

To: Southern Shores Town Council
CC: Town Manager
From: George Kowalski, Chairman, Planning Board
Date: 11/25/2007
Re: Recap, Planning Board Meeting of November 19, 2007

Planning Board recommended actions for the Town Council:

1. None

Organization: Chairman Kowalski called the meeting to order at 7:00 PM. Planning Board members George Kowalski, Georgine Poisal, Joe Walter, Jay Russell, Dave Peckens, alternate Nancy Wendt, and alternate Jim Connors were present with ETJ Representative Ed Overton absent with excuse. Also in attendance were the Code Enforcement Administrator Mike Hejduk and Administrative Support Assistant Cyndy Gabrys.

Approval of Agenda: Agenda was approved.

Approval of Minutes: The minutes of October 15, 2007, were approved with corrections.

Public Comment: There was no public comment.

Committee Reports:

The **Stormwater Management Advisory Committee** report was presented by Jay Russell, who stated that the committee has no meetings scheduled for the month of November and will have one in December.

The **Hazard Mitigation Plan Committee** report was given by Mike Hejduk. He stated that the estimate for underground power for the canal and sound power lines have been received and he will present those figures in the Capital Improvement Plan.

The **Vegetative Advisory Committee** report was moved to the New Business session of the meeting when a proposed ordinance would be submitted.

The **Land Use Plan/ Steering Committee:** Mike Hejduk stated that the committee has been meeting regularly, with two new meetings scheduled for 11/29 and 12/6/2007, to go over objectives and a policy statement. Two new members will be required from the new council.

The Wireless Committee: Chairman Dave Peckens reported that there has not been a meeting since the first meeting. He stated that the promised presentations from members of the wireless industry will not be happening and that there does not seem to be any interest by industry representatives to appear in front of the town. He believes that current Federal Law prevents towns from blocking future wireless development and that Dare County is getting the maximum wireless service that is intended currently by the industry. He proposed that the committee disband. Members of the committee asked that a meeting be held to discuss these points further before asking to be disbanded by the Council.

The Roads/Streets Committee: Chairman Dave Peckens stated that the committee has met twice. There are seven members on the committee. The committee will examine all 37 miles of town road ways and, using specific guidelines, will evaluate the conditions of the road on a 10 point scale with "1" equaling replacing a road immediately. He stated that the committee felt that Chicahawk Trail and Poteskeet Trail and Loop were the worst roads. He also stated that they are using the figure of \$100 per foot as the replacement cost. This amount can vary since only bad spots on a road may be fixed and extend the life of a road. Preliminary calculations place road repair at a cost of around \$300-\$400,000 per year and that a two cent increase in the tax rate should cover the cost of road repair and replacement.

Applications:

None

Other Business

Old Business:

- 1. Ordinance No. 2007-10-PB09- Ordinance to Amend the Town of Southern Shores Zoning Ordinance Regarding Tree and Vegetation Preservation and Planting.**

New Business:

Jim Connors, as chairman of the Vegetative Committee, introduced Sally Lowe, a member of the committee, who along with Gigi Hagenah, spent the previous month speaking to Planning Board members and revising the Vegetative ordinance. Many portions of the original ordinance had been changed and certain sections dropped altogether. After an extensive discussion and the presentation of alternative ideas, the ordinance will be modified more and returned to the Planning Board next month for further discussion and possible approval. Ms. Kelly, from the Builders Association, spoke out against the ordinance and pointed out in

detail the current issues that Duck was having with enforcing their vegetative ordinance. The Vegetation Committee noted the ordinance presented is a greatly simplified and improved version of the Duck Ordinance.

New Business:

1. **Community Lighting.** Mike Hejduk made a presentation to the Board on the topic of residential lighting. This was based upon a complaint by a resident on 10th Avenue regarding a light post on 9th Avenue. Mike wanted to know whether or not the Planning Board wanted to pursue this lighting issue. The consensus was yes and that the first thing that was necessary to do was to educate the residents of Southern Shores and make them aware of the fact that there was a lighting ordinance in place and that many were violating it. This could be done by a Broadcast News emailing and an article in the town newsletter. There are night sky standards issued by the International Dark Sky Association which can be found at www.darksky.org. Nancy Wendt volunteered to be the Planning Board intermediary and to follow this project through with town volunteers. The town of Duck follows these standards.

2. **Capital Improvement Plan.** Mike Hejduk made a presentation to the Board on the topic of capital improvement by going over an extensive data chart which tabulated all future major expenses. The expenses are best guess projections but Mike wanted the Planning Board to be aware of them and to be involved in their creation since he feels that this is a responsibility of the Planning Board.

Other Items:

1. Planning Board Member Concerns:
 - a. Georgine Poisal expressed concern that she felt that a loop hole existed in the home occupation ordinance which did nothing to prevent home business owners from storing their equipment on neighborhood undeveloped lots. She will explore any modifications that are necessary to close this loop hole.

2. Chairman Concerns: none

3. Code Enforcement Administrator concerns:

- The dentist office has been issued a partial certificate of occupancy and will be allowed to operate while still needing to have required lighting installed on the property.

Announcements:

Next regular meeting: Monday, December 17, 2007, 7:00 PM in the Pitts Center

Adjournment: Upon motion, the Planning Board meeting adjourned.