules.
Wright it in common sense terms that we all can understand. I don't know what CPOA stands for?
write a simplified statement in lay terms with the issues spelled out
Maybe a summery sheet that is given to new owners explaining these.
Simplify them, organize them, break into related segments, and put them out, section after section, on the email/snail mail. with appropriate explanation, on a periodic basis.. with opportunity for question, and opinion exchange.
If a rule is posted (i.e. on a sign), make it clear who the governing authority is. Make rules easily accessible on websites, etc.
Make it easier to find on the town and civic asso. websites. Needs to be user friendly, not "govt. speak".
Better education of public as to the powers/limitations and function of both the town and the associations.
continuous education
Educate
educate and communicate more
education
Education
education and outreach - repeatedly - simple terms - say 5th grade level communication terms
Education by both parties
Education effort
Education, education, education. Relationship mapping to demonstrate layers or overlapping.
education. does the sscA have rules?
Encourage them to educate themselves if the express interest in changing things! Many of the most vocal citizens are totally unaware.
Explain it annually



Explain on a case by case basis at the time of issue, and perhaps require a disclosure at time of property transfer like the Homeowner Association rules in my VA community
Explain the private assoc. rules clearly.
Explain the underlying authority for the rules and the method and consequences of enforcement.
Explain to each lot/home owner what restrictions apply to their individual homes.
Explain which are code enforceable rules vs. recommendations or suggestions
Have rental companies instruct renters.....i.e. parking permits, lot locations, pet regulations, trash pick-up days, noise regulations.
having served on the board of the ssa we constantly tried to address this problem, just keep reinforcing what each association is responsible for
Let each property owner know whether they are covered by any covenants.
Make sure all real estate transactions require that private association rules are given to new owners at closings.
Make sure every property owner has a map clearly delineating the various properties where such rules apply. This could be provided at town expense and be required to be part of each closing when a property changes ownership
Rental agencies need to publicize more to renters. Signs are visible but people don't read them or listen when told they have the wrong parking pass. Give out tickets.
Rental companies need to educate the renters. Owners know the difference.
Set up avenues of education for the public.
Try to educate however most people don't care unless they get caught up in a problem.....
Education via email. For each identified idea or problem, present the Town govt rules that would apply (if any), and the private assoc rules that might apply. A 3-column grid. Ignorance is our most expensive commodity.
Collaboration at the executive level
Combine fees and make it a one stop shopping.
It would work better if the private associations would be willing to work more closely with the Town. The change in board membership forces new agreements to be made more frequently than is desirable.
More/better interaction between TOSS and SSCA
The Town government needs to develop an increase respect for our private association rules and regulations.
With the new law passed by NC legislature, the Town should consider establishing covenants that run with the land and bind purchasers. They would not help with existing Owners but would do some good down the road.
Citizens currently have a disdain for the way the town is run and feel helpless as they get run over. Their confidence in the elected officials has to be rebuilt. Once this long process begins they will begin to read and talk to each other
CPOA rule should be the same as the town.
Dissolve the private associations. They're not needed. One town, one set of rules. Enough of this uppity "exclusivity". Do we really need a separate CPOA parking lot across from a TOSS parking lot? I don't think so. Tell the snobs to take a hike.
Do away with the private ones. Make a standard all the same.
Eliminate the associations and have just one government to deal with
Eliminate the special interest of one or a few in both Town government & also in private associations - Rule for the masses...
Encourage citizens to take the time to read the regulations if they have questions
Encourage reading the documents of rules/restrictions
Enforce all existing rules



Enforcement of Town ordinances. e.g. contractors using residential homes for business (construction, real estate, lawn maintenance (License these people with restrictions ) Apples and oranges question.
Fines ?
Get rid of the associations and let the town take over all properties, just like they did when the SSCA could not afford to deal with the canals, dump it on the town. The us (SSCA/CPOA) against them (TOWN) has to stop.
Get rid of the Short term residents that seem to want to make Southern Shores have government like Richmond, Washington D. C. exc. Elect people that have lived here more that 4 or 5 years.
Involve people as you are with this survey but citizens need to step up and read regulations to educate themselves.
Reduce the quantity and avoid duplication and redundancy.
Reduce the town government to an absolute minimum. We don't really need the Town, they don't do anything except think of themselves..
Remember that the Town Government Rules apply to everyone. The Private Association Rules usually cover members of those groups
The SSCA charter does not permit it to engage in partisan matters and yet it tried to push through a vegetation preservation ordinance which was certainly a partisan issue.
they should be the same , association rules should not be different than govt rules unless they are willing to pay for the total costs , such as roads taxes structures,and all maintenance, if this is being done then i dont disagree with their existence
Town government should be the authority.
Town rules should deal with public interest issues, i.e. policing, taxation, law enforcement, vs. assn. rules dealing with private property management, owner responsibility, etc. There should be as little overlap as possible.
Parking for first time tourists can be confusing. Perhaps a map like the flood zone map of the town could be developed showing where the parking lots are located and the acceptable parking stickers for these parking locations.
Too many rules for both entities.
I feel restricted to where I can walk, sit down, etc.--- I can understand the parking permits enforcement so the residents/owners can park in "town" spaces because of space limitations. Once differences are explain with the different rules, then "membership" comes in and why did I move to SS ... to be restricted.
a list of responsibilities listed on the Town webpage. The private associations don't have much power, so it would be nice to clarify what power they actually hold. I think this is already done, but it also requires residents to have the willingness to understand when they are in an irate mood.
A simple explanation or chart at the beginning of the code, showing what each is responsible for-particularly when it comes to building codes and parks and recreations. It amazes me that the town is spending too much time on this, when we are built out. When we moved here 14 years ago, the town building department had a good working relationship with the associations, and would advise them to go to the associations to obtain copies of the covenants, for example.
A tumbsize booklet on where to go for certain problems.
ABSOLUTELY NOTHING Current residents that don't understand the difference between the Town Government and the Private Associations in town -- SHAME ON YOU For those who want to move to the Town Of Southern Shores, do your "Due Diligence" before deciding to live here.



As long as all private & government rules on any SS lot are made available for the lot owner each set with the name, address and phone number of someone familiar with the rule applications, nothing else should be required of the town. Each governing body would have to be responsible for its own rules and how they mesh with the authority of Southern Shores as the supreme governing body..

Attempts should be made to apply consistency between Town government and association rules. The rules should be as close to the same as possible. This may involve the Town government taking on more oversight as it relates to the associations and the rules that they might want to implement. The Town government should be the baseline.

Better communications between associations and the Town leadership would be a start. If the associations were looked at as a benefit to the Town rather than adversaries it might assist. The same would go for the Town to meet with association leadership and get their input prior to moving forward or announcing changes or things they are planning to implement.

Both entities should be much more transparent with the existing rules and regulations that they abide by. For example, I have tried on several occasions to view maps of property boundaries for SSCA owned properties, but cannot find anyone that will share this public information with me. Information sharing by the town council is virtually unheard of.

Develop a handout or brochure that discusses the most common misunderstood topics. For example, multi-purpose/bike or pedestrian paths/sidewalks, parking, beach accesses, ARB approval vs construction permits, "public" beaches, services & rules, complaint avenues/processes, etc.

Do a cross index that shows related rules and make this available on the website and in hard-copy. Not so hard. This might identify conflicts and then the governance documents could be adjusted. Where one takes precedence over another conflict, then that can be highlighted as well. Update when changes are made as a matter of course.

Each entity should clearly publish its rules, regulations and Covenants. They should be made clear on Web Sites and at Private Association meetings. The law requires real estate agents to disclose such regulations and present them to potential Buyers. These rules are not burdensome. They are standard in all pleasant coastal residential communities from New England to Florida.

Educate locals about the local government processes for road and major projects. My impression is that people do not understand the process and then protest inappropriately at the last moment rather than communicating into the issues early on. Have forums that have instructional material presented. Have information available on line that summarizes the major significant differences... in plain language. Make certain that all homeowners have a clear understanding of their own covenants and the town regulations that effect their homes and their interests. This will enable communication on issues and will enable any personal "protest" to have a reality base.

Education - I'm a busy professional and do not have time to dig into deep, detailed documents. FAQ or synopsis documents available on the SS website could be very useful. I find information that comes in the update emails, etc to be useful and easy to digest.

Explain to people that this isn't a condo association. The town one;y passes regulations when they are needed. Explain property rights and the benefits of voluntary compliance, suggestions and leadership by example. It is inappropriate to try and use the town code to dictate a neighbors behavior.

First, as a municipality, the Town establishes and is governed by laws and statutes by which it must operate. In contrast, while a non-profit corporation must abide by pertinent federal, state, and local laws, it can exercise discretion in further restrictions on access to and the uses of its property. This important distinction is lost in the haze of libertarianism in which we find ourselves. The "welcome packets" provided to new residents needs to include some of the history and information about specific aspects of the boundaries of the relationship between the Town and SSCA and other property owner associations in the Town.



First, I think the Town and SSCA should work together very closely to ensure they are mutually supportive of residents needs/desires for the town. In the past this relationship has been acrimonious often times with one organization pointing the finger at the other when problems or, issues arise. I'm OK with some explanation but, it should be accompanied with a real plan for how the two entities will ensure they are mutually supportive.

First, we would need an audience that gives a darn about learning the difference. I know we have tried to make this clear with limited success. We have brochures, a website and other collateral material available. But who is willing to actually read about this? It can be discouraging, to be sure.

Get them to read by giving them a free parking pass. Most don't understand the difference between town permits and SSCA permits. Guests should not be ticketed by police if they have an SSCA pass. Courtesy and understanding should be most important in our town.

Having owned and run an association management firm for 20+ years I can assure you that you are fighting a losing battle. Those who want to understand do and those who don't never will, regardless of your efforts. All you can do is be open, and maintain open lines of communication among the residents, yourselves and the various associations.

Having printed literature available explaining the differences. Also have education or informative meetings given to explain our rules vs government rules. You have a responsibility to educate your citizens so that there is a clear understanding on how our system works. This helps keep the rules and regulations transparent for everyone to understand whether they agree or disagree.

Homeowner binder (hard copy) that includes but separates each. Online copy as well. Updates sent via USPS and email. Binder completely updated and re-distributed every 5 years. Max cost: \$20.00/binder? \$4.00/year? Initial cost greater than subsequent updates or 5th year re-issue.

How important is that? Unless there are contradictory rules, people can just know and understand all of the rules for where they live. Doesn't make a difference where the rules are coming from. If people want to understand more, they can ask their local association. Property buyers can have the differences from association to association explained to them by their realtor.

I started visiting Southern Shores in 1969, became a property owner here in the 1980s, and have been a full-time resident for 22 years and have never met anyone who didn't know the difference between municipal laws and community association rules. Perhaps if you started referring to town "rules" as laws, you might make some headway with confused people. Also, instead of trying to change the town into just another residential "subdivision," which it is not, you might tell people its unique history through the town newsletter and website.

I think there is too much ATV traffic on the beaches whether it be police or rescue and the drive on the top of the dunes and destroy grass and push sand off the protected dunes. SSCA should get involved with this. For the 60 years I have been in Southern shores I have never experience and incident on the beach where the police needed to be involved or where a life guard on an ATV pulled someone out of the water

Information !!! I am a member and property owner in the town of Southern Shores and SSCA. However, the town of SS controls the ultimate rules (laws). Right?. Never knew SSCA had Any control except their owning some parks, crossovers and the "tower" land. Opps guess I should be ticked at them. They didn't ask me. There is no 1 or 2 answer.

