

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

Minutes for March 6, 2008

<u>Members Present</u>	<u>Members Absent</u>	<u>Staff</u>	<u>Others Present</u>
Al Seibert-Chairman	None	Gary Parker	Wilson Sherrill
Eddie Walters		Jeff Curtis	Laura Lewis
Leon August		Cindy Nelson	Carol Scott
Bob Perry			
Gene Allen (ETJ)			
William McDonald (Alternate)			

1. Call to Order-9:00 am
2. Roll Call-Quorum present
3. Agenda Comments-None
4. Approval of Minutes-For February 7, 2008 session. It was noted to make one correction. **August moved to approve the minutes. Seconded by Walters. Motion carried unanimously.**
5. Town Administrator Report-Discussion ensued about some items that were brought up at the preceding Town Council meeting:
  - a. Parker made mention the Town Council approved the staff revising the ETJ Map to include the new area discussed. He also noted that the County staff will be meeting with the Town Staff to discuss the new ETJ area.
  - b. Seibert asked the Town Council to take another look at the revision of the BB-1 Zoning District and the setbacks that are being considered. Seibert asked that it be brought up at the next Planning Board Workshop.
6. Old Business
  - a. Review and approve draft copy for the Technical Review Committee

Parker said with the advice of the Town Attorney item D was removed, as it seemed repetitious, also there was language in one of the provisions that gave more authority to the TRC than they should have. Parker went on to clarify the purpose of the TRC was to merely review proposed projects from a technical perspective and to make sure they are in compliance with the town ordinance. **Walters moved to recommend the approval of the text and formation of a Technical Review Committee to council and to be incorporated into zoning as recommended by Parker and Curtis. Seconded by August. Motion carried unanimously.**

- b. Adding Pumping Stations as a Permitted Use in all Zoning Districts

Seibert asked if the planning board would have to approve future projects if this were passed . Parker and Curtis said there would not be a need too.

Parker informed the Board that in late April there will be an open house meeting at Seaside United Methodist Church. Brunswick County engineers, consultants, and staff, will have on display maps on the Town's sewer project. They will also be discussing the project, and be on hand to answer any questions the public may have.

Seibert asked to revise item #3 that reads: "No vehicles or material shall be stored on site." Further discussion resulted in the text being changed in all zoning districts to read: "No vehicles or material shall be stored on site, except during construction." **August moved to approved. Seconded by Walters. Motion carried unanimously.**

7. New Business-Not listed on the agenda

- a. Curtis brought to the Board's attention that the developer of the old Angle's Trace Clubhouse has a problem with the current parking requirements. For this particular case there is a change in the building occupancy of the structure, the town would require 565 parking spaces. After some research Curtis found the county only required 152 spaces for the same occupancy. Curtis said it would be tough for the developer to put in 565 spaces. After much discussion it was determined that the developer would need to come before the Board of Adjustment for approval in the change of parking spaces. Parker mentioned this is worth looking at as a whole as it can affect storm water concerns. It was agreed by the Board to review the current parking ordinance and conduct a study comparing other towns and city's to consider changing the current requirements.
- b. Seibert and Parker asked the secretary to remove the Town Administrator item from future agendas and in its place add "Zoning Administrator Report."

8. Visitors Comments-None

9. Adjournment-**Perry moved to adjourn. Seconded by August. Motion carried unanimously. Meeting adjourned at 9:45 am.**

*Al Seibert-Chairman*

*Cindy Nelson-Secretary*