

Investigate-Research-Develop-Recommend
(North Carolina General Statute 160A-387)

Sunset Beach Planning Board-Town of Sunset Beach
Minutes From July 1, 2010

| <u>Members Present</u> | <u>Members Absent</u> | <u>Staff</u> | <u>Others Present</u> |
|---|-----------------------|-----------------------------|------------------------------|
| Bill McDonald-Chairman Gene Allen Leon August Sybil Kesterson Al Seibert Carol Santavicca Eddie Walters | None | Jeff Curtis Cindy Nelson | Councilwoman: Carol Scott |

1. **Call to Order**-9:00 am
2. **Roll Call**-Quorum Present
3. **Agenda Comments**-None
4. **Approval of Minutes**-Minutes from the June 3, 2010 Session. There was one correction to be made to the minutes. **Bill entertained the minutes by approved as mailed. Moved by Leon. Second by Carol. Motion carried unanimously.**
5. **Building and Zoning Administrator Report**-Jeff informed the Board that Council approved the Text Amendment that was requested by Henry Bennett, to allow fences in the front yard with a 200 foot set back.
6. **Public Hearing Topics**-None
7. **Old Business**
 - a. Revised Definition of Open Space

Jeff commented that there were no changes to the definition.
 - b. Reference to Required Open Space in Section 150.110 (2) (C) Required Improvements and Minimum Standards of Design for Subdivisions

No discussion or changes were made for this agenda item
 - c. Revised Text for Open Space Requirements

Jeff passed out letters that were submitted by Coastal Communities and Sandpiper Bay Golf Club. Jeff asked the Board Members to read and consider these letters and be ready to comment at the Public Hearing that will be held on this issue. Letters have been entered into the minutes.

Jeff asked the Board to review and approve the changes before them and then a Public Hearing can be called for. Jeff further informed the Board that the Town Attorney reviewed these final changes and has given the approval for them as written.

Discussion led to a few final changes which are as follows:

- Add a sentence to IV (f) as to how the actual square footage would be calculated.
- Section 3 (a) change “bike paths and sidewalks may have...” to “bike paths and sidewalks shall have...:

Bill asked to call for Public Hearing on July 29, 2010. Then, due to Staff and Board Member attendance the following meeting changes were made: the July 15th work session and the August 5, 2010 regular scheduled meeting were canceled.

8. New Business-None

9. Comments from Visitors

Carol Scott strongly recommended to the Board to send a fairly detailed letter to the Council on how the open space issued has evolved and the Board came to the conclusions that it has. Carol Santavicca suggested the Planning Board invite the Council to the Public Hearing.

Charlie Nern appreciated all the work the Planning Board does.

Tim Tilma defended the fact that their subdivision was approved as a PUD with the County. Jeff responded that the Town Attorney said that it there are no future site specific development plans that had approval.

10. Adjournment-Eddie motioned to adjourn. Second by Bill. Motion carried unanimously. Meeting adjourned at 9:30 am.

Bill McDonald-Chairman

Cindy Nelson-Secretary