It's a challenging problem as you can make all the information available but getting people to take the time to read it instead of ignoring it will always be there. But that said. the town code and the private association information could all have links on one page easily found page.

Let citizens know what is covered under each - like decks to beach, paths to beach - noise hours - people crossing property to get to beach from other side of Route 12



<p>Lets not make this a dictatorship. What ever is reasonable, safe and is in the best interest of the Owners and Guests. Lets not get carried away by thinking that only you can determine the best policy and regulations needed. Remember for every action there is a responsibility and consequence.</p>
<p>List the rules in column #1, Column #2 is TOSS (radio button), Column #3 is SSCA (radio button), Column #4 is CPOA (radio button). Identify which rules belong to which agency by darkening the appropriate radio button and you have a clean and easy to read punch list of rules and the organizations they belong to.</p>
<p>More and simple to understand printed literature (paper or web). Perhaps doing weekly or monthly segments explaining each ordinance and laws and bylaws. Perhaps we would read and understand. When purchasing real estate most buyers don't read through all of that info and if the do many don't understand it.</p>
<p>More use of the internet by town government to inform citizens and when issuing a survey to get input from citizens, please do not phrase the questions like the old child's game: "when you are in a vat of vomit up to your neck and someone throws a sack of feces at you, would you duck?"</p>
<p>Not sure..., this is a tough issue. Perhaps more on-line opportunities to review and provide feedback since we are new and really don't understand the influence and factors that shape the working of the Town vs private associations. Please, not more meetings..., online approaches are the way to go in our opinion.</p>
<p>Nothing as they are two entirely different organizations - one public and the other private. One controls and enforces public rights and the other controls and enforces private rights. The Town should disassociate totally from anything to do with private associations.</p>
<p>Nothing should be done as they are two distinct organizations - one being public and the other being private. The two organizations should have nothing to do with each other as one is controlled by government (public rights) ad the other is controlled by non-governmental entity (private property rights).</p>
<p>Pamphlet showing whether Town gov't rules are enforceable by court orders over assocaiation rules.</p>
<p>Perhaps more description and explanation on the web sites? Maybe bullet-point lists of what the town regulates, and what associations do. There seems to be a lot of time devoted to this already (ie, in meetings!), so thank you to all volunteers and staff.</p>
<p>Perhaps using social media (during peak season) to remind people of government rules. The association rules should be addressed privately, using newsletters, handouts, and materials left with rental agencies to share with visitors (as well as left in rental houses).</p>
<p>Post an updated website that clearly explains the rules. Include links to this site in newsletters and communications on a regular basis. Give the community the ability to comment and suggest edits so that you gain real time feedback. We need to move out of the stone ages.</p>
<p>Present the differences in a concise, easily readable document, instead of dozens of pages of legalese, and send them to all town members.. Alternatively, remove private association rules (and private associations for that matter) that add little to no value and only seem to try to justify an association's existence by passing rules that are arbitrary, poorly thought out, and poorly communicated.</p>
<p>Publish a list. Or, perhaps, a Frequently Asked Questions, write-up. Or perhaps have an email address or phone number where people are encouraged to contact and ask specific questions. Or a website where a link to each of the entity's rules are side-by-side and residents can do their own homework.</p>
<p>Rules should be compatible. Especially if town is to enforce. Both should be posted on SS Gov't Web site. The only thing the association should regulate is the social areas such as beach access, tennis, golf, boat club. Boat club should conform to current coast guard rules. Joint meeting should be held with officers from both groups at least once every two years.</p>



Some people do not want to understand because they want to make their preferences the law. Make professionally produced material on the different responsibilities of municipalities and home owner associations readily available. Consistently act in accordance with what is legitimately a municipal responsibility and no more.

Spell it out in a chart for all home owners. Make it very clear - what regulations governed by the Town can be enforced; what regulations governed by the private associations can be enforced, how does governmental legislation impact or override Town and association power.

The recent town government was not listening to all the people who showed up at meetings and tried to have an input. The private association, town government and the citizenry should listen to each other and stop pushing unwanted rules and actions through such has been the case in the last few years. Preserve Southern Shores. I could not believe how S. Dogwood Trail looked 25 years ago when I first went down that street. It was absolutely beautiful. Not quite as impressive now. Fairway Drive entrance had a wonderful entrance with trees, Spanish Moss and a natural maritime forest look. How ugly it is now that this natural beauty has been destroyed. We don't need another Va Beach, VA. Also, Kitty Hawk Pier should have been left accessible and open to the public. What a loss. The empty lot on the side of the Martin's Point area should be preserved and made into something special noT just another concrete jungle that blocks the view and limits access to such a nice site. THINK ABOUT WHAT IS BEING LOST.

The town could try to respect the SSCA rules when devising code, they pre date the town, were the reason many bought where they bought, and hold tighter to the vision and character of what the place was to be AND what the town was created for in the first place!

The Town should always refer that question of the private associations to the private associations. Because we do have these private associations we are able to keep Southern Shores the area we love. The Town just needs to enforce the laws and codes it has and make citizens aware of things they observe that are being done incorrectly so we straighten up.

The Town should notify owners of proposed changes with high impact as soon as proposals are being considered so that we can become well versed on the subject and provide feedback throughout the process. Owners should be informed of proposed state regulations so that we can provide input to the General Assembly before votes are taken.

This is a situation that has persisted for over 30 years, I'm not certain if anything can be done alleviate the confusion. But, I do believe that the three primary governing boards need to meet together on occasion to better coordinate their efforts. Perhaps a three way education process for their members or constituents would be of help.

This is probably the only question that actually has something to do with the work we were told the contractor was hired to do. This would clarify the existing code. All that really needs to be done here is a very short document developed in a question and answer format on each of these subject areas. However, there is no need for this to be determined in a survey, it is a pretty simple project that should easily and cheaply be done by anyone with and understanding of our ordinances and the private associations rules.

Without knowing how much paper or man hours would be involved, could there be a rule book available that compares the two sets of rules side by side at both town and private associations for the residents to view? Instead of trying to flip through 2 rule books have 1 volume that would for example say: Town rules concerning noise pollution / Civic Association rules concerning noise pollution. These comparisons of rules and regs would be side by side on the same pages of this one volume, going chapter by chapter or code by code, etc. Of course there are always meetings that could be held where there is an official who reads through the comparisons and answers questions.....not the best option.



**Question 23.**

**Open-ended response:**

**Please list any other issues, thoughts, or concerns about the Town Code you would like to share in the box below.**

Be careful what you wish for; you may get it.
I think the current town staff is very capable. However, as a small town, input from residents should be required to review and make any changes to town code. And let's not stack the deck with builders and contractors. How about including a few residents who are not interested only in how they can profit from the outcome of any changes. And not everyone who appreciates trees and wildlife should be considered an eccentric.
It is my belief that a vast number of town, city, state and federal regulations are open to the personal opinions of whomever is currently in office. Some regulations are important for public safety but many, such as the aesthetics of a new building (who's determining good or bad aesthetics by the way) are well beyond public safety and amount to an infringement on private rights. As with many things what started as a good idea (regulate important issues) has turned into a political game (regulate everything).
Southern Shores is different and, I think, a more appealing place to live full-time or part-time than some of the nearby communities. I think our town leaders should be encouraged to do whatever is necessary to preserve the distinctive nature of the town. Thank you for seeking our input. Michael and Tricia Gregory
We are a small town in a famous location. Most of us moved here for retirement and relaxing. Future residents will be coming for the same reasons and are looking forward to the same things. Our Government Officials should be considering our citizens and not the Real Estate Companies in their planning and governing.
We love Southern Shores. You do a great job of keeping our town nice for everyone. The Town Code should always address in priority order - safety, nuisances - (noise, bright obnoxious lights), and aesthetics.
more transparent used to have a section on the council meeting agenda where people were allowed to ask questions of the Mayor and it was written on the meeting notes. Should re-institute that (this is not really town code but wanted to comment) TOSS should do everything it can to regulate # of bedrooms in a new house. The last thing anyone wants are a bunch of 24 bedroom homes lining the ocean! Limit them and make them commercial and tax them. Thanks for asking.
Our Town needs to be open and up-front about issues that affect us. Backdoor surprises like the destruction of the neighborhood on Fairway Drive should never have happened. Even after the residents pleaded for the work to stop they were ignored. That kind of stuff should cost folks their job. If it is an elected official, they should be impeached and recalled. Our Town Code needs to make impeachment and recall of elected officials a simple process.
The town code should provide a provision that requires the council to get adequate information out to the property owners BEFORE proceeding with any major changes in the streets and/or roads or for that matter, any major issues. Recent activities by the council, town manager, and mayor were not adequately communicated
The Town of Southern Shores is a wonderful place to live. We are currently experiencing some disharmony between town officials and home owners: several thoughts, the town needs to be totally open with home owners concerning important issues, home owners should become more involved



<p>with town government, good communication is the key to good government, and new comers should realize that this is the Outer Banks of North Carolina, not NJ, NY, PA, VA, DC or where ever, please stop trying to make our town like the one that you just left.</p>
<p>You need to have an effective Town manager who actually represents the citizens of the Town and enforces the Town ordinances.</p>
<p>Enforcement of the existing codes, especially when it comes to rental properties.</p>
<p>Most of the issues in this town come from people that want to tell others what to do and create issues just to have something to do.</p>
<p>It appears as though many of the committees, task forces, planning boards, etc. are made up of either the same people or those with similar backgrounds. Mix it up a bit. We are fortunate to have a talented, diverse, experienced citizen base. Utilize it in the interest of all instead of a few. The more diverse a group the stronger the solution!</p>
<p>Some people in this town need to get a grip and deal with what is really important. Too many singular agenda's on the part of some folks who have nothing to do. And, some folks need to learn how to collaborate for the good of the town and put their own agenda's aside for the good of the community.</p>
<p>All town representatives whether elected or appointed consistently act with transparency, professionalism and accountability.</p>
<p>First, I really love living in Southern Shores. Its the only place on the Outer Banks I would live full time. My only concern about codes in the Town is in the consistency of application. I have to admit that I don't have real data but local lore is pretty strong that "some people" build outside of code and are not challenged. May be true, may not be but, the rumor mill is loud enough the Town may want to communicate if/when an exception to code is granted and the reasoning behind the exception. IF an exception is granted I think it IS the business of the Town at large.</p>
<p>I am concerned that so few governing this town are citizens who have length of years as property owners. No one seems to recall WHY we became a town. Trees, architecture, quiet, night skies and the ability to protect them. Dare Co wouldn't so we stepped forward. Ask the elders, retain the character, it's best for all to not forget what the town wanted to be when it grew up.</p>
<p>I find that some contractor repeatedly are not fined for lack of compliance to ordinances, such as permits for lot disturbances. There should be no exception if they do not follow the rules that others do, no exceptions. Everyone should follow the permit process,</p>
<p>I think the town government is doing a great job.</p>
<p>Town Hall meetings should increase more discussions from attendees and comments from board members especially during the comment periods</p>
<p>I think that the Town Code should be written as a proactive measure and not a reactive measure. I also think that all Town officials should be more proactive in their planning than being reactive as it is typically to late at that point. In the year that I have lived here, I have seen some of the elected officials and paid town management pass the buck, meaning they can not make any decision on any hot issue that has arisen, they have tabled it or passed the buck to another board. Maybe a little forward thinking instead of looking back and pointing fingers would be a better idea.</p>
<p>I would like for you to know that this means of gathering information is very unsettling and is a completely unprofessional manner by which to do so. This survey makes me even more uncomfortable with the governance if this town than I was before. And before, I was extremely disappointed with the management of this town's council. I realize that most of this questionnaire has to do with SAGA attempting to build a Mega-Mansion on Ocean Drive. I don't necessarily like their proposal, but they purchased the property at a time that the code is what it is. Changes might be made with the consent of the residents, but not retroactively. What I see in this document is an</p>



attempt to over reach authority. I see a misguided agenda that could cost my town a great deal of money in a law suit. I see a few people who want to run this town using an unorthodox survey to establish a preconceived agenda to satisfy the few. This is not appear to me to be an official solicitation for public opinion, sanctioned by the consent of the residents, and should not be used as such. Who do you think you are? I live here. I do not want you making decisions about my town in this manner where the respondents are unknown and the promise that repeated responses will not count. There was little warning of this questionnaire and I feel many people will not have an opportunity to take part in this event. What oversight is there to this process and how do I find that transparency. Up until now I thought the town council made mistakes but the residents needed to allow the council to reset their course. Now, I feel as though the town council is manipulating events to shape Southern Shores into their narrow minded view of what they think this town should be. You have disappointed me greatly and have lost any of my support.

