Town of Sunset Beach
Planning Board Meeting

Meeting Minutes of April 21, 2016
9:00 am

Members Present: Vice-Chairperson Len Steiner, Greg Jensen, Noelle Kehrberg, Bob Tone

Members Absent: Chairperson Tom Vincenz

Staff Present: Rawls Howard, Planning Director; Richard Hathcock, Planning Board Secretary; Grady Richardson, Town Attorney

Vice-Chairperson Steiner called the meeting to order, read a prepared welcome statement, and established that a quorum was present. The Pledge of Allegiance was recited by all in attendance.

Postponement or Withdrawal Requests- None

Public Comments-

Jan Harris; 206 North Shore Drive: Spoke in favor of TA-16-04, proof of ownership requirement for new construction.

Richard Hilderman; 407 37th Street: Spoke in favor of TA-16-04, proof of ownership requirement for new construction.

Consideration of Approval of Minutes: **VICE-CHAIRPERON STEINER ASKED FOR A MOTION TO APPROVE MINUTES FOR APRIL 7TH, 2016. MOTION MOVED BY NOELLE KEHRBERG. SECOND WAS MADE BY GREG JENSEN. MOTION CARRIED UNANIMOUSLY.**

Old Business

a. Discussion and Possible Action – Continued Review of Previous Town Code Sections to UDO Related to Land Use and Building.

- Rawls discussed chapter 150 of the Town Code and stated that he was looking to start amendments to the Building Code.
- The Board recommended:
    1. Keeping "Relocation of buildings" (150.307) but removing the clause regarding relocation of buildings outside town limits.
    2. Keeping "Guttering" (150.312).
- By request of the Board, Rawls agreed to bring language before the Board at a later meeting for approval.

New Business

a. Discussion – CAMA Land Use Plan Update; Wes MacLeod, Cape Fear COG

- Wes MacLeod, Cape Fear COG, gave a presentation on the CAMA Land Use Plan Update.
- The Board requested:
    1. Taking out the term "mega structures."
    2. Allowing the opportunity for future parks.
    3. Encouraging voluntary annexation.

b. TA-16-04; Text Amendment; Town-initiated; Proposal to Amend UDO to Provide for Proof of Ownership Requirement for New Permits

- Rawls introduced the text amendment.
- Discussion ensued between the Board members and Town Attorney, Grady Richardson. Mr. Richardson provided his advice and opinions as to the proposed text amendment's unintended consequences and what the law requires of the Town, together with the limitations of the Town as to disputes over land ownership in conjunction with applications submitted to the Town for review and consideration.

VICE-CHAIRPERSON STEINER ASKED FOR MOTIONS. GREG JENSEN MOVED TO SEND THIS TEXT AMENDMENT TO TOWN COUNCIL WITH A RECOMMENDATION TO DENY. SECOND WAS MADE BY NOELLE KEHRBERG. VICE-CHAIRPERON STEINER CALLED FOR A VOTE BOARDMEMBERS JENSEN, KEHRBERG, AND STEINER VOTED YES. BOARDMEMBER TONE VOTED NO. THE MOTION CARRIED BY A 3-1 VOTE.

c. TA-16-05; Text Amendment; Town-initiated; Proposal to Amend UDO to Address Maintenance of Bulkheads, Piers, and Docks.

- The Board questioned, what if the damaged structures are never fixed. Rawls informed the Board that the Town could place a lien on the property, if it were necessary.

VICE-CHAIRPERSON STEINER ASKED FOR MOTIONS. NOELLE KEHRBERG MOVED TO APPROVE. SECOND WAS MADE BY GREG JENSEN. THIS PASSED UNANIMOUSLY.

d. TA-16-06; Text Amendment; Town-initiated; Proposal to Amend UDO to Provide for a Definition of Sand Dunes.

VICE-CHAIRPERSON STEINER ASKED FOR MOTIONS. NOELLE KEHRBERG MOVED TO APPROVE. SECOND WAS MADE BY BOB TONE. THIS PASSED UNANIMOUSLY.

Administrative Items:

A. Director and Staff Comments

- Rawls stated that he would be bringing more text amendments to the Board at the next meeting.

B. Board Member Comments and Request for Future Agenda Items

- The Board requested that any changes sent forward by staff to Town Council after Planning Board review be brought to the attention of Planning Board.

Public Comments:

Jan Harris; 206 North Shore Drive: Expressed concerns over the Boards decision on TA-16-04.

Carol Scott; 1527 North Shore Drive: Recommended that the Board consider more public input.

Mark Benton; 405 40th Street: Expressed concerns over the Boards decision on TA-16-04.

<u>Adjournment:</u> 10:59 AM. VICE-CHAIRPERSON STEINER ASKED FOR A MOTION TO ADJOURN. MOTION MOVED BY BOB TONE. SECOND WAS MADE BY GREG JENSEN. MOTION CARRIED UNANIMOUSLY.

Town of Sunset Beach
Planning Board

Len Steiner, Vice-Chair Person

Submitted by:

Richard Hathcock, Planning Board Secretary

TOWN OF SUNSET BEACH
OFFICIAL SEAL
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