

Investigate-Research-Develop-Recommend  
(North Carolina General Statute 160A-387)  
Sunset Beach Planning Board-Town of Sunset Beach

Minutes for February 7, 2008

**Members Present**

Al Seibert-Chairman  
Eddie Walters  
Leon August  
Gene Allen (ETJ)  
William McDonald (Alternate)

**Members Absent**

Bob Perry

**Staff**

Gary Parker  
Jeff Curtis  
Cindy Nelson

**Others Present**

Wilson Sherrill  
Laura Lewis

1. Call to Order-9:00 am
2. Roll Call
3. Agenda Comments-Three items were added to the agenda:
  - a. Amendment to 151.056 and 151.057-Non-Conforming Uses.
  - b. Amendment to 150.107-Updated information
  - c. Handout of map showing the changes to ETJ Extension.
4. Approval of Minutes-For January 3, 2008 session-**Walters motioned to approve minutes as submitted. Seconded by August. Motion carried unanimously.**
5. Town Administrator Report-None
6. Old Business-None
7. New Business
  - a. Appoint one Planning Board member to the Architectural Review Board (ARB) for the Village of Sunset Beach.

There are currently two members on the ARB Board, Bob Perry and Leon August. The Architectural Standards Committee asked that the town only have one appointee. The board elected to appoint Perry to the ARB Board. **Allen moved to appoint Perry. Seconded by Walters. Motion carried unanimously.**

- b. Zoning of newly annexed property 64.25 acres from county zoning to Sunset Beach zoning to RI-1, to allow for a Continuing Care Community. The permitted use was voted on and it was assumed that the zoning was also voted. After reviewing the minutes it was discovered that the zoning was not voted on.

**Walters moved to recommend we rezone the newly annexed property on 904, a parcel containing 64.25 acres from the previous zoning of the first 300 feet of MR-3 and the remainder that was under the county zoning jurisdiction to the Sunset Beach zoning district of RI-1; Recreational and Institutional. Seconded by August. Motion carried unanimously.**

8. Agenda Additions

a. Non-Conforming Structures 151.056(a)

Curtis stated that while working on BB-1 revisions, he found text that needed adjustment. In order to clarify the ordinance and not leave it open to staff interpretation, the following adjustments were made to the ordinance. He struck through the former language that stated: “The renovation does not increase or expand the floor area of the structure.” To, “Nonconforming structures may not be expanded, extended or altered in any way that would increase its nonconformity.”

b. Non-Conforming Buildings Containing a Non-Conforming Use 151.057

Curtis said this change was in line with our other ordinances. The current text reads “...damaged to an extent exceeding 60 percent of its reproducible value at the time of destruction.” To, “...exceeding 50 percent...”

**Allen moved that these two amendments be made. Seconded by Walters. Motion carried unanimously.**

c. Amendment to 150.107 Information To Be Shown On Final Plat

Curtis said the section in which the Notary Public is required to Notarize has changed. The ordinance is being amended to meet current state requirements. **Walters moved to amend the ordinance as submitted. Seconded by August. Motion carried unanimously.**

d. Amendments to ETJ Extension

Parker explained that Linda had sent information to the county planning department for review in December. County staff noticed one area being one mile to far in one direction and one mile to short in another. Curtis described the exact boundary locations. Much discussion ensued on the boundary clarification. Further conversation followed about extending the ETJ East past Piggly Wiggly shopping center toward Highway 17. **August motioned to proceed with the county to investigate the possibility of adding the area proposed on the map extending the ETJ. Seconded by Allen. Motion carried unanimously.**

9. Visitors Comments-None

**10. Adjournment-Seibert moved to adjourn. Seconded by August. Motion carried unanimously. Meeting adjourned at 10:10 am.**

*Al Seibert-Chairman*

*Cindy Nelson-Secretary*