Look at enforcing current regulations before adding stricter regulations. We like the look of the town. Trees and vegetation give it its charm. Whatever the regulations they should be applied equally to all. And a small group should not dictate sweeping reforms that benefit a few. Get rid of the us against them attitude that seems so prevalent. Who is them? It's us. All the citizens of Southern Shores should be allowed to use ALL the roads in our community. We all pay the same taxes.

Our mayor and town manager are doing an excellent job. Also, the town project manager.!

Thank you for the hard work done by the Town employees especially on controversial issues. Keeping the lines of communication open is extremely important.

The town codes should not be controlled or influenced by real estate individuals and builders. They have a personal economic agenda and not a community agenda. The planning board has multiple builders and real estate individuals who vote for economic rather than community well being. The same individuals speak against ordinances at every meeting on the subject. We should do what is best for the entire town and not just for the people that are known on first name basis. Fines should be regularly assessed when violations occur. his may lead to better compliance.

We have way too much regulation. We have raised our family here. Our daughters tell people Southern Shores is the Land of No. We say No first and then we may back off. We currently have all the "power" to restrict a lot of things. We just have a Town Council that is afraid of lawsuits and won't take a side. Too mushy.

Important to maintain the character and atmosphere of the community for the residents. The neighborhood streets should not be used as highways.

Keep it simple for people to understand. Allow for multi use paths throughout the town and continued growth for businesses.

While I appreciate having the opportunity to complete this survey, it was very difficult to answer the questions without having more information. My comments were included in the questions about this. I think it's important that town code protect the specialness of southern shores (maritime forest, sound, canals, ) they need to make sure it doesn't infringe on the property rights of owners. Limiting size, and too much restriction on lot size is concerning. Protecting the trees, waterways, increasing pedestrian, bikes, golf cart access, and traffic calming are all good objectives! Thank you!

Try not to over regulate people and their rights.Support property owners. Biggest issue I see is the town failing to address the beach erosion issues. Without the beach and the tourist it attracts the taxes would have to be much higher. How about a special assessment on the tax bill to maintain the beach.A \$100 property assessment for those on the east side of RT 12 and \$50 per property on the west side of RT 12 . Take that money buy a bulldozer, hire one operator and have it continuously push sand up into the dunes therefore building the dunes and protecting the beach and properties. As a



<p>property owner I was disappointed the town spent millions to dredge the canals but hasn't done anything but some plantings to protect the economic engine for the island the beach!</p>
<p>We are worried that the town is leaning toward taking away resident's rights.</p>
<p>New code should conform as much as possible to the original covenants of the early founders and to the principles of SOUTHERN SHORES as a town of single family homes and vacation rentals and to have limited zoning for business. Increased height and size of buildings, especially oceanfront should be avoided at all cost.</p>
<p>Southern shore is a good town. It would be nice to preserve the current atmosphere as much as is practical. Limiting large non-family events in non family owned homes would be a good idea. The town had presented some reasonable code modifications recently.</p>
<p>When you move into a gated community with restrictions on your personal freedoms ,you know the rules in advance. If you take away a freedom like leaving on your porch light, after one has purchased a home and lived there in excess of ten years, you a creating a problem that one might not be able to move away from in this current home sale market. One man's controlled environment is another man's prison.</p>
<p>While believe in southern shores as a family destination, believe the proposed changes infringe on the town I bought into. The changes proposed on top of the existing zoning modifications should not be allowed under any circumstances!</p>
<p>Make sure that any proposed rule changes have a clear and easy to articulate reason behind them.</p>
<p>Keep communication open with all residents regarding proposals, changes and alterations to current code before making them "law".</p>
<p>There appears to be a disconnect between the description of the purpose of the Town Code rewrite (easier to understand, compliance with state law, correct conflicting/ambiguous language) with the question set in this survey that would appear to be more related to planning and policy for the Town. The Town Council needs to put this dispute to rest so the residents have a clear understanding of what is intended here.</p>
<p>Love Southern Shores...please don't change it too much. Too many rules only cost money to enforce and cause unhappiness. You will never please everyone and you shouldn't try.</p>
<p>There are way too many "regulations" of Town Code that we currently do not enforce so why do we need more. Government can't do everything for its citizens. It takes all of us to be responsible, to follow the rules and also face consequences. Get away from this mentality that Government has all the answers. We live in Southern Shores because we value our liberty.</p>
<p>The last part of the survey was not able to be answered as each question should have had the meaning of the options at the top. It was confusing to try to remember. Poor Monkey survey for this part. They should know better.</p>
<p>Quit making more and more rules.</p>
<p>Southern Shores was founded and developed with clear environmental and aesthetic commitments. These ideas have made Southern Shores unique in the development of the Outer Banks. As residents and homeowners, we have an obligation to uphold and enhance these policies.</p>
<p>Thanks for offering this survey.</p>
<p>This is a very poor survey. The question were leading. I hope someone with common sense figures this survey is useless.</p>
<p>We have lived in Southern Shores for 11 years and have not had an occasion to have issues with the town code.</p>
<p>There should have been more citizen input and a vote about contracting an outside vendor to do this. The purpose of this rewrite is to revise many town ordinances and this is not the proper venue for that to happen. I am disgusted by the overreach of our town government on this issue and this</p>



project should be stopped immediately .
After the tree cutting debacle, the town approached our street's residents with a very balanced and interactive approach. It was received well by the residents and the town's interaction with us has continued in that vein. A lesson can be learned from that - a heavy-handed approach is not how to get along in a small town. That includes instituting Town Codes that can unreasonably impinge on individual home-owners freedom. Limiting mega-houses in a residential community is not unreasonable.
Be careful not to over-regulate!
Be very careful that you Don't over regulate.
Code should protect the identity of Southern Shores.
Do not fix what is not broken. Do not search for things to change that work well already. Do not feel the need to change things just because a committee may feel that have to do something.
Do not over govern. Keep Southern Shores a happy, simple town.
does it really matter?! I have seen actions taken so arbitrarily.....
Don't go regulation "crazy." Focus on acute problems that more regulation might have a chance of actually fixing. The Town has developed pretty well since the 1950s with out excessive regulation. Find another winter time hobby other writing regulations!
DON'T OVER-REGULATE!
Enlisting and enforcing restrictions/rules will allow our community to be as attractive 50 years from now as it is today.
Good luck
Good luck in keeping the BIG houses out of a residential town
I am not in favor of more regulations which therefore require more tax revenue. Taxes should not be raised to pay for more governance.
I am very satisfied with our Town's governance, and hate to see the vitriol with which "the other side" is talking about how awfully "they" are being treated. I appreciate having this questionnaire to fill out, as it is important to have ALL of our opinions registered. Thank you TOSS.
I bought property in Southern Shores (as opposed to other shore communities on the East Coast) largely because of the character of the community. I would like to see that character as a residential and family oriented community maintained. Codes and rules are necessary to regulate those who might not respect the rights and values of others. But I would also advocate for sensitivity to individual differences, thoughts and opinions that do not disrespect others.
I have been working my way to Southern Shores for 30+ years. I hope soon to be a resident full time, and was active for many of those years in the SSCA and the move to limit house sizes. Never have I bee more concerned about the future of this beautiful place. Most in positions of authority have been in Southern Shores for 5 years, few remember the reasons we became a town in the first place. I urge the town to gather some of people, many of them disaffected and shut out, into this process. The town needs it. Growth is inevitable, we do not need to encourage it but regulate it. Look at the OBX and ask if most of it will be desirable in 20 years. Southern Shores can be. Stick to the original plan. It aint broke, don't fix it.
I prefer less regulation as it is often leads to individuals using the regulation to enforce personal opinions.
I still have concerns about the cost of this project. I also have concerns about the number of police that we employ and how they only seem concerned with giving SS residents expensive speeding tickets. I think some research should be done about how much we make from this income. I look forward to further transparency with the recent election of our new town council. thank you.



<p>I strongly object to the exclusion of public opinion in the planning and execution of this survey. The vast majority of the stakeholders interviewed by Mr. Meadows came from the building or real estate industries and had a pro-development bias. Many were non-residents. Further, Mr. Meadows interviewed in October 2015 three town council members who were defeated in a general election a mere two weeks later. Reason would dictate that he wait two weeks and then interview the three people whom the voters of Southern Shores had elected, not the incumbents they had ousted. Mr. Meadows gave the residents/property owners of Nags Head an opportunity to be heard, but not the residents/property owners of Southern Shores. The survey is flawed, in ways that I and other residents addressed in a Jan. 4, 2016 letter to the mayor and town council and in public comments at the Jan. 5, 2016 town council meeting. The selection and framing of the issues and changes flowed from heavy-handed bias. Even the use of "strongly disagree" (a negative response) and "strongly agree" (a positive response), with the stakeholders' desired response being the positive one, is highly prejudicial. I further object to the use of the insulting choice, "I don't care," instead of "I don't know" or "I'm not sure." In seeking not to appear uncaring, people might select choices with which they don't necessarily agree. There is no room for nuance in this survey. No place for thoughtfulness.</p>
<p>If there are too many restrictions or guidelines to uphold there will be problems monitoring and enforcing making the code unenforceable and ultimately Southern Shores not a desirable place to reside. A fine line of governance is needed not an entire governmental entity.</p>
<p>Issues should not be made law without the vote of citizens and and at least be aware of their wants.</p>
<p>It is difficult to answer questions when one does not know existing code or rules.</p>
<p>It is time to have 21st century vision about Southern Shores' future, before codifying 20th century concepts.</p>
<p>It's always about balance right? Too lenient and you get people taking advantage, too restrictive and you thwart creativity. Town Code should be about finding the middle ground that serves the needs and interests of the majority while having enough flexibility to allow case-by-case discretionary adjustments with the input of a citizen load taskforce or subcommittee. Political favoritism cannot be a part of this however.</p>
<p>Lets do our best to keep Southern Shores what it has become known for: A nice place to live Do our best NOT to allow Southern Shores to become the next Kill Devil Hills</p>
<p>Let's keep Southern Shores from turning into Corolla.</p>
<p>Let's not get carried away with "regulation" for everything imaginable.</p>
<p>Let's stop wasting time trying to come up with more regulations and red tape.</p>
<p>Like most of my fellow property owners and residents, my paramount concern is maintaining the character of the SS that I bought into 40 yrs. ago. Some things certainly need to change, but we (and the Town Code) needs to aggressively protect what is special about SS. In some cases, it will require some flexibility and creativity - and a bias toward preserving character - even if it means challenging traditional ways of doing things. The character of my street was needlessly ruined without any real effort to study a design that made character a priority.</p>
<p>Live is good here. Keep the Town Code reasonable and supportable.</p>
<p>Please pass on to my fellow citizens that I would really like them to leave me alone.</p>
<p>Questions 20 and 21 are misleading in their wording, and leave no room for compromise or creative solutions in dealing with the issues.</p>
<p>Resist any/all efforts to further erode property owner rights. By promoting responsible owner property use, respect for property owner is demonstrated rather than authoritarian control. Establish avenues that assist owner to owner dispute resolution. Of course it's a difficult path to take, the high road is always more difficult.</p>



