

**CAMA Land Use Plan**  
**Town of Southern Shores**  
**Implementation Status Report**  
**November 1, 2016**

**I. All local, state, federal, and joint actions that have been undertaken successfully to implement the certified CAMA land use plan**

<b>TABLE 24 – IMPLEMENTATION ACTIONS FOR MANAGEMENT TOPICS</b>			
<b>Implementation Actions</b>	<b>Policies-Actions</b>	<b>Begin</b>	<b>Status</b>
The town will continue to support the private access policies of individuals and/or civic associations that own property with access to the beaches and the public trust waters within Town.	1-a	FY 09	The Town continues to support the private access policies of individuals and/or civic associations that own property with access to the beaches and the public trust waters within Town.
The Town will promote the maintenance of the boundaries of all zoning districts as they were defined as of September 2007.	2-a	FY09	Since 2007, only one rezoning has been approved which occurred on January 6, 2015.
The Town shall encourage the use of low impact development techniques and sound environmental preservation practices for all new development, remodeling and redevelopment within Southern Shores.	2-b	FY09	The Town continues to encourage the use of low impact development techniques and sound environmental preservation practices for all new development, remodeling and redevelopment.

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Utilities - Maintain long range plans for public infrastructure systems to ensure that these systems are appropriately sized, located and managed to deliver the services the community needs while protecting adjacent environmental resources.	3-a	FY09	Water service is provided by Dare County which continues to accommodate new and existing development while protecting adjacent environmental resources.
Utilities - Encourage the use of defined service level standards in conjunction with demand estimates for both residents and seasonal visitors as a basis for determining infrastructure capacity requirements.	3-b	FY09	Water service is provided by Dare County which continues to accommodate new and existing development.
Wastewater & Water - Consider the establishment of a septic maintenance program to encourage the use of the best available technology and management practices to eliminate odors, avert impacts to adjacent properties and prevent degradation of water quality.	4-a	FY10	The Town will continue to consider the establishment of a septic maintenance program. No reports or data have been produced which indicate that there have been significant numbers of septic tank failures within the reporting cycle.
Wastewater & Water - Follow State requirements for package sewage treatment plants including but not limited to: permanent organizational ownership backed by financial guarantees to ensure the proper management, operation, maintenance and replacement of the plant.	5a	FY09	The Town continues to follow State requirements for package sewage treatment plants. One wastewater treatment plant replacement request has been submitted during the reporting cycle which will be reviewed by the Town

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			Planning Board on November 21, 2016.
Wastewater & Water - Review water line extensions to ensure adequate water line capacity, pressure and water quality.	6-a	FY09	The Town requires a copy of receipt of payment from the Dare County Water Department prior to issuance of a building permit
Stormwater - Consider the development of a stormwater management program for all properties and roadways, based on the Stormwater Management Report (2007).	7-a	FY09	The Town implemented stormwater management regulations in 2012 which requires that properties shall retain all stormwater generated by a 1.5 inch rain event and will not adversely affect any stormwater management system previously constructed by the Town.
Stormwater - Encourage the use of Low Impact Development (LID), vegetative buffers to filter stormwater, impervious surface limits, and innovative stormwater management alternatives to reduce runoff and to improve water quality.	7-b	FY09	The Town encourages the use of LID during site visits with owners/contractors prior to the issuance of a lot disturbance permit and/or zoning permit. The Town also enforces CAMA setback requirements and the Town's lot coverage requirements.
Stormwater- Implement performance standards to ensure that all stormwater	7-c	FY09	The Town continues to implement performance

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management facilities and infrastructure within Southern Shores, whether public or private, are designed, constructed and operated in the best manner possible.			standards to ensure that all stormwater management facilities and infrastructure within Southern Shores, whether public or private, are designed, constructed and operated in the best manner possible.
Stormwater - Implement engineering design standards for stormwater management and infrastructure.	7-d	FY09	The Town continues to implement engineering design standards for stormwater management and infrastructure when street projects in the Town's Capital Improvement Program (CIP) are designed and constructed.
Stormwater - Support and request NCDOT to make necessary stormwater improvements to NC 12 as outlined in the TOSS stormwater report.	7-e	FY09	The Town purchased property off of NC 12 near the East Dogwood Trail intersection in order to mitigate stormwater in that location. NCDOT has agreed to provide funding for infrastructure needs with an anticipated completion in 2017.
Transportation - Continue to support and encourage NC DOT, Dare County and its municipalities to develop a Comprehensive Transportation Plan for Dare County.	8-a	FY09	The Town adopted a resolution approving the Southern Shores portion of the Dare County

