



# Town of Southern Shores

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Town of Southern Shores  
Council Meeting  
October 24, 2006  
8:00 a.m.-Pitts Center

## MINUTES

The Southern Shores Town Council met on October 24, 2006 in the Pitts Center.

The following Council Members were present: Mayor Don Smith, Jodi Hess, David Sanders, and Brian McDonald. Dan Shields absent due to surgery and all went well.

Also present were: Webb Fuller, town manager; and Carrie Gordin, town clerk, Ike McRee, town attorney.

### OPENING

Mayor Smith called the meeting to order at 8:00 a.m. led the Pledge of Allegiance and held a moment of silence for the family of our former police chief, Thad Pledger and for our troops serving our country overseas.

### APPROVAL OF AGENDA

Mayor Smith moved to approve the agenda as presented. Council Member Hess seconded. The motion passed with Mayor Smith and Council Members Hess, Sanders, and McDonald voting aye; no Council Member voting no and Council Member Shields absent.

### PUBLIC COMMENT

Mayor Smith opened the public comment section of the agenda.

Pat Wilson, 101 Bear Track Lane, stated that she has been happy with the town but of late she is not happy with the town. She stated that the electorate often remains silent in what they think. She stated that the former city manager was badgered and she doesn't know how much it cost the town when he left and now the mayor hounded the police chief to death. She is sickened by this. She stated that the mayor has voted against things that are good for the town. She asked the mayor what do you have in mind, what are you doing? She stated that she chose not to write an editorial but she wanted to see the mayor eye to eye. She stated that the mayor has not told the truth and that he is a coward. She said I won't stand for you to raise your voice.

Hearing no other comments Mayor Smith closed the public comment.

## CONSENT AGENDA

### A. FY2005-06 Budget Amendments

Mayor Smith moved to approve the FY2005-06 Budget amendments as presented. Council Member Hess seconded. The motion passed with Mayor Smith and Council Members Hess, Sanders, and McDonald voting aye; no Council Member voting no; and Council Member Shields absent.

[Clerk's Note: A copy of the FY2005-06 Budget amendments are attached hereto as Exhibit A and made part of these minutes].

### PRESENTATION FY2005-06 AUDIT-Teresa Osborne

Teresa Osborne of the accounting firm Dowdy and Osborne, LLC, CPA presented the town's FY 2005-06 Audit Report. Mrs. Osborne thanked Bonnie Swain, the town's finance officer, for all her help through the audit process.

[A copy of the FY2005-06 Audit is on file at town hall for review.]

## REPORTS

### Planning Board

George Kowalski, chairman, presented the October 16, 2006, Planning Board report.

Mr. Kowalski stated that draft Ordinance 2006-06-PB9 relating to Home Occupations as presented to council has been further reviewed by staff and changes have been suggested.

Items for consideration are that Article IX be removed, the town has no residential zoning jurisdiction over Martin's Point, Article X needs to be reviewed regarding the commercial district language, and anywhere it reads section 8.02 needs to be changed to 8.01, discussion needs to be held regarding how this ordinance applies to the residential areas like Southern Shores Landing, Pelican's Watch, Article XI. B.2. Council questioned the need for hours of operation *open to the public*, which implies we support a business in the residential zone rather than a home occupation.

Following discussion by council and Mr. Kowalski they agreed that this ordinance should be returned to the planning board for further review and consideration.

A public hearing for draft Ordinance 2006-11-01 relating to the regulations governing signs has been set for November 8.

Mr. Kowalski showed the council a copy of the site plan from US Cellular who is requesting the installation of an emergency generator at the Dare County water tower site adjacent to Kitty Hawk Elementary School. A conditional use hearing is required before approval is given. Scheduling the hearing will be determined after the council has a chance to review the plan.

[Clerk's Note: A copy of the October 16, 2006, Planning Board Report is attached hereto as Exhibit B and made part of these minutes].

## OLD BUSINESS

### Rules of Procedure

Council Members Hess and Shields drafted rules of procedure for council to review. Following discussion it was noted to add under Section 13. Order of Business to add *consent agenda* in Section 26 to correct the spelling of the word meeting and to delete these words, **except the budget ordinance, any bond order, or any other ordinance for which a public hearing must be held before the ordinance is adopted.** Council agreed that these rules should be adopted as a policy. Council directed staff to prepare for approval.

