

## STAFF REPORT

**To:** Southern Shores Planning Board  
**Date:** March 2, 2023  
**Case:** ZMA-23-01  
**Prepared By:** Wes Haskett, Deputy Town Manager/Planning Director

### GENERAL INFORMATION

**Applicant:** Town of Southern Shores

**Requested Action:** Zoning Map Amendment to rezone Southern Shores Landing from C, General Commercial to RS-10, Residential

### ANALYSIS

A Zoning Map Amendment application was submitted by a resident in Southern Shores Landing to rezone the western portion of Southern Shores Landing from C, General Commercial to RS-10, Residential. Town Staff researched the history of Southern Shores Landing and determined that the entire development is zoned C, General Commercial. The Official Zoning Map shows about two thirds of the development is zoned RS-10, Residential and about one third is zoned C, General Commercial. As a result, Town Staff advised the applicant to withdraw his application and the Town would proceed with a Zoning Map Amendment application to rezone Southern Shores Landing in its entirety to RS-10, Residential in order to reflect its current use and its designation on the Town's Existing and Future Land Use Map in the Town's currently adopted Land Use Plan.

### RECOMMENDATION

The Existing and Future Land Use Map in the Town's currently adopted Land Use Plan identifies this area as Residential which is consistent with the proposed amendments. Town Staff recommends that the Planning Board recommend approval of the application to the Town Council.