

**Town of Sunset Beach
Planning Board Meeting
May 1, 2014**

MINUTES

Members Present: Carol Santavicca, Chairwoman; Tom Vincenz, Vice-Chairman; Members Al Seibert, Sybil Kesterson, Bob Tone, and Len Steiner

Members absent: Member Noelle Kehrberg

Staff Present: Sandy Wood, UDO Administrator, Randy Walters, Building Inspector and Lisa Anglin, Planning Board Secretary

Chairwoman Santavicca called the meeting to order and called for draft agenda amendments.

Draft Agenda Changes

No amendments made.

Consideration of Minutes for Approval

The Board reviewed the April 3, 2014 and April 17, 2014 draft minutes. Minor amendments were made.

MEMBER SEIBERT MADE A MOTION TO APPROVE THE APRIL 3, 2014 AND APRIL 17, 2014 MINUTES AS AMENDED. VICE-CHAIRMAN VINCENZ SECONDED THE MOTION. CHAIRWOMAN SANTAVICCA CALLED FOR A VOTE AND THE MOTION CARRIED BY UNANIMOUS VOTE.

UDO Administrator Report

Progress Reports for on-going Issues

Sandy Wood advised that a property owner on Shoreline Drive East near Bill's Seafood has contacted the Building Inspections Office concerning rezoning 3-4 lots from MR2A to business.

Staff Review of Changes to Flood Map and FEMA Regulations

Randy Walters advised that new flood maps are expected to be released in mid-to-late summer.

Other Reports

Town Council Meeting

Council meeting is scheduled for May 5, 2014.

Technical Review Committee

Sandy Wood advised that the Technical Review Committee has reviewed the lighting plan and color scheme for Coastal Outfitters. Sandy Wood advised that the TRC will be reviewing the preliminary subdivision plans for the west end of the island soon.

Old Business

Consideration of Recommendation to Council for Bike Plan Revision

Member Steiner reminded the Board of the Bike Plan revision discussed during the April 17, 2014 meeting. The revision is for the bike plan route to travel from the Highway 904 intersection down Seaside Road to Live Oak Drive then to Station Trail with a share the road designation. The route will then continue on a sidewalk along Sunset Blvd. North towards the bridge intersection that will join the Coastal Outfitters/Roundabout sidewalk. Sandy Wood advised that quote to install an eight (8') foot wide sidewalk from Station Trail towards the bridge intersection is \$50,000 - \$75,000. Wood advised that the sidewalk portion in front of Coastal Outfitters is in negotiations.

MEMBER SIEBERT MADE A MOTION TO FORWARD THE BIKE PLAN REVISION RECOMMENDATION TO THE COUNCIL FOR CONSIDERATION. MEMBER STEINER SECONDED THE MOTION. CHAIRWOMAN SANTAVICCA CALLED FOR A VOTE AND THE MOTION CARRIED BY UNANIMOUS VOTE.

UDO Amendments

Staff recommended the "Volume 7" reference in Section 7.03 (C) be removed and just cite NC Building Code. The Board agreed.

Staff recommended adding "unless a public wastewater system is available" to Section 6.04 under Off-Site Septic Tank.

Items For Consideration

CR-1 Review

The Board compared the UDO version of the CR-1 Conservation Reserve District to the previous zoning code to ensure that the spirit of the ordinance was preserved in the translation. The Board discussed the need for the number of bedrooms limitation to be added to each district and agreed to the following language:

"The number of bedrooms allowed per dwelling shall not be more than the approved wastewater construction authorization for the County Health Department, but in no case shall exceed more than 8 bedrooms per dwelling."

Required Changes to UDO as to BOA

Sandy Wood advised that the Council is seeking an ETJ Alternate member to serve on the Board of Adjustment. Sandy Wood advised that the Board of Adjustment ordinances will be ready for review soon.

Subdivision Infrastructure Ordinances

Sandy Wood advised that Staff is reviewing the Town ordinance that needs to be amended to include water, sewer and electricity.

Height Measurement Method for Flood Plain

No report.

Items For Consideration (Cont.)

Noise Regulations

Member Steiner is gathering information for the Board to consider.

Pier Head Alignment

Staff is working with CAMA for permitting and then surveying work will begin when the Council funds the project.

Adaptation of Vision Plan into Overlay District

The Planning Board agreed to work on the Vision Plan exclusively during the August 7th and August 21st meetings.

New Business

The Board was requested to review the Conservation Overlay District and the Open Space District from the previous zoning code for a future discussion.

Public Comments

Charles Nern 647 Oyster Bay Drive – Agreed with the bedroom limitations.

Sue Weddle 706 North Shore Drive – Agreed with the bedroom limitations.

MEMBER SEIBERT MADE A MOTION TO ADJOURN THE MAY 1, 2014 MEETING. VICE CHAIRMAN VINCENZ SECONDED THE MOTION. CHAIRWOMAN SANTAVICCA CALLED FOR A VOTE AND THE MOTION CARRIED BY A UNANIMOUS VOTE.

Town of Sunset Beach
Planning Board

Carol Santavicca, Chairwoman

Submitted by:

Lisa Anglin, Planning Board Secretary

*The May 1, 2014 minutes were approved by the Planning Board during the July 17, 2014 meeting.