

Town of Southern Shores
5375 N. Virginia Dare Trail
Southern Shores, NC 27949

COASTAL AREA MANAGEMENT ACT (CAMA)
2006 / 2007 CORE LAND USE PLAN UPDATE
FACILITATOR TRAINING MEETING
MARCH 9, 2007
Pitts Center Municipal Complex
Southern Shores, NC 27949

Ms. Cindy Camacho, Planner-in-Charge, opened the meeting at 2:05 pm. Steering Committee members present at the meeting included:

Dan Shields, Mayor Pro Tem	David Sanders, Council Member
Webb Fuller, Town Manager	Frans Koeleveld, Board of Adjustment
Al Fox, CPOA	Tom Bennett, SSCA
Chief David Kole, Police Department	Nancy Wendt, Planning Board

Steering Committee Members Mike Hejduk -Code Administrator, Richard Perkins - Real Estate Industry, Bob Harvey -Fire Chief, Joe Walter – Planning Board, and Mark Martin, Construction Industry were not present at the meeting. Also in attendance was Lori Williams.

Ms. Camacho stated the purpose of today’s meeting is primarily to discuss the March 29th public meeting, “SPEAK OUT FOR SOUTHERN SHORES”, which will be held from 6 – 8 PM at the Duck Woods Country Club.

Directing the members to the handout “Land Use Plan Elements”, Ms. Camacho stated Ms. Charlan Owens presented a power point presentation of the Land Use Plan process at the last meeting (March 9, 2007). Ms. Camacho reviewed what deliverables and plan elements are covered under her contract. Ms. Camacho stated the Land Use Plan elements are divided in Phase I – the portion which is currently being worked on – and the report to be produced will cover Sections I – VII. The Introduction to the Plan (Section I), Community Concerns and Aspirations (Section II) and Existing and Emerging Conditions (Section III) are descriptions through primarily secondary data sources such as the U.S. Census, the Town’s data base for building permit data, median household income, the state demographic data, etc. These are some of the sources that would be used to describe what is existing in the Town and the emerging trends and conditions which then be used in a later stage to make the population projections, growth projections, identification of when the Town will reach the build out stage – tearing down of smaller homes and replacing with larger homes- and the areas of Town that are reaching this stage.

Section IV is the Natural System Analysis which describes all of the resources and the natural systems which exist in the Town. The vegetation management plan, data sets provided by the federal and state government, for example - lists of endangered species from the Fish and Wildlife Service that exist and reside in Dare County and that may or may not be in Southern Shores, and other various resources. The GIS mapping associated with data produces the Land Suitability Analysis map and the Environmental Composite map. These will be reviewed at a later meeting. All of the above plus Section V – Land Use and Development; Section VI – Analysis of Community Facilities and Section VII – Land Suitability Analysis are the prime components that will make up the Phase I report.

Referencing the draft CAMA Land Use Plan Update Phase I report, Ms. Camacho stated she has formatted Sections I (Introduction to the Plan), a portion of Section II (Community Concerns and Aspirations) which will be supplemented with the tabulated results of the community meeting which will take place on March 29th, and Section III (Existing and Emerging Conditions) which covers a demographic overview, a description of the housing and the economy. Ms. Camacho requested the Steering Committee Members review the draft and provide any comments to Mr. Hejduk. Ms. Camacho encouraged the members to identify any problems with the format; the language or any issues needing to be addressed so that she may get a better idea of what the expectations are from the group so the completed draft will be acceptable to the group.

Phase II of the Land Use Plan Elements will include a review of the existing CAMA plan (Section VIII). This will be a very brief review because the current plan for the Town is a sketch plan, which is very different from the new CAMA requirements. As a result, this CAMA Land Use Plan Update is not an update to the sketch plan but is a whole new plan in itself.

Section IX – Plan for the Future which sets broad goals for the community, i.e. clean environment, adequate public facilities, etc. Section X – The Management Topics will be the focus for the Public Meeting and will show up again in the policy part of the plan which is phase two. Section XI – Goals, Policies and Objectives which are the base of the Plan which state specifics for each area, i.e. an objective is to ensure the canals meet State water quality standards and the action items for this objective would be to develop programs to ensure this objective is met. Section XII – Land Classification System is tied to the zoning map and is broad classification of land sections, i.e. location identification of commercial, residential, parks, etc., used to identify land uses according to a land use map. Section XIV – Policy Analysis and Section XV – Tools for Managing Development are typically, for most communities, are the heart and soul of the Zoning Ordinance. An Example is: seeking federal and state grant funds as a method to obtain financial support for development. Section XVI – Action Plan and Schedule is the section of the Plan which describes how the goals will be accomplished.

In preparation for the March 29th meeting at the Duck Woods Country Club, Ms. Camacho conducted the facilitator training. Reviewing the rules for facilitators, Ms. Camacho encouraged the facilitators to accept all ideas as valid and not judge the idea; to not discuss the ideas, either pro or con; to use short phrases and limit each idea to a single statement. The tips for recording the ideas are to record the main idea of what was said using the speaker's own word and ask for confirmation that what has been recorded is correct. Ms. Camacho emphasized that abbreviations and misspellings are OK; to ask the group to slow down if needed, to write legibly and large; to use bullets or numbering to make each point distinct and for organization – put the management topic on top of each page. Each one of the six management topics should be addressed during the meeting.