See my previous remarks. And please remember that there is a big difference between being frightened of change and trying as much as possible to maintain the character of Southern Shores.
Stop Now..... These questions are foolish. These are not mutually exclusive. We should have both. Who put something so foolish together unless the goal was to get the answer you wanted. This survey should not have every been sent out, the town residents were not told the truth about this code update. Stop this waste of time and \$'s and stop this work immediately.
thank you for providing this survey!
Thanks for doing this. Opinions of non-residential homeowners/tax payers are rarely sought.
Thanks for your efforts in maintaining our beautiful town.
The character of Southern Shores was established when it was developed by Frank and Dave Stick in the 1940s. Lots were left "not for sale" in order to keep as much green and open space as possible. The character. Many of us long-time property owners remember that. We would hope that some members of the Town Council would have corporate memory about that character, not only new residents who only want that huge house to rent out. Please re read the Stick books and think about how Southern Shores has existed so peacefully for so long.
The original development for Southern Shores was for low density, single family residences with commercial areas segregated - this is our heritage and must be protected.
The survey method is suspect and could lead to multiple responses from one group. In addition, it is unclear whether this is a resident (e.g., citizen survey) or a property owner (corporations included) survey. Also, it is unclear how the survey results will be used- will it be used for the Dogwood Trails Task Force Committee, for example. This survey came out of the "Old Council" which had a reputation as the "Chain Saw" Council. The 3 members of the old Council were voted out in the November election. The Dogwood Trails Task Force Selection Committee blackballed anyone in favor of retaining trees/vegetation, and it is evident that the questions, especially the forced choice ones were tainted by the current staff and old Council. So any use of the survey results will be suspect by a wide portion of the voting community.
the town code need to reflect that the use of sound engineering principal must be applied and the design and maintenance of the current physical structure, and not be led by someone personal feelings.
THE USE OF I DONT CARE IS A POOR CHOICE AS MOST OF US OFTEN HAVE NO OPINON AND STILL CARE ABOUT OUR TOWN
Think some of my answers require more money/power/town intervention than is possible. wondeted if choices offered were possible.
This is a bad survey. It asks questions that go way beyond what the residents were told that this effort be. This project was supposed to have been only an administrative task and would be a code update only, not urban planning. In addition, the questions are biased and skewed and lead the citizen into providing desired answers. I see little value in the results of this survey and statistically it is invalid. It does not represent all citizens of the town and is poorly designed!! Furthermore it is a poor use of taxpayer funds.
This is a good tool to gather information..thank you.
This is a poorly designed survey. It's delivery method will result in a statistically invalid survey, because not all residents are given an equal opportunity to respond. Not all residents have access to computers. A hardcopy survey should have been mailed (postal) to all residents. In additional, if a person owns more than one property, they can submit multiple surveys. Most homeowners are husband and wife; therefore, a minimum of two surveys could be submitted for each property. If they own additional properties then that number can be multiplied by two. Another fallacy of the survey! Many of the questions compare "apples and oranges" and any answers to these questions



will result in useless answers. Many questions lead the respondent into desired answers. Since this survey is skewed and biased, its results should not be used for any further study or decisions.
This is not a thought about the code as much as about this survey. As I mentioned previously, I'm not sure how valid the questions are that ask about increasing or decreasing regulations, rules, whatever. If the current state is not given, how could someone know what an increase or decrease would be. I'd prefer to see this survey re-issued with more information on those questions. thanks.
too big a catchall... shows little understanding of formation survey.
Town codes and association codes should align. Not have a double or different standard.
Try to be fair with the citizens in your actions.
want to minimize govt and not have govt make all the decisions for individuals
While I understand why this survey has to be somewhat brief, the manner in which the questions are propounded make the resulting answers and data inaccurate and unreliable as an indicator of how the the person(s) preparing the questions wants the results to turn out.
I think more showers at the beach walkovers are really needed. Thank You
I think Southern Shores should look into having more community events--in winter at the school and in summer, some outdoor venue.
The bridge on Juniper trail is absolutely unsafe for cars, bikes and pedestrians, and the railing is too low. If you hit it with a bike you are going over. I would like to see Juniper trail resurfaced from the bridge to the 158 light, with a new turn lane for those turning right. I realize that these are not code issues (but just sayin') thanks for putting this out. it is important
need to preserve the character of the town which is dependent upon maintaining the tree-lined neighborhood streets need to better maintain the streets and encourage drivers to reduce their speed especially when they are driving large trucks and hauling large trailers need to increase the walking paths to allow safe pedestrian traffic through neighborhoods
NO BIKE PATHS AND NO CUT THROUGHS AND SAVE THE TREES...ALSO DO NOT MAKE THE STREETS LOOK LIKE NORTHERN VA...THIS IS A COMMUNITY
Stop the mega-mansion scheduled by SAGA construction! Also, do not wreck the esthetics of the Town by widening roads and cutting down trees. Thanks for the opportunity to weigh in!
The road issue, and preservation of Southern Shores unique environment are paramount. Most of SS property owners/residents, were not born here, we moved here, - for a reason. ."we liked what we saw".; As an environmentalist, of sorts, I think "change for the sake or change" or for what is often labeled "progress" is ill disguised poor management of resources.
Restrict owners/renters to cut through on private property and 100% use of public paths to ocean.
More maintenance on roads not listed to be replaced. I have watched our road's small cracks continue to expand but nothing has been done to prevent or slow this. More enforcement against overpopulation of rental homes in the summer. The rental companies will not do anything since they do not want to hurt their revenue.
there should be prohibitions against obstructions in the road right of ways, whether they're hard, immovable objects that endanger traffic safety or vegetative that hinder sight visibility. there probably should be some controls over the numbers of dogs/cats in a single family home.
Photo exhibits of streets, canals, the town: Then and Now. We have several that have amazed our neighbors! Having lived here since 1980. We were always impressed with those from earlier residents. Duck has hosted several great exhibits in their town hall ( Pitt Center?), very informative and pulled together by a committee of staff and volunteers. The Pitt Center could be better utilized for this purpose.
Speed limit on Duck Road dropped to 35 mph during the summer season. Enforce the fireworks regs



<p>on the 4th of July. Put a flag on the new flag pole that was installed as a cell tower.</p>
<p>The flooding problems at the corner of East Dogwood and Rt. 12!! Safe walking paths on both East Dogwood and Dogwood Trail</p>
<p>Some streets, notably Highway 12, become unsightly due to trash and the trash cans that are left out and knocked over after trash pickup. Rental housed account for much of this problem. Rental agents should be required by code to make sure trash cans are promptly put away. Also, dead animals are not removed from the streets promptly. The town should have someone remove the carcasses before they rot or are flattened by other vehicles.</p>
<p>Big Issue I see is the crosswalks not being enforced...too many drivers do not stop or even slow down for people crossing with their children and dogs...I walk to the beach almost daily with my dogs and occasionally with my grandson (in a stroller) crossing at Hickory and can't even count how many times I have had close calls...Please look into this for possible for solutions: I often point up at the sign to drivers just to be ignored ! Suggestions: Have all the crosswalk signs state it is a state law to stop and what the fine or penalty is Cosider yellow flashing lights on the signs...like they have in Sanderling</p>
<p>I am for more and safer bike trails, more diverse businesses, low light, single family homes, quiet, and low traffic. I don't see a traffic problem at this time but i would just increase police presence on popular cut-through roads on high traffic days. Do that many people use Southern Shores as a short cut? So far i have not seen much abuse of this type.</p>
<p>Traffic congestion on rental turnover days, (especially Saturday &amp; Sunday).</p>
<p>In the auto traffic question, I mentioned approval of golf cart usage on neighborhood streets, which I obviously favor. I fail to understand how our neighboring communities allow and seem to benefit from golf carts while SS resists. Cart rentals would increase business opportunities and thus added taxes. Street speeds would be reduced. Auto/truck traffic would lessen. Licensing would offer added revenue. Availability of transport to beaches and parks would be a plus for rental properties. Parking pressures would be eased. My reading of State Reg. indicates that communities can approve golf cart usage without vehicles meeting NCDOT stds. I'm sure there some negatives that I fail to recognize. If the Town would state its position, it would assist people in understanding SS opposition, while our neighbors seem to enjoy the benefit.</p>
<p>Overall traffic issues during the months of May through September.</p>
<p>You should gate Dogwood trail to property owners only.</p>
<p>Any way to make citizens understand the right of way belongs to the town?</p>
<p>Bikers routinely ignore the "Bike Stop" signs - this is a recipe for biking accidents.</p>
<p>Bikers should yield to cars at the end of Avenues. For instance, on 12th east side, you cannot see bikers coming unless you are in the lines marked for bikers because of the trees. I've almost hit several bikers in the last few years. Bikers feel they don't have to yield to cars so they fly down the walkways. Also the storm water puddles are getting worse every year between 11-13th Avenues which also make it more dangerous for everyone.</p>
<p>Cut through traffic is most important item facing the Town of Southern Shores. The Town should take immediate and drastic measures to eliminate cut through traffic which is rapidly diminishing the value and character of properties in Southern Shores, as well as endangering the lives of residents located along the cut through routes. I have noticed that the City of Charlotte, NC, and the City of Vancouver, BC, have both enacted measures to eliminate or reduce cut through traffic in their residential neighborhoods by using more frequent stop signs and speed "humps" in order to preserve property values and the safety for their residents. The powers that be in Southern Shores have ignored cut through traffic problems for too long and must address this issue immediately for the long term benefit of our Town.</p>