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			Comprehensive Transportation Plan on November 18, 2014.
Transportation - Continue to support a new Mid-Currituck bridge.	8-b	FY09	The Town continues to support a Mid-Currituck Bridge. The Record of Decision is expected in Spring, 2017.
Transportation - With the exception of widening NC 12 in Southern Shores, support improvements to NC 12 and US158. These improvements will provide traffic relief, improve emergency access to and evacuation from the Outer Banks.	8-c	FY09	The Town continues to support improvements to NC 12 and US 158. An agreement was reached in 2015 for cooperative traffic enforcement at the NC 12 and US 158 intersection between Dare County and Kitty Hawk, Southern Shores, Duck, and Currituck County.
Transportation - Consider development of a town road maintenance plan for general repairs, tree root control and tree trimming, road resurfacing crack sealing, and right-of-way clearance.	9-a	FY09	The Town annually adopts a CIP to address general street repairs, tree root control and tree trimming, road resurfacing crack sealing, and right-of-way clearance.
Transportation - Integrate transportation and stormwater management planning and integrate structural and non-structural Best Management Practices (BMP's) and consider Low Impact Development (LID) principles	9-b	FY09	The Town continues to integrate transportation and stormwater management planning by integrating structural and non-structural BMP's and LID principles

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where appropriate, using all available tools in the plans and policies.			when street projects in the Town’s CIP are designed and constructed.
Transportation – Develop and implement a plan to expand, maintain and enhance a multi-purpose path network within the Town.	9-c	FY09	A Dogwood Trails Task Force was appointed on October 6, 2015 to study issues of vehicular and pedestrian safety, any future street improvements, and long-term maintenance of South and East Dogwood Trails. The Committee’s study is still ongoing.
Transportation - To improve public safety, support transportation projects that promote interconnectivity for emergency vehicles.	9-d	FY09	Ongoing.
Transportation - Maintain programs for town-owned canal and lagoon system maintenance that includes but is not limited to: periodic dredging, control of overhanging vegetation and debris removal.	10-a	FY09	Control of overhanging vegetation and debris removal is routinely conducted.
Transportation - Encourage the owners of canal front properties to stabilize the canal/lagoon banks through appropriately designed, installed and maintained bulkheads or other means of stabilization and to maintain all appurtenant structures including but not limited to docks, piers, boat lifts and ramps in an environmentally sustainable manner.	10-b	FY09	The Town continues to issue zoning and building permits that meet CAMA requirements as well as the Town’s zoning ordinance and beaches and waterways ordinance requirements.

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Solid Waste - Continue to provide trash pickup, curb side recycling, large item pickup, and chipping programs.	11-a	FY09	The Town continues to provide trash pickup, curb side recycling, large item pickup, and chipping programs.
Public Safety - The Town should annually evaluate public safety services (i.e. law enforcement, fire fighting and rescue) needs to ensure sufficient resources are made available for proper equipment, training, staffing, and volunteers.	12-a	FY09	The Town continues to evaluate public safety service needs.
Public Safety - The need for additional/new fire stations or improvements to existing fire stations should be examined, in conjunction with the Southern Shores Volunteer Fire Department, Inc.	12-b	Ongoing	The Town continues to have a positive relationship with the Southern Shores Volunteer Fire Department. A feasibility study is currently underway and completion is anticipated in early 2017.
Public Safety - Annually evaluate the lifeguard services to assure that they meet the Town's needs.	13-a	FY09	The Town's lifeguard services contractor reports annually to the Town Council.
Parks & Recreation - Maintain a dialog with and promote civic associations regarding their open space and recreational facilities.	14-a	FY09	The Town continues to maintain a dialog with and promote civic associations regarding their open space and recreational facilities.
Coordinate Southern Shores efforts to maintain a hazard mitigation plan with Dare County and other municipalities.	15-a	FY09	The Town's Hazard Mitigation Plan is a part of the Albemarle Regional

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			Hazard Mitigation Plan which was approved by FEMA on May 12, 2015.
Continue enforcement of the zoning ordinances as a hazard mitigation tool.	16-a		The Town continues to enforce the adopted Zoning Ordinance. Zoning Permits are issued for new development, changes in use, and new uses in order to ensure compliance.
Identify “at risk” X Zone properties for added emphasis on flood risks and notify the responsible agencies about discrepancies between floodplain maps (FIRM vs SLOSH).	16-b	FY09	The Town continues to identify at risk properties following storm events. Preliminary Flood Insurance Rate Maps (FIRMs) were released on June 30, 2016 and adoption of the maps are anticipated in 2017 or 2018.
Continue enforcement of the Flood Damage Prevention Ordinance.	16-c	FY09	The Town continues to enforce the Flood Damage Prevention Ordinance. Building permits are not issued unless plans demonstrate compliance with the established requirements. A new model Ordinance will be released in 2017 in conjunction with the preliminary FIRMs.