### Alternatives to Distribution of Dare County Taxes

Following up on council's discussion on what alternative ways the county could distribute taxes to the municipalities Mayor Smith requested council allow him to speak at the mayor's meeting on this topic. Discussion would be to see what the feasibility is for putting a "freeze" on percentages of current distribution of tax dollars until another way could be agreed upon for distribution of the taxes. Currently distribution of taxes is done by ad valorem and the higher a municipality's taxes are the larger amount of taxes they receive from the county. The town of Nags Head is proposing to raise their town taxes to help fund beach nourishment which would impact the other town's revenues from the county. Council Member Hess asked that the discussion of a "freeze" be considered for a limited time. Council agreed that Mayor Smith should discuss these issues at the mayor's meeting. Mayor Smith will report to council on the discussion.

### Canal Dredging Project Update

The town manager reported that he met with representatives from Chicahawk Property Owner's Association, Southern Shores Boat Club, Duck Woods Country Club, a dredging contractor, and Mike Hejduk. He stated they toured the areas for perspective spoil sites and discussed the dredging process. He stated that he is hopeful that the town would be able to apply for the permits within the next two weeks and to move ahead with the project so dredging could begin at next year's dredging season.

### Hazard Mitigation Plan 2006 Annual Progress Report

Mike Hejduk presented the Hazard Mitigation Plan 2006 Annual Progress Report for council review. He stated that the report reflects the town's mitigation activities and how they affect the Community Ratings System (CRS) for flood insurance discounts to home owners. He stated that the Reconstruction Task Force did not meet before hurricane season but they will meet sometime in November. He stated that an updated report would be presented to council by the end of December and an annual evaluation report would be given at the 2007 Council retreat.

### Planner-in-Charge Appointment for Land Use Plan

Mike Hejduk provided council with a copy of a draft subcontract for the planner-in-charge, Cindy Camacho of EarthTech. Mr. Hejduk will meeting with her to discuss the process needed to develop the town's Land Use Plan. Council will be updated on the progress.

### Land Use Plan Committee

Mike Hejduk suggested a steering committee for the Land Use Plan committee would include the Hazard Mitigation committee as well as additional members from the planning board. Mayor pro tem Shields expressed some concern at the previous meeting that the committee may be to large.

Following discussion by council it was suggested that Mr. Hejduk and the planner-in-charge decide who would be best on the Land Use Plan committee.

#### Youth Activities Committee Appointment

Mayor Smith stated that Mayor pro tem Shields presented this item for consideration and since he is not at this meeting, Mayor Smith recommended that the item be placed on the November 8 council agenda. Council agreed.

#### NEW BUSINESS-None

#### OTHER ITEMS

##### Council

Council Member Hess thanked the town manager for providing staff notes that keeps council up to date. She asked what process the town manager is implementing in the hiring of a new police chief.

The town manager explained that Chief Hamilton from the Town of Duck has been providing administrative duties through a mutual aid agreement and is available through October 27. He stated that Lt. Paul Terry is acting chief and no decision has been made if an interim chief is needed. The town manager stated that advertisements have been submitted. He explained that he would set up three review committees; staff, citizen, and law enforcement and selection of a chief would be from those recommendations.

##### Mayor

Mayor Smith asked the town manager if the town has received any response from Stan White, DOT, regarding the NC 12 road improvements letter that council sent. The town manager said no response has been received at this time.

Council Member McDonald requested that the police department place traffic cones on NC12 when it is flooded, signage is not enough.

Mike Hejduk stated that a new construction property owner has agreed to install a swale to help eliminate additional flooding.

Mayor Smith requested council consider discussion be held on council responding to citizens during the public comment section on the agenda. He requested this item be placed on the November 28 agenda. Council agreed.

##### Manager

The town manager requested council approve the 2006-2007 Dare County Solid Waste contract as presented. Council Member Sanders moved to approve the 2006-2007 Dare County Solid Waste contract as presented. Council Member Hess seconded.

The motion passed with Mayor Smith and Council Members Hess, Sanders, and McDonald voting aye; no Council Member voting no; and Council Member Shields absent.

The town manager requested council set a date for a FY2007-08 budget workshop. Following discussion, council tentatively set November 14, 2006, at 8:00 a.m. for the workshop. Mayor pro tem Shields schedule needs to be confirmed.

