

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

Sunset Beach Planning Board-Town of Sunset Beach

Minutes From January 7, 2010

<u>Members Present</u>	<u>Members Absent</u>	<u>Staff</u>	<u>Others Present</u>
Bill McDonald-Chairman	None	Jeff Curtis	Council Women:
Bob Perry		Cindy Nelson	Carol Scott
Eddie Walters			Karen Joseph
Al Siebert			
Leon August			
Gene Allen			
Sybil Kesterson			

1. Call to Order-9:00 am
2. Roll Call-Quorum Present
3. Agenda Comments-None
4. Approval of Minutes-from December 3, 2009: **Eddie made a motion to approve the minutes.
Seconded by Leon. Motion carried unanimously.**
5. Building and Zoning Administrator Report-None
6. Public Hearing Topics-None
7. Old Business
 - a. Discussion of Proposed Rezoning of Sea Trail, Sandpiper Bay, and Oyster Bay Golf Courses

Discussion as follows:

Jeff explained to the Board that after the Council's public hearing Bill, Bob, and himself met to discuss the issues surrounding the article that was published in the Beacon which did not accurately recount what happened at the hearing, and led to some misunderstandings. Jeff gave a brief overview of what was discussed and explained no action would be taken at this Planning Board meeting as the topic is tabled from the last Council meeting.

Jeff described further what happened at the December Public Hearing/Council meeting. An attorney for Sandpiper Bay Golf Course was present and requested more time to look at the proposed rezoning. They alleged they were not properly notified. Their owner address is Sunset Beach, even though they are based on the west coast. There was a half page ad that ran in the local paper, so there was no requirement to do any additional mailing.

From that; staff recommended that the Council hold the public hearing and let the people be heard, and table any action so Sandpiper would have time to research the effects on their property.

Jeff continued: at the same time, Ed Gore submitted a letter and requested meetings with the council.

Gary and I met with him already to discuss the issues and we will also be meeting with Sandpiper Bay.

Staff will recommend no action be taken so staff can have time to work through some of the problems discussed with the golf course representatives.

The chairman opened the floor for board discussion.

Bob said he had a lot to say and mentioned that he was quite angry about what happened at the Council meeting, He thought this would be a good opportunity to bring up some issues that should be addressed.

He stated there were three issues he wanted to discuss.

1. Contingency planning: between the Council and the Planning Board. We should have a list of what “ifs” and an action plan in place to preserve the quality of life and property values of the town. For example, the golf courses are a big part of the town and area golf courses are closing. None of us want to see the golf courses we live on become overdeveloped or become over run with weeds. What about the value of the golf courses, and the affect on property values? We should be prepared with a plan if Sea Trail goes bankrupt.

2. Communication: The only communication from the Council meeting was from the Beacon and that was a false account. He proposed better communication between the council and the general public, and proposed that inaccurate information be corrected. He also proposed better communication between the Planning Board and the council.

3. Legal Assistance to the Planning Board: this zoning was put together by the Planning Board over a period of 18 months; let’s get the council involved in more of our meetings.

Jeff answered that we do have legal assistance in that, the Town Attorney helps him to work through language or legal issues before they are brought to the Planning Board and Council.

The overall consensus was that it would be beneficial to receive more active input from representatives of the town.

Eddie: the zoning recommendation that was made was consistent with the zoning of the adjacent and surrounding properties; the Planning Board protected property values, aesthetics, recreation, and free space to best of its abilities.

Al: we weren’t trying to rezone anything, but, were trying to modify the standards and so came up with a new district; trying to keep it residential to residential.

Bill: this is what was submitted to Council, who is the ultimate decision maker, they can accept it, reject it, or modify it. All we can do is make a recommendation.

Eddie: motivation for the Board's action was appropriate in trying to preserve what we have and discourage redevelopment in a higher density use. If a golf course goes bankrupt we cannot enforce upkeep, which will then devalue surrounding properties. Opposition to any zoning is natural, and we should anticipate opposition even though all complaints are valid.

More conversation followed involving communication issues.

Jeff: communication could have been better with staff and the owners of the golf courses, however it is two way door and we did advertise. Eddie agreed that a staff call to the owners letting them know what was being worked on would have been good.

Al stated: he was proud of the Board for initiating this discussion, whether our vision is correct or not.

we have been working on this issue for two years, and we have initiated discussion on something that could

be a very real problem. Bill agreed.

Bill: that vision needs to come from the Council, once we know what their vision is we can have discussion and then we can weed through what needs done.

Eddie: we established a vision, called the Ten Year Land Use Plan, and we worked two years on it, then it went to Council for their approval, we had round table meetings with the council, it's our framework for zoning, that's our vision. This was one of our action items.

Jeff: Ed Gore is not against this proposal however there are some issues, one of them is the parcel lines are not right, it also creates some non conformities, like the Oyster Bay and the Maples clubhouses, there is a 100 foot setback and if something happened to one of clubhouses, it could not be built back.

It would be grounds for a variance, and there is no guarantee for that.

Carol Scott commented that vision should come from both Council and Planning Board. Carol thought the Council sending this back to the Planning Board was appropriate to make sure all issues have been addressed.

Gene asked Jeff what the Council wanted from the Planning Board, Jeff said the Council did not send it back to the Planning Board; it has been tabled by the Council to allow the owners of the golf courses to review this further. They are not expecting any action at this time. He further said that the OS-1 could be approved, but, at a later time some issues within it could be worked on, such as, set back lines.

Discussion concluded.

8. New business

- a. Discuss topics of interest that the Planning Board would like to address in 2010.

Jeff said one of the items is street lighting ordinances which were a part of the Land Use Plan. He is researching ordinances from other towns.

Bill said if any one has other ideas, they could be directed to Jeff or himself and they can be put on the agenda for the next meeting.

9. Visitor Comments-Karen Joseph commented that she appreciated every thing that has been said and wants to preserve as much open space as possible. She also agreed with Carol that there should be a shared vision.

Jeff spoke with an attorney representing BB&T Bank, who informed him that the Village Park Condominium project is in foreclosure. The bank is either going to take over the project or put it up for sale. Either way the bank is going to try to clean up the property. Also, he mentioned to the attorney that Calvin Riddle was working toward deeding the park to The Town, with plans for a Veteran's Memorial, in hopes that will still happen.

10. Adjournment-**Bill entertained a motion to adjourn. Eddie moved to adjourn. Seconded by Leon. Meeting adjourned at 9:50 am.**

Bill McDonald-Chairman

Cindy Nelson-Secretary