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Implement stormwater management regulations.	16-d	FY09	The Town implemented stormwater management regulations in 2012 and continues to enforce those requirements. All lot disturbance permits and zoning permits, when applicable, are issued following demonstration of compliance.
Continue the enforcement of the NC State Fire Prevention Code, referenced by the Town's Fire Code.	17-a	FY09	The Town continues to enforce the Town Fire Code. The Dare County Fire Marshall continues to conduct inspections (contracted service) of non-residential properties to ensure compliance.
Continue enforcement of the Lot Disturbance provisions of the Town's Zoning Ordinance.	17-b	FY09	The Town continues to enforce the Lot Disturbance provisions of the Zoning Ordinance. No grading, filling, or other alteration of the topography or elevation of any unimproved lot, or demolition and clearing of improved property, nor any manmade change to any improved real estate resulting in the discharge of stormwater onto adjacent

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			property and requiring a building permit, is undertaken without prior issuance of a lot disturbance permit.
Support continued testing of fire hydrants (including hydrant function and water pressure) once a year, recording data, and attaching blue reflectors on the roads to ease night spotting of hydrants.	17-c	FY09	The Southern Shores Volunteer Fire Department continues to test fire hydrants once a year and records data. The most recent tests were completed in October, 2016.
Continue implementation of the Beach and Waterway Ordinance.	18-a		The Town continues to implement the Waterways and Beaches Ordinance. The Town Community Resource Officer and contracted lifeguard service conduct patrols of the beach to ensure compliance. All development along Town waterways is approved following demonstration of compliance. The Town continues to send Notices of Violation for canal obstructions.
While considering resources needed, seek the most points available from the Community Rating System to keep flood insurance costs to the citizens as low as possible	18-b	FY09	The Town continues to seek the maximum points available from the Community Rating System.

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			The Town’s last cycle visit was in November, 2015 and a class determination has not been completed. The Town currently maintains a Class 7 rating. Communities with a Class 7 rating receive a 15% discount on insurance policies issued for properties in special flood hazard areas (SFHA’s).
Conduct the canal inspection and debris removal program twice a year.	18-c	FY09	The Southern Shores Civic Association (SSCA) Boat Club conducts inspections of the canals every three to four weeks. The Town and the SSCA conducted inspections following Hurricanes Hermine and Matthew.
Continue enforcement of the State building code, including wind load requirements.	18-d	FY09	The Town continues to enforce the state building code, including wind load requirements. All building plans must demonstrate compliance prior to issuance of a building permit. The Building Inspector continues to conduct inspections during

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			construction and no Certificate of Occupancy is issued unless all requirements are satisfied.
Provide property owners and developers with information regarding the construction of FEMA “safe rooms” from the effects of tornadoes and severe storms.	18-e	FY09	The Town continues to maintain a library of FEMA resources for storm preparation and other natural disasters.
Continue enforcement of the Dune Protection Ordinance.	19-a	FY09	The Town continues to enforce the Dune Protection Ordinance. The Town Community Resource Officer and contracted lifeguard service conduct patrols of the beach to ensure compliance.
Coordinate and adjust wildfire prevention efforts with vegetation preservation policies.	19-b	FY09	The Town encourages all property owners to contact the Southern Shores Volunteer Fire Department prior to any open burning.
Continue enforcement of the Coastal Area Management Act (CAMA) regulations.	19-c	FY09	The Town continues to enforce CAMA regulations. The Town’s Local Permit Officers continue to review and issue Minor Permits in accordance with the CAMA.
Continue enforcement of the State Erosion and Sedimentation Control regulations.	19-d	FY09	When applicable, all new development must obtain a

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			State-issued permit prior to issuance of a building permit.
Continue to have a Reconstruction Task Force.	20-a	FY09	The Town’s Reconstruction Task Force will be appointed at the December 6, 2016 Town Council meeting.
Develop guidelines for reconstruction efforts.	20-b	FY09	Chapter 12, Article III of the Southern Shores Town Code and the 2016 Southern Shores Emergency Management Plan identify reconstruction efforts which enable the Town to control the issuance of building permits in order to manage the location, timing, and sequence of reconstruction and repair.
Communicate with citizens about plans for and the problems of providing services after a storm event.	20-c	FY09	The Town utilizes social media and a bi-weekly newsletter to disseminate information regarding storm events and their affects. These methods were used during Hurricanes Hermine and Matthew.
Develop an efficient flood and storm warning system.	21-a	FY09	The Town utilizes social media and a bi-weekly newsletter to disseminate

