

STAFF REPORT

To: Southern Shores Planning Board
Date: July 15, 2024
Case: ZTA-24-02
Prepared By: Wes Haskett, Deputy Town Manager/Planning Director

GENERAL INFORMATION

Applicant: Town of Southern Shores
Requested Action: Amendment of the Town Zoning Ordinance by amending Town Code Sections 36-207(b), 36-207(c), 36-209, 36-171, and Article IX.

ANALYSIS

At the February 6, 2024 Town Council meeting, the Town Council directed Town Staff to draft Town Code amendments to modernize the Town Code. As a result, Town Staff has drafted ZTA-24-04 which includes amendments to Town Code Section 36-207(b) and Town Code Section 207(c) to establish planned unit developments as a special use, to amend Article IX by amending the review and approval process for planned unit developments, and to amend Town Code Section 36-209 by adding bitcoin mining as a prohibited use in all zoning districts. At the June 17, 2024 Planning Board meeting, the Board directed Town Staff to draft amendments to Town Code Section 36-171 to establish that a lot disturbance/stormwater management permit is required to remove trees greater than 6 inches in diameter, measured at 4.5 feet above the ground, within a front, side or rear yard (setback) on any unimproved lot in all zoning districts and the penalty for not obtaining a lot disturbance/stormwater management permit to remove trees greater than 6 inches in diameter, measured at 4.5 feet above the ground, within a front, side or rear yard (setback) on any unimproved lot in all zoning districts, which are included in the ZTA. The Town's currently adopted Land Use Plan contains the following Policies that are applicable to the proposed ZTA:

- **LUC 3:** Preserve the low-density nature of the residential community on large (20,000+ sqft) lots, wherever possible, and keep the commercial district small and contained on the southern end of Town.
- **LUC 10:** Monitor and preserve maritime forests and other tree canopy coverage.

RECOMMENDATION

Town Staff has determined that the proposed amendments are consistent with the Town's currently adopted Land Use Plan and Town Staff recommends that the Planning Board recommend approval of the application to the Town Council.