

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

Sunset Beach Planning Board-Town of Sunset Beach
Minutes From December 3, 2009
Public Hearing and Regular Meeting

Members Present

Bill McDonald-Chairman
Gene Allen
Eddie Walters
Sybil Kesterson

Members Absent

Bob Perry-Vice Chairman
Al Seibert
Leon August

Staff

Jeff Curtis
Cindy Nelson

Others Present

Council Women:
Carol Scott
Karen Joseph

1. Call to Order-9:05 am
2. Roll Call-Quorum Present
3. Agenda Comments-None
4. Approval of Minutes-from November 5, 2009: **Eddie made a motion to approve the minutes as submitted. Seconded by Gene. Motion carried unanimously.**

5. Building and Zoning Administrator Report-Jeff made a comment that the rezoning of the golf courses and the maintenance of docks and piers are on the agenda for the December 7, 2009 Council meeting.

6. Public Hearing Topics

a. Amendment to Sections; 151.148, 151.178, 151.193, 151.213, 151.273, 151.302, 151.317, 151.243 Dimensional Requirements. Proposal to address Set Backs on Through Lots in all Zoning Districts.

Jeff explained this was for the through lot situation that has been brought to the board before and applies to all districts in the town except the BB-1, the exception was added. Eddie highlighted the fact that this is effectively creating a grandfathering for a 10 year period of time.

The Chairman asked for Public Comment:

Evelyn Madison of Shallotte, and a representative of the Continental Hotel spoke: She asked how this amendment would affect The Continental, further saying the property faces 3 streets; 1st Street, Main Street, and Sunset Blvd.

Eddie said Evelyn contacted him about this matter. Eddie recommended that she call Jeff.

Jeff said the actual structure sits on a thru lot and a corner lot, he then suggested that Evelyn make an appointment and talk with him directly about this situation.

Evelyn described how the land was parceled with the pool, the hotel, and parking. Eddie asked how it would be considered if The Continental did a deed combination and combined all the parcels into one parcel.

Jeff said according GIS; the managers office is approximately 5 feet from the property line on the Sunset Blvd. side, the parking lot is in the right of way on the other side, and the one wing possibly does not have a 5 foot set back on the 1st Street side.

Regardless of the setback issue, FEMA would come into play should they chose to rebuild or have to rebuild all or in part due to storm damage. The ground floor would have to be elevated.

Bill told Evelyn should this amendment be passed, and, in the event that any rebuilding occurs, she could bring a request to the Board of Adjustment.

All in attendance agreed The Continental is a unique situation.

With no more public input the public hearing was closed, discussion opened to the Board, no further discussion held; **Eddie moved to recommend the zoning change to council. Seconded by Gene. Motion carried unanimously.**

b. Definition of a Through Lot

Jeff said this definition has previously come before the board.

The Chairman asked for public comment, being none, the public hearing was closed, discussion opened to the board, no further discussion held; Gene said this looks to be a definition of a through lot. **Gene moved that we accept this as our definition. Seconded by Eddie. Motion carried unanimously.**

c. Proposed Rezoning of the Last Area in the Town's Jurisdiction Zoned AF-1 to MR-1.

Jeff explained this is the last area in the towns jurisdiction zoned AF-1 and it does not fit with the Town's vision for future growth. He is proposing the area be zoned MR-1, which is the same zoning in the area surrounding the currently AF-1 area.

The Chairman asked for public comment, being none, the public hearing was closed, discussion opened to the board, no further discussion held; **Bill entertained a motion that we approve the rezoning. Gene moved that we rezone this as it pretty much brings everything in the same line. Seconded by Eddie. Motion carried unanimously.**

7. Old Business-None

8. New Business-same as stated above in the Public Hearing.

At this time the Chairman congratulated the newly elected Council women who were in attendance.

9. Visitor Comments-None

10. Adjournment-Meeting adjourned at 9:25 am. **Motion made by Eddie. Seconded by Gene.**
Motion carried unanimously.

Bill McDonald-Chairman

Cindy Nelson-Secretary