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			information regarding storm events and their affects. These methods were used during Hurricanes Hermine and Matthew.
Continue to monitor NC Turnpike Authority plans for the Mid-Currituck Bridge to expedite evacuation.	21-b	FY09	The Town continues to monitor the NC Turnpike Authority plans for the Mid-Currituck Bridge to expedite evacuation. The Record of Decision is expected in Spring, 2017.
Encourage food stores, pharmacies, and communication providers (including wireless) within the town to have alternative power supplies during and after storm events.	22-a	FY09	The Town continues to encourage food stores, pharmacies, and communications providers within the Town to have alternative power supplies during and after storm events.
Continue to provide a TOSS Emergency Operations Center.	22-b	FY09	The Town continues to provide an Emergency Operations Center when needed for storm events.
Keep emergency plans current and provide staff with continuing education opportunities.	22-c	FY09	The Town updates its Emergency Management Plan annually and provides Town Staff with continuing education opportunities.

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Continue participation in Dare County Emergency Management Plan and operations procedures.	22-d	FY09	The Town continues to participate in Dare County Emergency Management Plan and operations procedures.
Educate citizens on the expected impacts of hazards on daily lives.	23-a	FY09	The Town utilizes social media and a bi-weekly newsletter to disseminate information regarding the impacts of hazards on daily lives.
Continue current public information outreach efforts regarding flooding.	23-b	FY09	The Town utilizes social media and a bi-weekly newsletter to disseminate information regarding flooding. The Town also mailed an informational brochure to all property owners in July, 2016
Continue e-mail and website services.	23-c	FY09	The Town continues to provide email and website services. The Town website is constantly updated in order to provide the most current information.
Maintain existing dune vegetation wherever and whenever possible.	24-a	FY09	The Town continues to encourage maintaining existing dune vegetation wherever and whenever possible.

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Restore vegetation and install sand fencing to help stabilize dunes and protect against storm surge.	24-b	FY09	The Town installed beach grass in February, 2016 with funding from the Dare County Shoreline Management Fund and continues to encourage property owners to install and maintain sand fences.
Promote programs and practices that prevent soil erosion and sedimentation, and control stormwater entering the beach and estuarine waters.	25-a	FY09	The Town continues to Promote programs and practices that prevent soil erosion and sedimentation, and control stormwater entering the beach and estuarine waters.
Encourage and support State and Federal vegetative buffer requirements for all water bodies, canals and lagoons to enhance water quality.	25-b	FY09	The Town continues to enforce CAMA buffer requirements when applicable.
Prevent or control non-point source discharges to the Town's waters.	25-c	FY09	The Town continues to control non-point source discharges to the Town's waters by enforcing the lot disturbance ordinance and CAMA requirements. The Town also encourages LID principles and BMP's.
The Town should work with civic associations to identify and plan for the protection of open spaces and unique natural areas.	26-a	FY09	The Town continues to work with civic associations to identify and plan for the



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			protection of open spaces and unique natural areas.
Encourage lot preparation methods that preserve natural vegetation and minimize clear cutting.	26-b	FY09	The Town continues to encourage lot preparation methods that preserve natural vegetation and minimize clear cutting.

**II. Any actions that have been delayed and reasons for the delay**

- There have been no delayed actions during the reporting period.

**III. Any unforeseen land use issues that have arisen since certification of the CAMA land use plan**

- There have been no unforeseen land use issues that have arisen since certification of the CAMA land use plan.

**IV. Consistency of existing land use and development ordinances with current CAMA land use plan policies**

- The Town’s existing land use and development ordinances remain consistent with the Town’s currently adopted Land Use Plan policies. The following ordinances guide land use and development within the Town: Zoning Ordinance, Emergency Management Ordinance, Buildings and Building Regulations Ordinance, Beaches and Waterways Ordinance, Subdivisions Ordinance, Flood Damage Prevention Ordinance, and Utilities Ordinance.

**V. Current policies that create desired land use patterns and protection of natural systems**

- Policy 2: The community values and the Town will continue to comply with the founder’s original vision for Southern Shores: a low density (1–3 units per acre) residential community comprised of single family dwellings on large lots (20,000 square feet or larger) served by a small commercial district (56 acres out of 2,175 acres) for convenience shopping and services located at the southern end of the Town. This blueprint for land use naturally protects environmental resources and fragile areas by limiting development and growth.

- Policy 7: Support stormwater management programs that reduce flooding and improve coastal water quality.
- Policy 9: Ensure an adequate system of roads, bridges and pathways to meet the transportation and pedestrian safety needs of the Town in a way that protects, preserves and where possible improves the environment and water quality.
- Policy 14: Encourage the protection, preservation, maintenance and use of common areas and open space.