Mike Hejduk provided council with a map showing the composition of property owner's driveways such as non-porous-asphalt/concrete, natural-grass, or porous-gravel/turf stone. Council requested this information as it applies to the draft ordinance amending lot coverage. A public hearing is set for November 8 on the ordinance with respect to driveways and parking areas as well as lot disturbance, permits and site plan requirements.

### PUBLIC COMMENT

Mayor Smith opened the public comment of the agenda.

Kevin Stroud of 229 Wax Myrtle Trail stated that he does echo the previous speaker in that the electorate is usually silent. He stated that the town is a small town and people talk. He thanked the mayor and council for a job well done. He stated that they have kept the tax rate low and protected the property rights through zoning. He stated with articles in the paper people don't always know what goes on behind the scene. He thinks most people are pleased with council.

Bob Palombo of 159 Duck Road stated that he too echoes Mr. Stroud's comments. He stated that being one of the three board members on the Build the Bridge-Preserve Our Roads Board, they are vigilant and are closely watching DOT's plans for NC12 and the Mid-Currituck Bridge.

### ANNOUNCEMENTS

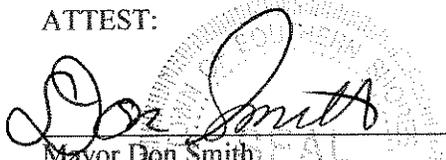
Mayor Smith announced upcoming meetings.

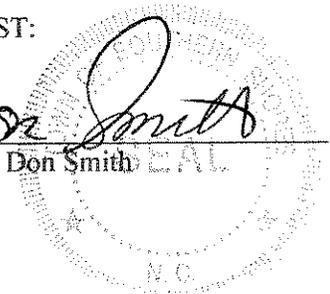
Hearing no other business Mayor Smith moved to go into closed session in accordance to N.C.G.S. 143-318.11 (a) (1) to prevent the disclosure of information that is privileged or confidential pursuant to G.S. 160-A-168 and N.C.G.S. 143.318.11 (a) (3) to consult with the Town's attorney to preserve the attorney-client privilege between the council and attorney. Council Member McDonald seconded. The motion passed with Mayor Smith and Council Members Hess, Sanders, and McDonald voting aye; no Council Member voting no; and Council Member Shields absent.

Council Member McDonald moved to leave closed session and to return to open session where no action was taken at 11:05 a.m. Council Member Sanders seconded. The motion passed with Mayor Smith and Council Members Hess, Sanders, and McDonald voting aye; no Council Member voting no; and Council Member Shields absent.

Council Member Hess moved to adjourn at 11:06 a.m. Council Member McDonald seconded. The motion passed with Mayor Smith and Council Members Hess, Sanders, and McDonald voting aye; no Council Member voting no; and Council Member Shields absent.

ATTEST:

  
Mayor Don Smith



Respectfully submitted:

  
Carrie Gordin, Town Clerk

**Exhibit A**

**Town of Southern Shores  
Budget Amendment Number # 5**

<b>Increases</b>			<b>Decreases</b>		
<u>Account Number</u>	<u>Description</u>	<u>Amount</u>	<u>Account Number</u>	<u>Description</u>	<u>Amount</u>
<b>General Fund (10) Revenues</b>					
40-39909	Fund Balance Appropriated- Encumbrances	\$239,912			
40-39911	Dare County TB Grant	<u>\$50,000</u>			
		<b>\$289,912</b>			
<b>General Fund (10) Expenses</b>					
52-50206	Container Purchase	\$11,279			
59-50927	Septic Tank at Public Works	\$3,500			
63-48100	Chicahauk Hydro. Study	\$41,202			
63-50194	Zoning Update	\$15,000			
63-50137	Stormwater Study	\$20,000			
59-48080	S. Dogwood Multi Use Path	\$148,610			
59-48030	S. Dogwood Road Improvements	<u>\$50,321</u>			
		<b>\$289,912</b>			

Explanation: Encumbrances as of June 30, 2006

Recommended By:

\_\_\_\_\_  
Webb Fuller Town Manager

Approved By:

\_\_\_\_\_  
Don Smith, Mayor

\_\_\_\_\_  
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**Town of Southern Shores  
Budget Amendment Number # 6**

**Public Works  
Increases**

<u>Account Number</u>	<u>Description</u>	<u>Amount</u>
59-50113	Cleaning	\$3,600.00
<b>TOTAL</b>		<b>\$ 3,600</b>

