



TOWN OF SOUTHERN SHORES PLANNING BOARD REGULAR MEETING

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

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www.southernshores-nc.gov

PITTS CENTER

Wednesday, January 21, 2026 at 5:00 PM

MINUTES

MEMBERS:

Andy Ward	Chairperson
Jan Collins	Vice Chairperson
Robert McClendon	Member
Michael Zehner	Member

Minutes prepared by Sheniqua Wallace of Minutes Solutions Inc. from a recording.

CALL TO ORDER

There being a quorum present, and adequate and proper notice of the meeting having been given, the meeting was called to order at 5:00 p.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited by the Board.

APPROVAL OF AGENDA

On a motion made by Andy Ward, seconded by Jan Collins, it was resolved to approve the agenda, as presented. Motion carried.

APPROVAL OF MINUTES

ACTION – Wes Haskett will contact Minutes Solutions Inc. to update client preferences for all motions to be recorded in the Planning Board meeting minutes following the business item discussion rather than before.

On a motion made by Michael Zehner, seconded by Andy Ward, it was resolved to approve the minutes of the December 15, 2025, Planning Board meeting, as amended. Motion carried.

PUBLIC COMMENT

Marc LeBlanc, 9 Tenth Avenue, commented regarding the ZTA provisions to increase the height of the pickleball and tennis court fencing to deter climbing, particularly regarding the section requiring chain-link fabrication. He explained that approximately 50% of homeowners' associations in North Carolina prohibit chain link fences and suggested that the inclusion of the chain-link requirement is unnecessary.

Luke Falconer presented a proposal on language which stated, for community recreational facilities, no fence shall exceed 10 feet in height. Any fence exceeding six feet must be constructed of a see-through chain-link. It was noted that this language would still permit Southern Shores property owners to erect solid panel fences for such purposes as screening trash bins or utility panels.

47 **OLD BUSINESS**

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49 **ZTA-25-06**

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51 The Board confirmed that the language drafted by Luke Falconer reflects the Board's
52 intent. Reference was made to revised language that was sent to Wes Haskett on
53 January 20, 2026, which stipulated that fences six feet in height or lower must comply
54 with the standard fence ordinance, while those exceeding six feet must be composed
55 of chain-link. This regulation applies exclusively to community recreational facilities. To
56 resolve ambiguity identified in the December 15, 2025, discussion, Wes Haskett
57 confirmed that the Board agreed upon the following language: For community
58 recreational facilities, no fence shall exceed ten feet in height. Any fence exceeding six
59 feet in height used for a community recreational facility shall be constructed utilizing
60 chain-link fabrication from the ground to the top of the fence.

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62 **On a motion made by Michael Zehner, seconded by Jan Collins, it was resolved**
63 **to approve the new language for the ZTA-25-06, as recommended. Motion**
64 **carried.**

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66 **NEW BUSINESS**

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68 No new business was discussed.

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70 **PUBLIC COMMENT**

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72 There were no further public comments.

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74 **PLANNING BOARD MEMBER COMMENTS**

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76 Robert McClendon commented with reference to the commercial district, noting that
77 white plastic fencing was historically prohibited in Southern Shores. The Board
78 considered evaluating the appropriateness of wood versus white plastic fencing under
79 commercial design standards during a later meeting.

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81 **ANNOUNCEMENTS**

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83 Wes Haskett announced that a special Town Council meeting, attended by the
84 Planning Board and the Entry Corridor Enhancement Committee, will be held on
85 January 27, 2026, at 5:30 p.m. at the Pitts Center. The purpose of this meeting is for
86 the Committee to present the Phase 1 report. The report and the meeting notice are
87 available on the website for public review, and hard copies will be provided to Planning
88 Board members. Additionally, the Town Council will convene on February 3, 2026, at
89 10:00 a.m. to hold a hearing regarding ZTA-25-06.

90 Town Staff will notify the Planning Board once the Entry Corridor Enhancement
91 Committee's Phase 1 report is available for distribution.

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93 **NEXT MEETING**

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95 The date of the next meeting is February 18, 2026, at 5:00 p.m.

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97 **ADJOURNMENT**

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99 **On a motion made by Andy Ward, seconded by Michael Zehner, and carried, it**
100 **was agreed that there was no further business to transact; the meeting closed**
101 **at 5:20 p.m.**

103 ATTEST:

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Andy Ward, Chairperson