

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

Sunset Beach Planning Board
Minutes from November 1, 2007
Special Called Meeting

Members Present

Al Siebert-Chairman
Eddie Walters
Leon August
Bob Perry
Gene Allen (ETJ)
Bill McDonald (Alternate)

Staff

Linda Fluegel-Town Administrator
Jeff Curtis-Building Inspector
Cindy Nelson-Secretary

Others Present

Becky Noble
Bob Bobinski
Chris Stanley
Craig Autry

1. Call to Order-9:05 am
2. Roll Call
3. Agenda Comments-None
4. Approval of Minutes from the September 6, 2007 session-**Perry motioned to approve. Seconded by August. Motion carried unanimously.**
Approval of Minutes from the September 20, 2007 session-**Perry motioned to approve. Seconded by Allen. Motion carried unanimously.**
5. Town Administrator Report-None
6. Old Business-None
7. New Business
 - a. Appointment of Planning Board Chairman and Vice Chairman:
Perry motioned to appoint Al Seibert as Chairman. Seconded by Walters. Motion carried unanimously.
Appointment of Planning Board Vice-Chairman:
Perry motioned to appoint Eddie Walters as Vice Chairman. Seconded by August. Motion Carried unanimously.
 - b. Approval for Special Sign District Designation for Ocean Ridge at Jaguars Liar. **Walters motioned to approve the Special Sign District. Seconded by August. Motion carried unanimously.**
 - c. Preliminary Subdivision Approval for Ocean Ridge at Jaguars Liar, Phase 6; sections 3 through 7. Fluegel stated that Preliminary Plat approvals are only good for a year, and this Subdivision came before the board one year prior.
Allen motioned to approve the Preliminary Plat for one more year.

Seconded by August. Motion carried unanimously.

- d. Final Plat Approval for Ocean Ridge at Jaguars Liar, Phase 6; section 3A.

Walters motioned to approve plat as submitted. Seconded by Perry.

Motion carried unanimously.

- e. General Application for Zoning Amendment from MB-1 to MR-3

Property owner of Parcel Number(s): 255000304; 255000305; and 255000308-1358 Beach Drive, Calabash, NC. The property is currently zoned MB-1. Staff recommended approval for the zoning change. The property would be subdivided into 6 single-family lots. Fluegel stated it appears to be spot zoning, however, it can be proven to be consistent with the town's current Land Use Plan and will add to the betterment of the community.

Curtis mentioned that Woodbine Road across the street is zoned MR-3. Perry challenged the fact this may take away from the town's goals of providing public water access. Fluegel said Calabash City Limits abut the property; we cannot annex or purchase the property for boat access even if we wanted too. Allen inquired of Autry if the current homes would be removed. Autry said they would be removed immediately; the lots will be cleared and ready to sell as buildable lots.

Walters questioned the water easement going through the property. Stanley stated that it was a temporary easement and should not be on the map. **Perry motioned to approve the zoning change. Seconded by August. Motion carried unanimously.**

- f. Conceptual Building Approval for the ABC Store

Perry presented a picture and gave a brief description of how the building will look. Perry also said the roof will be green in keeping with the rest of the development, and that landscaping is being worked on. He stated that the ARB Board approved the plans unanimously.

Fluegel said that what is being looked at today is conceptual plans; the final plans would have to be approved at a later meeting.

Walters motioned to approve the preliminary design of the building. Seconded by Allen.

Motion carried unanimously.

8. Visitor Comments-None

9. Meeting Adjourned-**Perry motioned to adjourn the meeting. Seconded by August. Motion carried unanimously.** Adjournment at 10:00 am.

Al Seibert-Chairman

Cindy Nelson-Secretary