

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

Sunset Beach Planning Board
Agenda for Thursday December 6, 2007
9:00 am

Members Present

Al Seibert-Chairman
Eddie Walters
Leon August
Bob Perry
Gene Allen-ETJ
Bill McDonald-Alternate

Members Absent

None

Staff

Linda Fluegel
Jeff Curtis
Cindy Nelson
Penny Tysinger

Others Present

Wilson Sherrill
Laura Lewis

1. Call to Order-9: 31 am
2. Roll Call
3. Agenda Comments-Agenda additions are as follows:
 - a. Final plat approval for Building 1-Village Park Condominiums
 - b. Preliminary plat approval for River Walk subdivision
 - c. Review areas that have been surveyed for Consideration for Annexation
4. Approval of Minutes-None
5. Town Administrator Report-None
6. Old Business
 - a. Addition to Zoning District RI-1, Ordinance # 151.333-Special
Uses Permissible On Appeal to Board of Adjustment-Continuing Care Community

Fluegel said this represents changes from last meeting and they are as follows:

1. Cross out Progressive Care to say Continuing Care Community throughout the text.
2. #6-added "congregate care and independent living units".
3. #7-added to say the Planning Board needed to be copied on contracts from the residents and to use the language, "The CCC must be state licensed and provide a minimum of 2 levels of services.
4. #10 (c)-took out words, "congregate care or congregate living structure".
5. #11-Defined the setbacks for front, side, and rear for single-family structures and multi family structures.
6. #16-Height of building to add "The Board of Adjustment may grant a....", and may not exceed 65 feet. Also, A building or structure may exceed 50 feet in height when providing parking underneath for security...".

Walters moved to recommend to council the approval of the newly drafted Special Uses for the Continuing Care Community as changed and amended. Seconded by August. Motion carried unanimously.

7. New Business

- a. Preliminary Plat approval for River Walk Subdivision

Fluegel explained to the board that they had recently voted to re-zone the plat from MB-1 to MR-3. She further said the proposal is for six lots, one driveway off highway 179, and the driveway would support the six lots.

**Perry moved to approve the preliminary plat. Seconded by Walters.
Motion carried unanimously.**

- b. Final Plat approval for Building 1 at Village Park Condominiums

**Walters moved to approve the final plat. Seconded by Allen.
Motion carried unanimously.**

- c. Consideration for Annexation

Fluegel reminded the board they had talked before about increasing the area for consideration for annexation, the survey is completed for the property behind the old Food Lion, to Gate 3, to the post office. She explained the how the annexation process works and informed the board that it was up to them to send this to council for consideration.

Fluegel said she also took information to Brunswick County Planning Dept. to consider annexing from CVS down to Ocean Isle Beach's ETJ.

Fluegel said the third area she is looking at is a small subdivision near Ocean Harbor for Consideration of annexation. The consideration has been in the works for years, however an area has to be 60% developed before it can be considered for annexation. Currently this area does not meet those requirements.

August moved to send recommendations to council. Seconded by Perry. Motion carried unanimously.

7. Visitors Comments-None

8. Adjournment-**August motioned to adjourn. Seconded by Perry. Motion carried unanimously. Meeting adjourned 10:25 am.**

Al Seibert thanked Linda for all her years of dedication and hard work and said she will be so missed. Linda said she will miss everyone and has enjoyed her work here.

Al Seibert-Chairman

Cindy Nelson-Secretary