

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

Sunset Beach Planning Board  
Minutes from September 6, 2007  
Special Called Meeting

<u>Members Present</u>	<u>Staff</u>	<u>Others Present</u>	
Al Siebert-Chairman	Linda Fluegel	Sammy Varnam	Jan Harris
Eddie Walters	Jeff Curtis	Cindee Wolfe	Laura Lewis
Leon August	Cindy Nelson	Jason Stegal	
Fred Abernathy	Penny Tysinger	Bob Noonan	
Bob Perry	Scott Logel	Carol Scott	
Gene Allen-ETJ Member			

1. Call to order- 9:08 am
2. Roll Call
3. Agenda Comments-None
4. Approval of Minutes-None
5. Town Administrator Report-None
6. Old Business
  - a. Proposed Text Amendment for a Marina at 101 Sunset Blvd. N.  
Fluegel asked to clarify the agenda: the agenda needs to state “A Proposed Text Amendment for MB-1 Zoning District” instead of “101 Sunset Blvd”. Walters motioned to approve. Seconded by Allen. Motion carried unanimously.  
Siebert asked that a map be presented so that the MB-1 Zoning Districts could be viewed. Siebert stated there are four (4) MB-1 districts that have water access. Perry and Walters stated concern that there was not enough allowance for off street parking. Walters mentioned public boat access would be good for the community. His other issue was how the structure would fit into the various MB-1 landscapes in regards to appearance. Walters also stated a concern of pollution.  
Wolfe said the request today is for a Text Amendment to allow boat storage, the Special Use Permit would have a list of items that would protect the community with aesthetics, pollution, parking, etc.  
Siebert asked the board for a recommendation. **Four-Fifths of the vote was denied. Abernathy motioned to approve. Allen seconded. Siebert, Walters, August-denied the vote.**

**Meeting Adjourned to Land Use Plan at 10:00 AM**  
**Meeting reconvened at 10:15 AM**

6. Old Business Continued:

- b. Zoning Districts for Sandpiper Bay and Wyndfall Subdivisions  
Fluegal asked the Board to rescind their original motion made on August 16, 2007, the original motion was made in error.

**August motioned to rescind. Seconded by Perry.**

**Motion carried unanimously.**

Fluegel stated that the Subdivisions are currently zoned under Brunswick County zoning district of R7500. Fluegel proposed bringing the Subdivisions into MR-3 compliance for Sunset Beach as it applies to single and multi family. She further proposed the board compare the two zones and incorporate permitted uses. The board was in agreement of the proposal. Fluegel offered to develop language and bring the matter to a future workshop session. **August motioned to approve. Seconded by Perry. Motion carried unanimously.**

7. New Business-None

8. Visitor Comments-None

Adjournment: 10:30am. Siebert moved to adjourn meeting. **Perry motioned to approve. Seconded by August. Motioned carried unanimously.**

*Al Seibert-Chairman*

*Cindy Nelson-Secretary*