## Town of Southern Shores

### Citizen Survey Summary Report 2-18-16

#### Appendix – Full Text of Comments



Enact rules and regulations to protect our Town from cut through traffic which will continue to diminish the value of properties in Southern Shores, as well as endanger the well being of its residents.
Golf Carts - Establish paths they can use to get from the back of the neighborhood to the front.
I don't fully understand the tree issues. I am in favor of sensible regulation of vegetation for preservation of the land, etc. While we do not live in SS full time, we do live there part time and in-season, the cut through driving is really of concern. I would be supportive of increased ticketing and fines to send the message that speeding through our neighborhood is not a good idea.
I favor keeping things quiet and the way they are. I would like to see more bike and walking paths, safer crossovers and everyone encouraged to use bikes or golf carts to move about town. I also like the darkness at night and the trees during the day. I think the town code should protect the town and keep it close to the way things are. I would also like to see a better protected and more controlled crossovers from Food Lion to the Walmart side maybe a bridge would do. I don't feel safe walking across. I plan to be a full time resident in just a few years. Contact me if I can provide more information or help in some way my e-mail is <a href="mailto:pjm90@comcast.net">pjm90@comcast.net</a> .
I have major concerns about people speeding through our 25 mph side streets. We have two small children and walk our neighborhood quite a bit and see cars driving anywhere from 40-50 mph.
I hope the widening of the Rt 12 never happens. It is a disaster in the making with no positive impact.
I think that the town should definitely address the issue of the conditions of our roads. I have noticed that many of our roads are deteriorating very fast and need to be attended to before they are completely unpassable.
I would like more pedestrian cross walks (sometimes called zebras) on Rt 12. There are way too few.
it may be time to consider street lights being so many people are driving with high beams and fog lights blinding on coming cars!
Maintaining the streets in dunes!
More bike/walking paths.
need a crosswalk at Pelican watch/ southern shores realty or nearby with the new shop center ,and all the people now crossing the street on that dangerous curve
Need to maintain town infrastructure. Cut trees near roads to increase safety. When repaving roads include bike shoulders.
Our highest priority is addressing the lack of pedestrian safety on the town's streets.
Perhaps a - Parade Permit - on a few Saturdays in June, July, August on Dogwood could discourage traffic - I would volunteer to help - Might not look as appealing if the road was full of a parade... Since we are brand new here we do not have a clue as to what the lay of the land is and this entire questionnaire wrecks of private special interest... We are glad to be here - just not too fond of politics....
Please do not widen our roads to encourage more tourist traffic through our neighborhood. It is hazardous to walk on Dogwood Trail during tourist season.
Please give us a sidewalk on Dogwood Trail. It does not need to be 6 or 8 feet wide.
Please make it safe for my children to walk and bike in our town by building more multi use trails. Maintain our streets! Skyline Road and Ocean View Loop are too narrow and crumbling right before my eyes.
Safety of pedestrians and bikers on South Dogwood is extremely important.
Sidewalks to the beach are necessary. In the summer, we have pedestrians moving along narrow roads that barely accommodate passing cars. Especially in the dunes section of town, using existing right of ways for sidewalks to allow people to safely walk to the beach is critical. Chickahauk is great--



its safe for pedestrians. Skyline, Ocean view loop, Dogwood, Hickory, and Hillcrest would all benefit with east/west sidewalks get pedestrians to the beach safely.
Speed limit on NC12 between Triangle/Cell Phone tower and Duck town limits needs to be lowered!! It is currently 45 which means many are doing 50-55 MPH (when the traffic isn't so backed up.) Tractor trailers roar down the road as do many contractors that travel the road daily. Walking or biking on the path is often uncomfortable because of the noise and sometimes can be unsafe if one needs to cross the road.
The only item that should have a negative impact on taxes is to improve streets for better pedestrian and bike traffic. Even that needs to be done over a number of years so as to minimize the impact on taxes. Keeping taxes at current levels or lower needs to be a VERY HIGH priority!
The roads should continue to be built to the current Town standard
The summer traffic on Dogwood Trail and a walking trail ate very important issues.
The traffic cutting through is a huge problem. That is what ruins our tranquility--so much so that any other nuisances pale. I can't even think of any.
Traffic on Duck Rd.....I know that is a tough one to address
We have 2 school age children (elementary and middle school) and I don't like that we feel so unsafe on S Dogwood road as bikers, walkers, or runners as this road is such an important part of our lives. Between the lack of sidewalks on most of the road and our angst of drivers not paying enough attention, it is terrifying to think of what can happen. We need to address this issue as a town before some sort of terrible accident occurs - I fear it is just a matter of time, especially during the summer when tourists aren't focused or understanding of how important this road is to our SS community. I'm much less concerned about traffic than I am safety. I don't like how busy the road is, but I could deal with it if I felt safe. I feel similarly about Hickory, Sea Oats, E. Dogwood, and other cut through roads, but it is S Dogwood that truly terrifies me.
We think golf carts must have value to adjacent towns because Duck certainly has given permission for rentals and owners to drive golf cars. The state of North Carolina allows carts with specified equipment. The use of carts in Southern Shore could increase revenue by selling licenses..used for taking items to the beach..eliminate use of parking cars at the beach..there could be only so many crossings designated for the carts to cross Highway 12.
I would really like to see a bike path similar to the one on the woods roads down east and south dogwood and hickory. Also it would be great if we could allow non-street legal golf carts to use all the 25mph roads in Southern Shores. It would be help the older population to access the market place and enjoy all the community has to offer. I would also like to see small concrete fire rings at some of the more popular beach access. Similar to nags head a permit for use is only issued the day of, if the wind conditions permit.
increase fines for not maintaining aesthetics of your lot/home.
We selected Southern Shores because of its rural tree lined charm and have lost faith in the will to preserve it bout our local governing bodies. Kill Devil Hills is a nice town and we moved from there because of what SS had to offer. Please don't select changes that put our town on that path.
With enjoyment of life and maintenance of property values as our goals, I urge the Town Code to work in a way that keeps Southern Shores' open environment feeling alive. I know that the clear cut lots have dampened the some potential residence's enthusiasm to relocate to Southern Shores. We advertise our beauty, but without some regulation, we will continue to see ancient live oak trees pulled up by their roots, hillsides cut at 90 degree angles, removal of vegetation in the set back areas, etc. People tour here after reading how lovely our town looks and how much we do to preserve that beauty. Then they wonder what happened. The town no longer looks like the photos on our brochures! It is a shame and hurts the properties values for all of us. Thank you for this survey. Nicely



done.
Protect the trees. Limit cutting trees when building. Encourage treed lots instead of lawns. Limit the cut through traffic.
Obviously I feel that the character of Southern Shores has already been damaged in not preserving the Maritime Forest to put in curbs and gutters. This magnificent treasure of a Maritime Forest on a barrier island MUST be preserved. Those of us who moved here did so for a reason. Southern Shores was unique. Hard to imagine the beauty of the area with Spanish Moss, Live Oaks, Dogwood trees, Magnolias and others- many of the most splendid already having been cut down for no important reason. For those who want to use our town as a cut through, the town should not change, the speeding, littering and disregard for our special area is what needs to change. Carefully controlling the three months of summer until the Currituck bridge is built is of utmost importance. Hundreds of years of tree growth cannot be replaced in our lifetime. I wanted my grandchildren to continue to see what is so special about visiting our area. They have over the last 20 years, seen the very special area of Southern Shores, where the trees protect the area from sand erosion and storms and add a beauty that is not matched in the concrete jungle such as Va Beach where I used to go as a child. Now you cannot even get to the beach there due to motels. I have deer in my yard, a silence that is priceless and the stars that can be acutally seen due to the wonderful darkness and peace. Preserve this town.
Keep Southern Shores beautiful. Lined with beautiful trees that cannot be replaced. The town is growing but that is NOT a reason to give in to bright lights, noise and clear cutting of lots. I'm afraid our town is on the wrong track.
My concern is that when new houses are built the lot is cleared before building. This changes the whole look of the town, that is the wooded terrain. Also the trees help in preventing runoff and flooding, even storm surge. I feel this should be addressed and a closer scrutiny of new home construction should be in force.
I'm just afraid that one day I'll wake up to construction crews tearing down trees and shrubs, which insulate our property from outside traffic and noise and busy people marching up and down the road, without so much as a notice, or heads-up, or "hey folks who have been here for 25 years, just thought we should get your opinion on this idea we had." And unfortunately, unless the construction crews are in your "front yard," albeit the right of way, and unless they are taking down trees that you've been looking at for 20 years, the folks who aren't impacted don't really give a darn. Sure, it's nice to have sidewalk, but until it's happening to everyone's front yard, then it impacts only a select few. When there is only 30 feet between your house and the road, and 10 feet of that is torn up for a sidewalk or storm drain, you'll really feel the impact. I seem to notice that folks who live off of the main roads seem to like the the idea of carving up the properties that do reside on the main roads, to their benefit, not necessarily to the folks who would be impacted.
Preserving our beautiful environment meaning our trees, our quiet and are unpolluted light is of paramount importance to us as homeowners. Southern Shores is a unique community in the Outer Banks and it needs our continued stewardship to maintain. Thanks and happy to own here.
A better understanding of the uniqueness of the maritime forest environment of our community is needed. Outside help should be requested to help us understand what is and is not unique to our community and if and/or how it should be protected.
Basically we have a nice town. The lots in the maritime forest should be encouraged to keep there trees. This is not as much a factor in the dunes because the trees are a recent addition due to all the construction and people want the view of the ocean. I do not mind rentals but anything over 6 bedrooms is not a single family dwelling. Let them build that stuff in KDH and Corolla. Increased services required by these commercial rental properties outweighs the extra tax revenue they would provide.



Control the amount of cutting/clearing allowed for any kind of development.
Hire a town forrestor
I am concerned that the Town thinks concern about its current tree cutting policy means unconcern for biking, walking, and driving on our roads. They are not mutually exclusive. I am also concerned that this planned residential community is at risk because leaders seem to be more concerned about increasing business revenues than preserving the uniqueness that drew me and others to Southern Shores in the first place.
I don't like clear-cutting of lots before building. And as I said earlier to the town council, Pauline and Dr. Charley Wright would turn over in their graves if they could if they knew what dreadful plans are trying to be accomplished at their old lot, 48 Ocean Blvd. A friend of both of them.
Only other concern I have at this point is the clear cutting of trees and shrubs in common areas by owners of adjacent property so they can increase the use of their property. This has occurred in Chicahauk so it may not be covered by Southern Shores but need to be addressed specifically by Chicahauk.
Trees growing taller than adjacent houses, blocking views.
The ocean is encroaching! What good are our crossovers if there is no beach to crossover to. The town Must get on board with beach replenishment at the expense of ALL property owners. If there is no beach there is no tax revenue to subsidize our budget!
Access to beach for purposes of managing sand and ensuring alternative travel routes for emergency vehicles. Also right of eminent domain in the case where the public good clearly outweighs individual property rights when it comes to ensuring alternative travel routes for emergency vehicles.
Beach replenishment should be addressed It's the reason people come here
Controlling oversized vacations rentals. They are commercial properties and should fall under commercial regulations. Temporary speed bumps should be installed on residential roads used as short cuts in the summer. The town should also consider beach nourishment. Everyone's property values will decrease as other towns proceed with the re-nourishment projects.
I am 88 years old. I drive to the beach to take care of things that satisfy my renters of 30 some years. I stopped using a rental agent years ago. Many used to rent from Kitty Hawk and now from me. - MY TAXES ARE PAID? - Now my renters are complaining to me about the "use to be" deck at the beach. Lost 1 renter because of it - I helped pay for walk 30 years ago!! I do not have a computer - sorry! Their complaint was having parents who had to be in wheel chairs, but love to watch swimmers and kids play.
Our primary concern is the possibility of event houses with 10 plus bedrooms being built. The additional people, traffic, noise, trash, along with stress on the existing infrastructure will change the character of Southern Shores.
Preserving the special nature of SS by controlling 'mini-hotels', excessive traffic and light are important to all the owners in SS. This is difficult without home rule in NC. The only way to control where we live is to carefully consider changes within the law that can be implemented, with the aside to insure the side-effects do not produce undesirable consequences.
Traffic during the summer, want increased regulation prohibiting oversized houses
We need to limit the size and occupancy for each residence. There is no need to have huge houses with more than 8- 10 person occupancy. Need to look at pushing the north bridge project to allow two ways into SS. Forbid hotels and high rise apartments/condos..
We have a wonderful town. Let's preserve it as best we can. No giant skyscrapers like other communities. Let's preserve as much of the native flora and fauna as possible.
Property that is rented more than 60 days per calendar year should be classified as commercial



