

Southern Shores Town Council  
Southern Shores Planning Board  
Town of Southern Shores, North Carolina

Special Joint Meeting  
December 9, 2004  
11:30 a.m.  
Pitts Center, Southern Shores Town Hall Complex

**MINUTES**

The Southern Shores Town Council and Southern Shores Planning Board met jointly on December 9, 2004, at the Pitts Center to discuss various planning issues.

The following Town Council members were present:

Mayor Hal Denny and Council Members: Jodi Hess, Brian McDonald, David Sanders, and Dan Shields

The following Planning Board members were present:

Chairman Jim Groff and Planning Board Members Kathy Halloran, Mac McDanel, David Peckens, Georgine Poisal, Jay Russell, and Joe Walter.

Also present were Carl Classen, Town Manager, and Mike Hejduk, Code Enforcement Administrator.

Mayor Denny and Chairman Groff agreed that Mayor Denny would preside over this Special Joint Meeting. Mayor Denny called the meeting to order at 11:30 AM.

Mayor Denny welcomed everyone and asked for self-introductions. Chairman Groff also offered words of introduction.

In considering the agenda of issues to be discussed, Chairman Groff asked that "Permitted Uses in Commercial Districts" be added to the listed distributed. Hearing no objection, Mayor Denny so ordered.

Setbacks: Members discussed the history for the current setback of fifteen feet and how, when, and why it was increased from ten feet. A list of Board of Adjustment actions since 2002 was handed out for review. No action was taken on this item.

Cross-Overs: Members discussed the re-construction of cross-overs required following Hurricane Isabel (2003) and the rules governing cross-overs. Mr. Hejduk reviewed both the shared and conflicting laws/rules between the State (CAMA) and the Town. Members discussed the need for rules that allow a person to walk out to the beach or to sit and watch the ocean from the dune area. No action was taken on this item.

Multi-Family Housing: Members discussed many aspects of multi-family and high density housing. They discussed various forms of zoning and subdivision laws, and they discussed the impact of prior decisions leading to current developments. Members discussed various types of housing development they feel are in the best interest of the Southern Shores community. No action was taken on this item.

Lot Coverage: Members discussed whether lot coverage should include wetlands in the calculation or not. Members discussed why the Planning Board recommended excluding wetlands and why the Town Council deleted wetlands from the ordinance recommended by the Planning Board. No action was taken on this item.

Permitted Uses in Commercial Areas: Members discussed clarifying that only commercial uses listed in the Zoning Ordinance would be allowed and how to work with shopping center owners to make them aware of these limitations during efforts to secure tenants (rather than afterwards, which has caused problems). Members also discussed implementation of a business privilege license so as to help with business use enforcement. No action was taken on this item.

Communication: Members discussed the need for regular feedback from the Council meetings to the Planning Board and they discussed providing copies of each group's meeting with the other group. Mayor Denny and Chairman Groff stated that they have begun regular communication since issues arose during the fall. No action was taken on this item.

Planning Board Member Joe Walter gave an update on the Long Range Plan Advisory Committee work. He discussed an idea that has been presented again for a community facility/theater. No action was taken on this item.

Hearing no objection, Mayor Denny ordered that, since Chairman Groff would not be available for a January 28 joint training meeting with Professor Owens, he would move the joint Town Council/Planning Board Training to a date in late February or March when Dr. Owens is again available. He further stated that the Town Council would hold its annual retreat (special meeting) January 27-28, beginning at 8:00 AM on January 27, and that Planning Board members are invited to suggest items for Council discussion during the retreat.

There being no further business to come before the joint meeting, Mayor Denny adjourned the meeting at 2:55 PM.

ATTEST:

Respectfully submitted:

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Hal Denny, Mayor

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Carl Classen, Town Manager