**Public Works  
Decreases**

<u>Account Number</u>	<u>Description</u>	<u>Amount</u>
59-50927	Town Bldgs. Maint. & Repairs	\$3,600.00
<b>TOTAL</b>		<b>\$ 3,600</b>

Explanation: To cover the cost of monthly cleaning at the Pitts Center

Recommended By:

Webb Fuller Town Manager

Approved By:

Don Smith, Mayor

Date

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**Town of Southern Shores  
Budget Amendment Number # 7**

**Administration  
Increases**

<u>Account Number</u>	<u>Description</u>	<u>Amount</u>
42-50120	Contracted Services- (Town Manager)	\$85,000.00
<b>TOTAL</b>		<b>\$ 85,000</b>

**Administration  
Decreases**

<u>Account Number</u>	<u>Description</u>	<u>Amount</u>
42-50010	Salaries	\$55,572.00
42-50030	Cafeteria Plan	\$7,200.00
42-50050	FICA	\$5,781.00
42-50060	Insurance	\$5,540.00
42-50070	Retirement	\$7,467.00
42-50040	Merit Program	\$3,440.00
<b>TOTAL</b>		<b>\$ 85,000</b>

Explanation: To cover town manager's contract

Recommended By:

Webb Fuller, Town Manager

Approved By: Town Council

Don Smith, Mayor

Date

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**Town of Southern Shores  
Budget Amendment Number # 8**

<b>Increases</b>			<b>Decreases</b>		
<u>Account Number</u>	<u>Description</u>	<u>Amount</u>	<u>Account Number</u>	<u>Description</u>	<u>Amount</u>
<b>Revenues</b>					
40-39909	Fund Balance Approp. Undesignated	<b>\$7,000.00</b>			
<b>Expenses</b>					
59-48080	S. Dogwood Multi Use Path	\$4,500			
59-48030	S. Dogwood Rd. Imp.	<u>\$2,500</u>			
		<b>\$7,000</b>			
<b>TOTAL</b>			<b>TOTAL</b>		\$ -

Explanation: To budget funds for change orders and engineering related to S. Dogwood projects

Recommended By:

\_\_\_\_\_  
Webb Fuller, Town Manager

Approved By: Town Council

\_\_\_\_\_  
Don Smith, Mayor

\_\_\_\_\_  
Date

# Memorandum

**To:** Southern Shores Town Council  
**CC:** Town Manager  
**From:** George Kowalski, Chairman, Planning Board  
**Date:** 11/9/2006  
**Re:** Recap, Planning Board Meeting of October 16, 2006

**Planning Board recommended actions for the Town Council:**

- 1. Subsequent to holding a public hearing, approve Ordinance No. 2006-06-PB9, as revised, amending Section 3.02, 7.01, 7.02, 7.03, 7.04, and 7.05 of the Southern Shores Zoning Ordinance and adding section 8.01.**
- 2. Subsequent to holding a public hearing, approve Ordinance No. 2006-07-PB12, as revised, amending Sections 3.02 and 6.03, of the Southern Shores Zoning Ordinance.**
- 3. Subsequent to holding a public hearing as a conditional use and after notification of adjacent property owners, approve the request by U. S. Cellular to install an emergency platform for a generator and emergency platform for a 500 gallon propane tank.**

**Organization:** Chairman Kowalski called the meeting to order at 7:00 PM. Planning Board members George Kowalski, Jay Russell, Dave Peckens, Joe Walter, Alternate Jim Connors, sitting in for excused member Georgine Poisal, Alternate Nancy Wendt sitting in for excused member ETJ Representative Ed Overton, were present. Also in attendance were the Code Enforcement Administrator Mike Hejduk, Administrative Support Assistant Cyndy Gabrys, U.S. Cellular representative Sam Hughes, and Vegetative Committee member Tony Dibernado.

**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 is awaiting the next summary of work by Robert McCleden, who is working on writing the committee's report. Jay will be setting up a meeting between the Stormwater Management Committee and the Vegetation Committee.

The **Hazard Mitigation Plan Committee** report was given by Mike Hejduk. Mike will be setting up a meeting of all members of the committee to go over current objectives.

The **Vegetative Advisory Committee** report was presented by its chairman, Jim Connors. Jim had Tony Dibernado speak to the Planning Board regarding the use of a Vegetative Advisory Committee site review form. This form is non binding by all parties and documents those present at an inspection and the items discussed and agreed upon. The Planning Board was asked to vote on allowing the Vegetative Advisory Committee to use this form. The vote was two for the motion with three abstentions and the motion passed.