<p>property and regulated as such. In applying for a construction permit, property owners should state whether the financial plan for the structure is premised on rental income of that level. The design of the structure should be consistent with safety and health regulations according to the occupancy limit of the proposed structure.</p>
<p>Regulate house size by parking regulations- one space per bedroom and extra sleep area, as rec room and den. A permit for an event house showing where guests would park. Health department should regulate the septic system to accommodate a certain number of people at a large event. Police should be trained to carry Naloxone to save persons experiencing drug overdose, to save people's lives. I hope chief Cole is looking into this for his officers. Fire and paramedics also need this training. VA Pilot had a great article on this in today's paper.</p>
<p>Very concerned about excessively large homes taking over the home that are already there. The larger homes are an eyesore and do not fit in with the neighborhood. They are also destroying the natural beauty of the whole area by cutting down trees and getting around building ordinances by building on more than 2/3s of their property. I am also not seeing additional buildings on the same property being evacuated and the area below the elevated part of the home is being filled in which affects the water flow in a flooding situation. I hope the town does not lose their CRS credit for flood insurance.</p>
<p>-no off shore drilling! -no fracking! -no HUGE dwellings or party/wedding houses -no street lights - good non-confrontational relationships between town and the citizens -communication between town and the citizens (you do and know a lot, let others know) -keep on top of littering -enforcement of speed laws</p>
<p>We like the current culture and would not like to see it change to accommodate much larger houses and increased parking. Southern Shores could use more restaurants and shops. We are totally against extremely large buildings for special events. They destroy the quiet and solitude that was the reason we have built two houses and bought a lovely semi-soundfront home.</p>
<p>We definitely do not need any mini-hotels in Southern Shores! The three monstrosities that were allowed to be built just north of the Town Hall are eye sores with trash strewn all over the highway and 12 to 15 trash cans and recycle cans lining the highway all summer long. Those rental homes are too big; we certainly do not need any more that size or larger!</p>
<p>rental homes that generate income for its owners should be taxed at a commercial tax rate. like the rest of the country</p>
<p>Whatever the Town does - Keep EVENT HOMES out of Southern Shores - they are not wanted, nor are they necessary in the community - was never the intent and should never be the intent. The thought of an event home at 64 Ocean Blvd is horrifying for all in the neighborhood - the voice of the citizens and home owners in Southern Shores needs to be a driving force for keeping the community as a single family environment, with respect of the beauty and ecology of the land use provisions established in 1985 and before.....I have read the document - it clearly states how Southern Shores should be. Feel free to contact me - Connie DiManno - 59 Ocean Blvd.</p>
<p>Address occupancy limits for any building based on lot size and septic system limitation. For example, no construction should be allowed that intends to functionally be a small hotel with occupancy rates greater than larger homes in SS or greater than 12 to 15.</p>
<p>anyone-, southern shores property owners, developers, architects, real estate agents or other parties who seriously advocate a multi bedroom event home on Ocean Blvd are not considering the best interests of Southern Shores</p>
<p>Can you control size of new houses by the size of the septic field required?</p>
<p>Clearly define what is single family housing vs. Commercial ventures houses such as Wedding and Mini Hotels or lodging</p>

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Do not allow the large "Special Event/Wedding" homes.
Find a way to prevent event homes
has anyone thought about the ceptic issue with the event size houses?
Hold all "Event Houses" to commercial building codes.
I am concerned about super-sized homes in the area. I think size should be controlled by environmental factors, i.e., number of baths per person, septic system size, paved area size, developed area size. If size can be controlled by environmental factors without specifically regulating the number of bedrooms, we should meet the state's requirements.
I am concerned that under private residence zoning, commercial rental properties are slipping under the radar. Large homes and thier owners enjoying the shore is one thing, properties that are rented out to constantly turning over visitors is NOT residential use even if the buildings LOOK like a house.
I am strongly against the construction of the Event House on Ocean Boulevard because this is a residential area, not meant for commercial buildings with over population. We enjoy the peacefulness of this residential Southern Shores Community and that is why we purchased our home in this location. Thank you for generating this survey.
I am strongly against the proposed construction of large commercial feeling structures. i.e. Wedding Houses.
I am strongly opposed to so called "event houses " being built in Southern Shores! Please, please do not allow this to happen! The ambiance that exist here in Southern Shores which sets this special place apart from the rest of OBX will be ruined by allowing "small Inns" to built in this special place.
I have a concern about the large homes (7 to 10+ bedrooms) not having to comply with the same safety standards that apply to hotels. This should be addressed.
I have always like Southern Shores as it was a family oriented town and I would hope it stays that way. The too large homes aren't family oriented- it's party oriented- multi family homes. Let anyone town have that lifestyle. We come to relax and enjoy the quiet of the beach which gets lots with huge groups and all their needs.
I strongly oppose the large 'event houses' as they detract from a neighborhood, add to noise, increase trash pick ups, and are difficult to regulate. A house with 16 bedrooms/baths would need a very large septic system and parking for 16-20 cars. And where would guests for the wedding park? Again, it would be a nightmare and not fair to existing residents of the area. I still cannot understand how a commercial venture can build such a house in a residential area.
I thank you for this survey, and keep up the good work. But please keep it simple. No large buildings please. My wife and I retired three years ago and just love it hear. We don't want to move. But if we are forced to. We will. Please keep it the same. Some changes are needed I know.
Limit the size of new home construction to both square footage and number of bedrooms
Must regulate size of new construction and maximum number of guests for rental
This was part of the survey, but I strongly oppose the construction of large "event" houses like the one Saga is proposing. This will destroy the character of Southern Shores that attracts property owners and vacation renters looking for a quiet, family-oriented community.
Town officers should have more concern for preserving the existing character of our community. Hotel-like buildings should not be allowed in neighborhoods. Occupancy limits on rental property East of Duck RD should be maintained at 14 or less and should be enforced. Rental agencies should be required to publicize the occupancy limits in ways that are easily noticeable by potential renters. Carolina Designs is an example of one rental agency that does not show the occupancy limit in a way that is easily seen by potential renters.
We need to preserve the character of the town we all enjoy but setting and enforcing (no building



permits) codes: - height restriction - size restrictions - set-back requirements - lot coverage limits - tree preservation - bike & pedestrian mobility - commercial building esthetics - limit on exterior lighting - noise standards -
Tighter restrictions on height and occupancy of oceanfront homes. Larger homes draw larger parties who are interested in loud parties, too many people in the pools, more cars (therefore, more traffic). Often parking is not adequate for the cars.
I would like a clarification of the town's position on new alternative energy sources for residential structures- particularly wind and solar. I think that recent road projects have resulted in overblown plans that far exceed the requirements of local residents and have resulted in the unnecessary destruction of trees that prevent excessive runoff, stabilize the loose sandy soil and offset co2 emissions directly and indirectly by maintaining a cooler environment.
We are concerned about the subdividing of a lot at 315 N. Dogwood as we just learned there will be 3 houses.
Well now that I have been classified as a bitch I'll leave no more negativity towards this survey. ??when we did improvement to my deck Town SS gave me hell and slap wrist for trying to water proof the entry to first deck door already in existence. ??
All new construction should be in keeping with the tenor of the surrounding neighborhood.
Building permit approvals should take into consideration that impact site preparation and disruption imposes on adjacent lots. In some instances entire or partial dune removal has then required extensive bulk heading to prevent dune collapse or erosion. Some lots are just not suitable for the house size or configuration being built upon them. This should be made clear in the building codes prior to approval and construction.
Elevators or lifts should be permitted in setback areas
height restrictions ground coverage and on site sewage limitations should keep things under control
I am concerned about creeping, commercial development, into zoned, residential areas.
I am very displeased with the current rules around lot coverage as it makes no allowance for the use of new materials that assist in storm water runoff. Pervious concrete and other such materials drastically improve storm water runoff and yet the town does not allow any benefit in calculating lot coverage for the use of such materials. I believe most other town allow greater lot coverage if concrete driveways are replaced with pervious concrete or other such material. Secondly, I am very displeased with the new ordinance that limit opportunity for personal choice in how yards are landscaped. I do not understand why the town thinks this is necessary or beneficial.
I am worried that some residents want too much control over my individual property owner rights.
I do not want to see Southern Shores turn in to a similar version of towns to the North of us. Southern Shores is a residential area with co-existence of rental properties and business. Further development should follow the already in place character of the town.
I would favor altering what is considered "lot coverage." Gravel walkways or driveways considered differently than buildings.
If structures are limited in hight to protect views, why are there no regulations regarding plantings which can be more obstructive
If the cell phone tower is not made operational within a specified time from start of construction, it should be taken by eminent domain and leased out to other cell phone companies.
In the 32 years I have been a property owner and the 20 additional years I vacationed there, I have always been most pleased with the family home emphasis SS has promoted. I recognize that change must come and I am not a NIMBY type person but I treasure not having the hustle that I experience in developments to the north and south. If commercial development is essential to generate additional