Reading the first paragraph of the handout “Speak Out for Southern Shores”, Ms. Camacho stated a purpose of the meeting is to gain an understanding of local issues of concern and to help develop a vision statement for the plan. Ms. Camacho referenced the draft ‘Sample Vision Statement(s)’ document developed by Mr. Hejduk. Mr. Fuller requested the vision statement not be specific to the Town of Southern Shores in order to prevent a misunderstanding that it is something already in place. Ms. Camacho stated examples of other Towns will be used. The facilitators will then ask the participants to state what their visions are for the Town and the statements will be recorded. The facilitators should not judge the statements offered and there should be no discussion of the statements offered – the facilitators should record all statements keep the meeting flowing.

After completion of the Vision Statement development effort the facilitators will list the six management topics, one topic per page, and the process will repeat to gather feedback from the participants. The six management topics, derived from the Coastal Resource Management regulations for the CAMA Land Use Plan, will be addressed. The regulations require that all Goals, Objectives and Management topics must be addressed in the six areas. Mr. Shields expressed a concern regarding the Public Access topic, in particular to the beach access. Mr. Shields stated the town does not have public access to the beach, rather beach access is via private property. Mr. Fuller stated the rules require that the topics be addressed but they do not require that they be promoted. Ms. Camacho stated the Public Access topic will be reworded to include the private property clarification.

Ms. Camacho continued the review of the management topics addressing Land Use Compatibility. Ms. Camacho stated this topic represents the use of the land and its development. Ms. Camacho stated this could be restated as Land Use Issues such as redevelopment of existing residential areas, undeveloped commercial areas, vacant land and how it will be developed in the future is controlled by the zoning. The policy established in this plan will also govern the use of the land, i.e. the land classifications would allow changes or it could be left the same. The feedback received should identify if everyone is happy with the current commercial and residential guidelines and if not what changes do they want, i.e. remain the same or change in terms of land use classifications. The zoning code would need to be amended to reflect any changes that may be decided upon. Ms. Camacho emphasized if questions arise, especially regarding the zoning ordinance that the facilitator can not answer, do not attempt to do so and raise your hand for assistance.

The Infrastructure Carrying Capacity covers roads, sewers, water, stormwater drainage, etc. Most of the comments will probably be on transportation and, if appropriate, this topic and others can be pulled out and categorized under the Local Areas of Concern. Responding to a question, Ms. Camacho stated she has not had many comments made in the past regarding schools, post offices, EMS and 911, etc. but these are all topics open for feedback.

The Natural Hazard Areas is primarily addressing the beach and the town's vulnerability to hurricanes, the Hazard Mitigation Plan, the evacuation plan etc.

The Water Quality topic addresses surface water quality issues for the sound, the ocean front, creeks and stream. Water quality can relate to the drinking water supply, ground water supply and quality (not for drinking water purposes), water table issues, etc. There are some areas which may overlap the topics and the intent is to obtain the comments where ever they are offered.

The Local Areas of Concern are the issues brought up to address issues specific to this area. This is the area that it will be important to keep the conversation moving and prevent the debate and discussions from occurring. The goal is to gather as much public input as possible.

Mr. Fuller asked if there was any opportunity for public input other than the public meeting. Ms. Camacho responded Phase II will have another public meeting to review the policies and another opportunity during the approval process. Mr. Fuller stated his concern is that if there is a popular topic at the time the public meeting is held the conversation will focus on the topic and the essence of what the community is all about is

not truly captured. Ms. Camacho is hopeful the setup and format of the meeting will help to diffuse the conversation from leaning in one direction. Mr. Fuller asked if there is an opportunity for public input like a town wide questionnaire which would go to everyone for input. Ms. Camacho responded her contract includes one public meeting in phase I and no survey. If the Town wants to have a survey they will have to obtain additional funding. Ms. Camacho stated she does not have complete recall of how many public meetings have been scoped in Phase II but stated there will be Public input on the Plan during the approval process. Ms. Camacho stated a web page could be developed to communicate the summarized results of the Public Meeting. There will be a prioritized list of issues that the attendees of the meeting identified. Mr. Fuller stated his biggest fear is that a high degree of weight will be placed on this Public Meeting at the expense of the people who do not attend the meeting. Ms. Camacho responded it is only one of many sources for the Plan. Mr. Fuller asked how much weight is put on the Public Meeting. Ms. Camacho responded as much as the Steering Committee wants to weight it. The Steering Committee will also be asked to help develop the policy in Phase II. The policy implementing actions, the goals and objectives are the base of the plan. Mr. Fuller stated if an adequate job has not been done in Phase I then Phase II becomes a fait accompli because this is all we have. Ms. Camacho understands Mr. Fuller's concerns and suggests they be addressed by the Steering Committee with the Town Council to obtain additional funding for a survey if the results of the Public Meeting do not appear to provide sufficient feedback. Mr. Shields suggested using some of the surveys that have been done the past few years, especially the last survey that went out was a very good survey with a lot of response. Ms. Camacho stated her direction was to use the existing survey but the Committee can stop at any point and initiate one, suggesting a web based survey, a mail out survey, a random representative sample using the 2700 mailing list recently used to mail out the post card invitations to the meeting. The Committee may be surprised at the range of issues that will be raised at the meeting and can, at any time, seek additional funding for a survey.

Ms. Camacho stated the Steering Committee is leading and directing this Plan. The job of the Steering Committee is to represent the many different levels of the community. Ms. Camacho thanked the Steering Committee for all their efforts and their spirit of volunteerism.