The **Land Use Plan/ Steering Committee** report was given by Mike Hejduk. Mike told the Board that Cindy Camacho of Earth Tech, who was supposed to come and speak to the Planning Board regarding the update to the Land Use Plan had a conflict and would not appear. Mike presented an outline of the DCM Local Planning and Management Grant program and stated that we were already behind the schedule and did not foresee us beginning until the early part of November. Hopefully, Ms. Camacho will be present at the November Planning Board meeting.

## **Site Plan Applications:**

### **1. LDA 2006-09-01: U.S.Cellular Telecommunications Tower Accessory Structure- Emergency Generator:**

U.S. Cellular proposes to install a propane powered generator to supply emergency electrical power in the event of a storm. Plans were submitted showing the construction of two elevated pads that would house a generator and propane tank respectively. Both would be built on the S. Dogwood Trail, Dare County water tank site, East of the existing U.S. Cellular shelter.

Subsequent to discussion, the Board, by motion, unanimously approved this request, and asks that the Town Council approve the site plan amendment as a Conditional Use after notifying adjacent property owners. It is recommended that Council schedule a Public Hearing.

**Old Business:**

**1. Ordinance No. 2006-06-PB9 ( An Ordinance of the Southern Shores Town Council Relating to Amending the Zoning Ordinance Relating to Home Occupations.)**

The purpose of this ordinance is to amend the current Zoning Ordinance that was originally adopted by the Town Council on July 7, 1981.

**In Article III.**

Page 1: lines 35-45, the current definition of Home Occupation is removed and a new definition is added on page 2, lines 1-3.

**In Articles V- IX.**

Page 2: lines 7- 47, line 1, remove the uses permitted by right: Home Occupations as defined in Section 3.02 to Home Occupations as regulated, into the new Section 8.01.

Page 3: line 1, removes the uses permitted by right: Home Occupation Businesses as defined in Section 3.02 to Home Occupations Businesses as regulated, into the new Section 8.01. (should read 8.01 and not 8.02)

**In Article X.**

Page 3: lines 5-7, establishes that citizens who conduct businesses within their homes are subject to the same rules, regulations, and constraints as those businesses in the Commercial district.

**In Article XI.**

Page 3: lines 11-48, and page 4, lines 1-5 adds Section 8.01 which outlines the intent of this ordinance and the limitations of Home Occupations, listing nine provisions of compliance that must be met before a Home Occupation in any district is allowed.

**In Article XII.**

Page 4: lines 8-10 discusses severability.

Subsequent to discussion, the Board, by motion, approved this ordinance, four to zero, with one abstention, that the Town Council adopt, proposed Ordinance No. 2006-06-PB9. It is recommended that Council schedule a Public Hearing.

**2. Ordinance No. 2006-07-PB12 (An Ordinance of the Southern Shores Town Council Relating to Amending the Zoning Ordinance relating to Regulations Governing Signs.**

This ordinance was returned to the Planning Board for reconsideration after it was reviewed by the Town Attorney and a copy was mailed to the A.C.L.U. The Town Attorney was satisfied with the language and the A.C.L.U. has not responded negatively so after a repeat of the corrections that had been made, the Ordinance was voted upon again, and unanimously passed by the Planning Board.

As a review, here are the updated major points of this ordinance, listed again.

**In Article III, Amending Section 3.02 Definitions:**

- Pages 1, 2, & 3: The definitions of the terms: "Lot", "Sign", and "Sign Non-Commercial" have been modified. The definition of the terms: "Post", "Public Right of Way", "Sign Commercial", "Sign Non-Commercial Charity Event", "Sign Off-Site", "Sign On-Site", "Sign Real Estate", "Sign Temporary", have been added to the list of definitions.

**Article IV. Amend Section 6.03**

- Page 3: Line 39 has changed this section A from definitions to "Exclusions" and lists on lines 41-46, Page 4, lines 1-18, all signs that will not be included in these regulations.
- Page 4: Line 20 adds that temporary signs of less than one day in duration will be allowed. This in effect allows for open house signs that do not display any commercial advertising.
- Page 5: lines 1-8, changed the permit required from 'building permit' to 'sign permit'. Line 10 and 11 strike out building permit and scale drawing requirements with submission to the Planning Board.
- Page 5: line 35, removes the requirement for the allowance of only indirectly illuminated signs.