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town income, try to keep it in the areas that are current commercial areas and expand around those areas.
Keep the town Residential. We don't need commercial development like in Nags Head.
keeping the single family vacation or retirement home a welcome place to come to and keep the comerial areas contain on the areas that current exist.
Lot coverage. Lot coverage. Lot coverage. It should be increased to a min. Of 40%.
Not sure if the town code addresses placing above ground utilities underground but I think this should be a priority to improve the overall appearence of the town.
One thing I really like about Southern Shores is that is it not super built up like Kitty Hawk or Nags Head. the "family" town atmosphere is wonderful, important to me, and I am sure is important to many home owners and residents.
Septic system safety.
slow, steady and reasonable growth is acceptable, do not tear this town apart as has been done in the last yr and a half
Southern Shores is one of the most beautiful developments in the country. Let's preserve the area and regulate new construction to residential, Duck is a great example of regulations which has been demonstrated by the new Wings store.
Subject: Building Permits - Why is the fee for the building permit based on the total cost of a remodel rather than only on those parts of the remodel that the building inspector must certify? For example, we don't think the building inspector certifies carpeting, hardwood floors, tile work, etc.; but he would certify electrical, plumbing, etc. We are remodeling our home and the building permit was over \$1100. Approximately 85% of our cost to remodel is in upgrades that the building inspector would not certify, i.e., painting, hardwood floors, cabinets, etc.
We make it far too easy for someone, group or business to come and ask for a variance or a change to the Town Code. People who want this or that don't always mean a majority. Businesses who want something to make it a more profitable venture for them know lot coverage, drive throughs, etc. when they look to do business here. They should abide by our rules and not force their will on us.
Allow dogs on the beach on a leash without restriction - like most other beaches in OBX
Better control of unleashed dogs on the beach and cleanup after pets on the streets and sidewalks.
Control of dogs and cats on streets and beech.
Loose, aggressive dogs who threaten walkers.
The budgets, town and SSCA, are not very thorough nor are they transparent which leads to people not trusting their government. I also believe the Town Manager should not be able to be so free handed making decision. Not sure the council should have the soul right to appoint the manager either.
Keep providing online communications that provide the issues and various influence points for these issues. Thanks for providing this particular format for this current topic. Preserving the unique environment of the SS area should be the driving force in all decisions (in our opinion)
Want to see on web site the names of the codes, not just date adopted. Citizens currently have to read thru each date to see what subject matter was passed on that date. Code should be searchable by subject. Proposed Codes should be presented to citizenry, before adoption, thru a survey much like this. Council and mayor to conform to citizen's wishes, unless those wishes not compatible with existing state laws, in which case that should be explained on web site. SS laws should be compatible/comparable with those of Kitty Hawk or other towns on the Outer Banks. If different, rationale should be presented to citizenry. Crime log should be posted on line for police and fire, not just award ceremonies. Video Council meetings and post on web site. Sunshine laws to be adopted to



<p>ensure open governance. Annual report, to include budget, presented on web site. More emphasis on senior services, less on SPCA. We have lost three trees to beetles. Adopt a spray program to address this problem or SS will not have any trees. Bulkheads should allow for turtles, fallen dogs, or other animals to egress from canals. Beach nourishment should adopted and be resolved for all citizenry.</p>
<p>This is and will always be a tourist County. Residents should be made to understand that. Tourists bring a lot on money to the coffers of the State, County and Town. Without the tourist income everyone's taxes would go up such that only the rich could afford to live here. It would also mean that food markets, restaurants and services would close due to lack of income. Then all the residents would have to go many miles off the island to have everything they currently are used to.</p>
<p>Allow for the keeping of a small number (6) of chickens (not roosters) for egg laying. Seriously. Also provide some incentive/encouragement for bee keeping.</p>
<p>An uninformed citizen is not in the best interest of any town government. A review of how the citizens of TOSS are kept informed and making sure all efforts are being made to do so should be a common practice. Eliminating any potential conflict of interest either real or perceived is critical in developing the trust that is needed to run local government.</p>
<p>Continue keeping the people of Southern Shores informed through various media outlets.</p>
<p>when a major town improvement project is undertaken (such as road repairs) alternatives should be considered and priced. For example, curbs or no curbs, width of roads.</p>
<p>Any change will cause someone to be upset, but given the choice between full time residents and rental owners, I would defer to full time residents interests. I'm not sure that applies to any specific issue, but if you don't want to lose the base population, the focus should be on them.</p>
<p>Why do owners who do not live here full time have to pay the same property taxes as full time owners? We do not get the same level of services but have to pay the same rate as full time residents. This is a great deal for the county it feels like a penalty for part time residents. Taxation without representation. The county could teach the IRS how to squeeze more money out of the tax payers.</p>
<p>No more ugly cell towers. Preserve nature.</p>
<p>The cell tower is an eye sore. I have seen them painted in other communities to look like a tree etc. maybe ours could be painted to look like a lighthouse or something, it looks so out of place.</p>
<p>Being in direct view of cell tower, still shocked over the size and intrusiveness of the tower. should have sited somewhere else. Definitely not the size of a flag pole as advertised.</p>
<p>My biggest thing right now is our terrible cell service - we spent so much money on a tower that won't work - haven't even put a flag on it yet - surely someone realized the problem of lanyards banging before the tower was erected - surely someone knew service couldn't be improved if the antenna weren't exposed</p>
<p>The cell phone service issue is ridiculous. Even with the new tower I have no cell phone service inside my house. It's been this way for 15 years! There are so many options for unobtrusive cell towers. Why has virtually no progress been made on this issue?</p>
<p>my main concern is the vagueness of the current noise policy. I have spoken to the police it about it a couple of times and know they have the same concern. there is a neighbor of ours who likes to call the police every single time he as much as hear a peep coming from our house. we had guests who were barbequing at 5PM (no extra people, no loud noise) and the cops were called. they are very nice when the come and explain that the same neighbor calls several times every day, but that does not make our renters happy ( nor us when we are there). there are not even guidelines we can give our renters because there is no current definition of noise in the code. PLEASE fix this. Provide hours when things are in affect, decibel levels that cannot be exceeded, etc. hard definition of noise.</p>
<p>Most of our issues were well covered in the questions. Concerns- Residential structures too large</p>



<p>Too many renters Too noisy Too much light pollution Awkward new structures Too much lot coverage Unregulated traffic in neighborhoods</p>
<p>Better regulation on parking and barking dogs. Also decibel limit on noise violations.</p>
<p>Dogs barking from all night.</p>
<p>Parking lot enforcement....We have witnessed one violation after another including but not limited to disposing of dirty diapers, pets allowed to do their business on the concert parking lot, dumping of furniture, leaving large trash bags filled in the lot, and of course urinating in the lot even though there is a port-a-potty. When I approached a few of the people I was told the reason for their bad behavior was that they couldn't stand the smell inside the port-a-potty. When we purchased this home two years ago we were told that this lots were paroled by resident volunteers and college kids. We have never seen any enforcement of any kind. I have confronted a number of these people and have on several occasions have been threatened and at times almost have come to a near fistfight. To say we are deeply disappointed is an understatement and would welcome the opportunity to meet with anyone in authority regarding this issue. Please understand that in most cases these people are not residents and do not have permits to park. I can be reached @301-928-4322 Thanking you in advance, sincerely Robert Rackens</p>
<p>The Town Parking Lot on Chicahauk Road is WAY underutilized and should be free to all residents regardless of what then join or don't join</p>
<p>Rain runoff obstacle on route 12 near fire station needs to be addressed. Parks could be nicer maintained / fields improved i.e. Sea Oats Park doesn't look very inviting for families /</p>
<p>Rainfall causes serious hazard problems in many areas around town. For example: route 12 and East Dogwood. The water is so high that a car could lose control when driving thru at normal speed. I have watch this condition for the last five years with no apparent effort to correct the condition.The Southern Shores Administration should use every legal and political approach to contact who ever is in control of the route 12 and have he /she rectify the problem before someone is seriously injured.</p>
<p>The flooding on Duck Road has got to be addressed. Like it or not our area is a big vacation destination and the roads in town especially on Duck Road, 5th Ave., Sea Oats to name 2 of the worst flooding areas need to be addressed with DOT. The conditions are terrible for locals never mind the visitors who aren't aware. I know this has nothing to do with the town code as far as I know but thought I'd mention it anyway. In the vacation rental industry our town is know for being old farts. Our bedroom and occupancy limitations prevent new home ownership for visitors because they can't make enough in rent to cover costs. Visitors go to surrounding towns and not ours and I'd like to see those occupancy limitations eased up. The town is fooling itself if they believe the current occupancy limit is being adhered to, we need to adapt to the current needs of the visitors who provide a living for a lot of us or they will go elsewhere.</p>
<p>Continued work on the storm water issues in town: the E. dogwood and NC 12 , and 13th Ave at NC 12 flooding issues (both are exacerbated by the water flowing down the town streets), as well as, periodic flooding of Seacrest Village. Regarding Seacrest and NC12, we haven't experienced ocean overwash flooding since the Ash Wednesday Storm of 1962. The community was stuck with water over three feet deep from Plover Drive in Duck to our North, to the current location of the Handee Hugo BP Station at the town's Southern Boundary for nearly two weeks. This was finally corrected by bulldozing drainage gaps in the dunes in several locations. I have no knowledge of a plan to mitigate such a catastrophe, which may be much more difficult given the current amount of oceanfront development.</p>
<p>Fix rain water ponding problem on Duck Rd. at E. Dogwood Tr.</p>
<p>I am most concerned about: people clear-cutting their properties of trees; the possibility of macmansions in SS; rude tourists in vehicles on their way to Duck or Corolla cutting through Duck</p>

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<p>Woods and not respecting the neighborhood; negative effects to terrain caused by unnecessary roadworks projects (such as the curb at southwest corner of Duck Road and East Dogwood Trail, that causes excessive flooding every time it rains), and whatever else will ruin the charm of the area and threaten to change things forever.</p>
<p>Not anything with the code but we really should be able to find a way to keep the flooding to a minimum at east dogwood and duck road.</p>
<p>Please fix the flooding problem on rt. 12 in Seacrest village. It is dangerous and frequent.</p>
<p>the town should fix the drainage/run off problems and not force property owners to do so in any way</p>
<p>The water that floods on corner of duck rd and dogwood trail. Any amount of rain causes flooding and dangerous driving conditions.</p>
<p>Prohibit residents from feeding wild animals, especially deer, raccoons and fox. Leaving food out for wild animals encourages overpopulation and rat infestation. Provide a multi-use path along S Dogwood and prohibit bicycles and pedestrians from using the roadway.</p>
<p>Feral cats are increasing concern. They prey on our birds and are nuisance. Residents should be advised NOT to feed wild animals. Wish we could have information about possibilities of solar and wind energy.</p>
<p>Increase in wildlife activity encroaching into private spaces like inside pool enclosures and under decks -- foxes, coyotes.</p>
<p>Please get rid of snakes, I don't like them</p>
<p>I think preserving the integrity of the Town and updating environmental standards are important. The sizes of the homes need to be controlled and new homes and businesses need to have environmental controls, i.e. size limits, stormwater management requirements, native planting requirements, etc.</p>
<p>Governments by nature are reactive, or usually behind the curve to innovations. They often work to reduce the effectiveness of such innovations. Less, often is better, if only because you can't anticipate fads from trends. This is particularly true with impediments to green and electronic technologies and attempts to regulate house styles, lot coverage and vegetation. One trend is toward non-familial shared space and duplex/multiplex housing in a single family environment. Yet, there is no mention of this and other trends.</p>
<p>I am concerned about the declining number of flat top cottages and an apparent lack of appreciation of them as part of the town's history.</p>
<p>Southern Shores is a mostly residential community. I realize that businesses bring in more money and taxes which help subsidize the amenities of the community. Not sure where more businesses could be accommodated - perhaps along parts of Ocean Blvd/ Duck road? But we don't want our town to turn into another Duck or Kitty Hawk or Kill Devil Hills.</p>
<p>More police presence on Sat. on the cut thru streets during the summer months.</p>
<p>Trimming of tree height along streets within TOSS to meet a minimum height of 14 feet as required by law, state and federal. Service trucks, fire trucks, RVs, trailers and any vehicle above 11 feet in height can not travel on majority of the streets within TOSS without serious problems requiring evasive actions for the driver.</p>
<p>What is wrong with all white police vehicles Especially with the summers heat Fancy paint jobs are an unnecessary costs</p>
<p>I like the police patrols in Southern Shores. I know the police department is not huge, but being a small community it's great to see the patrol cars out and about so often throughout the day as they are on duty. It is a good physical and visual presence that my family appreciates when we are there at our second home. Also a THANK YOU shout out to the fire and recue people in Southern Shores. My wife was able to get in and out of our raised up home after surgery one weekend by use of THE STAIR CHAIR which fire / rescue personnel provided when they cheerfully came to our home. Keep up the</p>



