



SUNSET BEACH PLANNING BOARD
January 17, 2013

Mayor and Town Council
700 Sunset Blvd N.
Sunset Beach, NC 28468

Dear Mayor and Council,

In a duly called meeting of the Planning Board on January 17, 2013;
The Planning Board discussed in depth the use of the property at the intersection of Shoreline Drive W and Sunset Blvd; Parcel number 256HB040. See attached GIS map.

The property lessor and owners of Summer Tide Adventure Tours, Mr. Darren Bouley and Charles and Carrie Van Winkle were present and available to answer and ask questions concerning locating their kayak business on this property. Adjacent business owner of Mavericks Coffee Shop, Larry Booth, was also present.

It was determined that a kayak business is a permitted use for this property in the MB-1 zoning district. This type of use is exactly what the Planning Board envisioned for the Town while working on the currently adopted Land Use Plan. A change for this specific use was also made to the newly adopted UDO to encourage this type of business. Kayak touring is a sought after form of recreation that is eco-friendly, educational and family oriented. A business of this regard would encourage locals and tourists alike to spend time and money in our town. It would also provide a positive form of fitness and encourage a shared appreciation for the beautiful coastal community in which we all reside.

The main issue is that the corner lot needs a driveway cut to properly support the business on this corner. The decision for authorization for the driveway cut on both sides of the property rests with the D.O.T. The owners of the kayak business are in the process of acquiring D.O.T. approval with the help of Sandy Wood, Director of Building Inspections.

Barring D.O.T approval, the other issue is to allow access from the front of the lot on Municipal Drive which abuts Fire Station #1. The Fire Chief has made an assessment of making cuts into the curbing there and informed the Sandy Wood that driveway cuts would not be a detriment to their services in the event of an emergency. The decision for allowing the driveway cuts is in the hands of the Town Council if the D.O.T. does not approve a permit for driveway access.

Some concerns were raised in regard to a high volume of traffic on that corner; however, the most recent use of that corner property was by the D.O.T. during bridge construction in which large vehicles were constantly accessing the property with very little impact on traffic, even during the summer season when traffic was at a high point.

After careful consideration the Planning Board voted unanimously to recommend to Town Council that they support the use of this type of business at this location in any way possible.

This recommendation is consistent and in accord with Sunset Beach Land Use Plan and other officially adopted plans, are reasonable and in the public interest.

If you have any questions please feel free to contact us.

Respectfully,

Carol Santavicca
Chairperson

Tom Vincenz
Vice Chairperson