**PROHIBITED SIGNS**

- Page 5: lines 42-44 modify the prohibition of signs that copy "Stop" and "Danger" signs and allow those signs to be placed on the town owned multipurpose pathways.

## **SIGNS PERMITTED IN RESIDENTIAL DISTRICTS**

- Page 6: lines 22-27 allows in Residential districts, for any permitted church, school, or other semi-public institution, signs or bulletin boards not to exceed 32 square feet in area, per face, and total height of 9 feet, excluding any support structure.
- Page 6: lines 32-37 increase the size of a "For Sale" sign to 5 square feet including riders from 3 ½ square feet, in any Residential District.
- Page 6: lines 38-41 limits the size of a "For Lease" or "For Rent" sign to one sign, placed on the principal building and no greater than 3 ½ square feet in area.
- Page 7" Lines 8-9: permit directional signs as long as they do not contain commercial information.

## **SIGNS PERMITTED IN COMMERCIAL (C) DISTRICTS**

- Page 7: line 38, Window signs, in a Commercial District, placed inside a commercial building, shall not exceed 75% of the glass area of the pane upon which the sign is displayed.
- Page 8: lines 17-22, Non-commercial signs, except non-commercial charity event signs, shall not exceed 6 square feet in area on each side and shall not be illuminated.
- Page 8: lines 29-31, Non-commercial signs must be taken down within 3 calendar days after the event. This change removes lines 32-44, which refer to Political Campaign signs.
- Page 8: line 45, treats all Non-commercial signs, except non-commercial charity event signs, as Temporary Signs.

#### **Article V. Amends Section 6.03**

- Page 9: lines 7-26, create Subsection K, which describes the parameters of allowances of a Non Commercial Charity Event Sign. Listed within sub listings 1-6 are the requirements for allowance: the construction of the sign, where they can be attached, sponsor logos, size (no greater than 60 square feet,) top height limitation (10 feet,) Town Right of Way limitations, length of time of installation (4 weeks prior to the date of the event,) and the removal time after the event has taken place (3 days.)

#### **Article VI. Amends Section 6.03**

- Page 9: line 36-38, creates Subsection L, which defines the parameters of allowances for Temporary Signs. These signs are allowed in all zones.
- Page 9: lines 40-45, allows the size of a temporary sign to a maximum of 6 square feet in all Residential Zones. In all other zones, the signs cannot exceed 32 square feet in aggregate or individual sign. 32 square feet is a measurement of one side of the sign and includes the entire display area.
- Page 10: lines 1-4, prevents the obstruction and impairment of signs to the access of streets, pathways, etc. and creating a hazard including a tripping hazard.
- Page 10: line 6, does not allow any illumination of the sign.
- Page 10: lines 9-10, requires the consent of the property owner or occupant.
- Page 10: lines 12-13, allows temporary signs to be posted for a period up to 90 days at which time the signs will be removed or replaced.
- Page 10: lines 15-17, requires a temporary sign shall not advertise or promote any commercial enterprise or event not conducted on the same building lot but may provide directional information to the public.

## **Article VII. Penalties**

- Page 10: lines 21-24 include penalties for violations of the provisions of this Ordinance. Violations will be a civil infraction and punishable by a fine of up to five hundred dollars (\$500.00). Each day of continued violation shall constitute a separate violation for purposes of applying the penalty provision of this Ordinance

Subsequent to discussion, the Board, by motion, unanimously approved, that the Town Council adopts proposed Ordinance No. 2006-07-PB12. It is recommended that Council schedule a Public Hearing.

### **New Business:**

#### **World Planning Day**

The Town of Duck, in support of World Planning Day, has extended an invitation to the S.S. Planning Board to attend a meeting/reception at the Blue Point Restaurant on the evening of Wednesday, November 8, 2006. This would be an informal opportunity to make contacts and discuss issues of interest to all professional and citizen planners on the Outer Banks. It would be an opportunity for Planning Boards to share ideas and link with one another. Planning Board members Nancy Wendt and Jim Connors will attend.

### **Other Items:**

1. No concerns were raised by any members of the Planning Board.
2. Mike Hejduk stated that All Saints Church construction is underway. The MarketPlace has some issues to resolve, and the Cove will appear at the November Planning Board meeting.

### **Announcements:**

1. Next regular meeting: Monday, November 20, 2006; 7:00PM Pitts Center

**Adjournment:** Upon motion, the Planning Board meeting adjourned.