<p>good news letters and bulletins. THANK YOU!</p>
<p>I think it is a waste of tax payers money for police and water rescue people to travel down the beach in ATV's. They travel along the top of the sand and erode the beach and the dune grass. In 60 years I have never had an incident on the beach where we needed a police officer and I have never seen a roving life guard on an ATV rescue someone. By the time they get to the seen it is too late. I had to pull someone out of the water a couple years ago and the roving life guard pulled up after I got him out of the water. The swimmer would have been dead. I think life guards at busy locations is a good idea but the roving life guards spent 1/2 of their day BS'ing with permanent life guards and driving their ATV's</p>
<p>We need to do something to make us not the bedroom community for Duck. As we travel, we always hear, "We've been to Duck - Where's SS?" The Duck activities are getting attention. We also need to do something to increase participation and involvement by SS residents. We used to have a town clean up day and picnic.</p>
<p>More effort towards dune preservation. A good way to contact authorities about obnoxious rental neighbors with out fear that their large group won't intimidate an older single woman from asking them to please be quiet after midnight and not park on her property.</p>
<p>SS residents renting rooms out of their homes, should not be allowed and there are several on my street alone. Unsightly homes on our street which effects the value of others around it. It appears that anything goes in SS when it comes to people and how they keep their property up in appearance, anything goes. Some homes on my street are absolutely disgusting. People park in their yards, overgrowth in yards, junk in yards. Sick of it and what people get by with.</p>
<p>The town needs to have a better plan for cleaning the streets of debris (pine needles, leaves, sand) to keep streets to their paved width. It seems vacant lot owners aren't made to do this so the town should.</p>
<p>The trash along Rt 12 during the summer season on Mondays is a eyesore and a blight on the town. Stronger enforcement regarding number of trash cans per home, maintenance of cans, improper use of cans and garbage beside the cans needs to be addressed. Owners of rental properties and rental companies should be held more responsible as well as fined for the blight.</p>
<p>Just back to the light issue. PLEASE change the rules...no neon signs! There is a home that has been under construction since we bought our home over three years ago. It was supposed to be 'done' in June of 2015. The good news is that after 2.5 years...the port-a-john is gone...the bad news...the contractors now just urinate in the yard. Would love to see something done to force the owner to finish the job,,,,,that said....reference your last question...know this is a town thing and not a civic association issue...but wanted to bring it up as it is a concern.</p>
<p>Penalty for home owners who use landscaping contractors that improperly use the brush cleanup services.</p>
<p>The fish that were added to the "Pond" seem to be getting out of control in their numbers.</p>
<p>Is there a way to regulate handyman services other than issuing permits?</p>
<p>It's silly that permits can be given to random contractors allowing them to park on my property. The town right of way should allow use of my front property by the town not allow the town to give away my property rights to random work vans while my neighbors' houses are being renovated.</p>
<p>My lot is a lagoon lot but town staff has told me it is a canal lot. Cannot understand where the canal is. Makes a difference when putting in a lift.</p>
<p>Neighbors should not be allowed to place their trash cans on your property.</p>
<p>Ten or so years ago when I contemplated adding a covered parking space to my garage, I was told I would be required to post a bond against injury to myself while doing the work. I did not experience this in Fairfax County in Virginia, and felt it was driven by local contractors in Southern Shores. Seems</p>



to make no sense to me.
The S.S. cemetery needs a "face-lift". Some of the residents do visit.
The TOSS nominal 75 foot maximum pier length needs to be eliminated. Our sound is very shallow still at 75 feet. We need to have longer piers for our boats. Investigate and consider the Dare or Kitty Hawk pier limit rules.
Southern Shores must enforce its current zoning regulations to protect the property rights of those of us who invested here to live in a low density, family orientated community with minimal commercial development and adequate provisions for fire, safety and infrastructure. Commercial development, in the form of mega-event houses, must not be allowed to sneak into residential areas. These event houses will circumvent existing regulations for commercial properties (hotels, B & Bs) that provide for fire safety, noise management, traffic, septic and solid waste control and other environmental concerns if they are allowed in residential areas. No one in this community wants to live next door or across the street from a "party house" with 32 or more people each week celebrating a wedding, spring break, or frat event. We appreciate the open debate on this topic and the willingness of town officials to address and, hopefully, curtail this type of development.
The house behind us on the other side of the canal dumps pool water into the canal from a pipe under the boat dock. Environmentally it is very upsetting! Boats, paddleboards, kayaks and fishing folks use the canal. Also, animals drink the canal water! Rental properties (year round rentals) are not aware of Southern Shores Town Code. Park in front yards (Cars, boats, lawnmowers, etc.) on grass not driveways. Trashcans sit out front always. HELP! Looks awful!
The problem has never been the Town Code but rather the perception (or reality in many cases), that enforcement is often capricious and arbitrary. The fact that the town requires a named complaintant even when a code violation is obviously apparent raises the question mentioned above. Is a code violation harmful if no one complains? The answer currently tends to point to the idea of no harm no foul. Rather, if the code stipulations are not adhered to, the entire community is ultimately harmed.
People dumping waste from their business on properties.
There is a massive lack of enforcement of current regulations. Specifically, the police force refuses to enforce codes even when I call them. For example: Construction workers not obeying parking rules regarding on street parking. Further made worse by the town manager giving them permission to park on town right of ways even if the site posses enough parking. Another example: allowing trash cans to be left at the street for days and days. Or messes such as old toilets or furniture.
No additional comments. Thank you.
These questions have addressed my major concerns..... I am concerned that Southern Shores remain primarily residential. I would like to see limits on rentals. I would also like to address parking on the numbered beach side streets like mine. It can look like a parking lot on our streets on any given summer day. It would be great to have signage that stated No Parking anywhere but in driveways.
1. The Prime issue: Summer Traffic: Southern Shores was intended and designed to be a residential community. By ignoring control of summer traffic burdens Dogwood Trail and other neighborhood residential roads have become 12 alternates. This summer excessive traffic load through Southern Shores residential neighborhoods is dangerous. It is reducing property values. It is denegrating the community resident's life styles. In net it is endangering residents and their guests. Bikers, walkers, joggers, and nearly all residents all have been forced to modify their life styles to stay safe on their own streets and in their own neighborhoods during the summer. This dangerous situation urgently needs to be addressed. I am not looking forward to attending any of my nieghbors funerals from a summer traffic auto fatality! At the rate we are going... this is inevitable. 2. Large Mega bedroom Homes or in reality Hotels: The building of event centers that are being labeled



"homes" is a bad joke. Houses with excessive numbers of bedrooms that cater to events and destination weddings etc are in actuality commercial businesses. They are dangerous to the occupants and put excessive burdens on Southern Shores fire, police, and sanitation resources. These are in reality commercial buildings that should be coded and constructed as such.... sprinkler systems, adequate exits, exit signs, fire alarm systems, and appropriate fire resistant construction and the safety of occupants is all being ignored. They should certainly not be allowed in residential areas. I am absolutely amazed that these structures and their commercial use is supported. Our town government needs to address and control this to keep our valued residential single family neighborhoods residential.

Although I agree that clear cutting of lots for construction of new homes is objectionable and should be regulated, the recent attempt by the SSCA actually did little to address this particular problem. The SSCA proposal to regulate setbacks and to enforce removal of larger trees on vacant lots with no building permit issued would not do ANYTHING to prevent clear cutting once the building permit is issued. When the SSCA proposal is read carefully, ALL trees on a lot could still be removed once a building permit was issued, and the only enforcement would be to replace trees removed with a few small bushes or sapling trees. As pointed out in public comments, the SSCA proposal was based on faulty logic since it would not affect clear cutting and actually cause harm to homeowners who happen to own a vacant lot next to their primary residence. Those property owners could not remove ANY vegetation from the setbacks on their adjacent lot if the SSCA proposal was adopted. The SSCA appears to be in favor of "openness" in government when it comes to the Town Council but did in this case did not ask its own members for their input, suggestions or concurrence before unilaterally presenting their "setback" proposal to the town planning board [as renamed from "clear cutting" once that fallacy was realized in revision]. The Town and SSCA should once again focus on CLEAR CUTTING and a more realistic and aesthetic replacement plan with real trees.

Although property owners pay the same taxes as "resident" property owners, they are treated very differently. The residents seem to funnel most of the town income to improvements for their own resident properties. Although we use our property as a second home, many of our neighbors do rent. The feeling is that our group's interests are of little concern. Beach erosion and dune protection continue to be a huge issue and are left entirely to us nonresident individual owners to fund. But the entire economy of the area depends heavily on the income our nonresident beach properties generate. Perhaps codes should expand the percentage of funds earmarked for the nonresident beach owners' grave issues and concerns. CAMA regulates but Southern Shores really needs to lend a hand with more dedicated funding and/or grant more representation to us. Brenda and Ern Johnson

Construction projects should require flagman as part of the project. i.e. the tall pine bridge had a large long pipe in the road without marking and at times blocked egress from Fairway with no work man directing traffic. All projects should require workers to take a lesson in basic courtesy towards the residents and their guests. They are invited to work on our property it is a privilege not a right.

Encourage realistic solutions to problems - rather than criticizing or just saying "no" - i.e. if trash is an issue at the oceanfront accesses, put a dumpster there rather than warning signs and admonishments. Rather than fight the changes in vacation rentals, encourage "Air b&b'S", allow owner occupied bed and breakfasts and establish standards for how they are run, signage, upkeep, etc. There are way more dilapidated eyesores on Dogwood Trail alone that should be dealt with rather than the concerns about a few new, large houses

I am sad to find out over the years that Southern Shores has such an angry group of citizens that don't like anything or any needed change, even if it's for the good of the community. I didn't realize what folks meant when they mentioned the political side of Southern Shores until I went to a few meetings that were of importance to me. There's no respect. At one, the lady next to me was sitting with her



feet resting on the top of the chair in front of her. I always thought everyone I met here was wonderful until I went to a town meeting. Perhaps we should advertise this on the town's website to newcomers before they buy here. Maybe when our property values decline due to no one wanting to live with this behavior people will think about what they are doing??? Like the huge banners flying at a house on the corner of the Dogwoods. Do our town laws allow all of us to publicly display our personal thoughts?? What if we all displayed huge banners with our gripes? I wish I knew about all of this political crap before we bought. It's like the US Congress. I hope our town can come together. Thank you for all you do.

I feel very blessed to have been able to live here in Southern Shores for the last 23 years. My wife and I are extremely happy here. I think that our elected officials have done an outstanding job balancing the needs and concerns of all the individuals in the community. My wife and I enjoy walking and riding our bikes and so we are appreciative of the sidewalks and paths throughout the town. We have grand children who also live in Southern Shores on Woodland and who attend Kitty Hawk Elementary School. A path/sidewalk along Dogwood, or even just making Dogwood wider would enable the children from that part of town to safely ride their bikes or walk to school. I appreciate your efforts to gather this feedback.

N/A.

Na

none

none

NONE

none

None.