

To: Southern Shores Town Council (Hal Denny, Jodi Hess, George Kowalski, Jim Pfizenmayer, Kevin Stroud)

Copies: Interim Town Manager (Chief David Kole)

Town Attorney (Ben Gallop)

Town Staff (Pat Forrester, Carrie Gordin, Alvin Rountree, Merrie Smith, Bonnie Swain)

Planning Board (Mike Florez, Bill Gleason, Larry Lawhon, Bob Palombo, Jay Russell, Nancy Wendt, Sam Williams and ETJ Rep, Ed Overton)

From: Wes Haskett, Town Planner

Date: April 28, 2010

Re: Recap, PAG Working Session April 19, 2010

PB / PAG RECOMMENDED ACTIONS FOR THE TOWN COUNCIL - None

PAG MEETING RECAP APRIL 19, 2010

The Planning Advisory Group working session convened at 7:00 pm. Planning Board Members Bob Palombo, Sam Williams, Nancy Wendt, Jay Russell, alternate member Larry Lawhon, alternate member Bill Gleason, Town Planner Wes Haskett, and Executive Assistant Merrie Smith were present.

Planned agenda items for the meeting included:

1. Next PAG Meeting Date and Location
2. Land Use Plan Update.
3. Height Calculation ZTA.
4. General Project Status

Nancy Wendt asked for any additions or changes to the agenda. There were none.

NEXT PAG MEETING DATE AND LOCATION

Nancy Wendt noted that the PAG began meeting twice a month about a year ago due to the number of workshops and long range planning projects they were working on and asked the group if they felt it was still necessary to meet twice a month. The group agreed to meet once a month on the first Monday of each month. Merrie Smith noted that the Pitts Center will not be available on the first Monday of May due to elections. The group discussed where to meet and decided to hold the next PAG meeting at Town Hall on May 3rd.

LAND USE PLAN UPDATE

At a previous meeting, Sam Williams reported that the Land Use Plan has been revised and asked PAG members for comments or revisions. The group provided comments and suggested

revisions to be made to the Land Use Plan. Once the revisions are complete, the Plan will be presented to the Town Council prior to being sent to the State and adjoining municipalities for review and comment.

HEIGHT CALCULATION ZTA

Nancy Wendt reported that at the last Town Council meeting, the Council voted to send the proposed ZTA back to the Code Enforcement Department and Planning Board for revisions. The group discussed the Council's comments and how the proposed ZTA might be revised to address the Council's concerns. Among the items discussed was the need to address fill (e.g., establishing a fill limit) and that it would be beneficial to show how lot disturbance and height calculation tie together. Another factor that needs to be addressed is determination of the number of vacant lots remaining in Southern Shores in order to show how many new homes could be built according to the new calculation if the ZTA is adopted (this would not include any re-builds.) In addition, it was felt that more community (e.g., civic association ARBs and builders) involvement is needed in the revision and review of the proposed ZTA. Once the proposed ZTA is revised, a community workshop will be held to present the revised ZTA proposal and to receive feedback.

CITIZEN COMMUNICATION PLAN (Larry Lawhon)

Larry Lawhon reported that a new resident in Southern Shores has volunteered to serve on the Community Outreach Committee.

WIRELESS PLAN (Larry Lawhon)

Larry Lawhon reported that the final report for the wireless plan is still being finalized and that AT&T will be presenting their proposed project to the SSCA Board on May 7th at 9:00 am and on May 10th at 7:00 pm.

TRANSPORTATION INFRASTRUCTURE PLAN

Bob Palombo reported that the Draft Environmental Impact Statement for the Mid-Currituck Bridge has been completed and that he will be presenting the findings in the report to the Town Council at Tuesday morning's Town Council meeting. He noted that the DEIS recommends Option 4 and that Southern Shores should support Option 4 which has the fewest environmental impacts and does not involve changes to NC 12 in Southern Shores.

STORMWATER MANAGEMENT PLAN

Wes Haskett reported that he and Joe Anlauf, Town Engineer, will be meeting to review and discuss the Emerald Isle Stormwater Ordinance with consideration given to the guidance provided by the PAG. Wes Haskett will provide their findings and recommendations at the next PAG meeting.

UPCOMING MEETINGS & PROPOSED AGENDA ITEMS

1. PAG Working Session May 3, 2010
 - Stormwater Management recommendations – Wes Haskett / Joe Anlauf
 - Community Communications Statement of Work – Larry Lawhon
 - Parks & Recreation Statement of Work – Ross Mitchell
2. Planning Board Application Review meeting May 17, 2010.
 - Cancelled – there are no applications or zoning actions that require Planning Board review on May 17th

ADJOURNMENT

The PAG meeting adjourned at 8:30 pm.