

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

Sunset Beach Planning Board  
Minutes from August 16, 2007

<u>Members Present</u>	<u>Staff</u>	<u>Others Present</u>
Al Siebert-Chairman	Jeff Curtis	Bob Lank
Eddie Walters	Cindy Nelson	Bob Bobinski
Fred Abernathy	Penny Tysinger	Jason Stegal
Bob Perry-Alternate Member	Scott Logel	Cindee Wolfe
Gene Allen-ETJ Member		Sammy Varnam
		Carol Scott

1. Call to order- 9:00 am
2. Roll Call-Siebert welcomed the new ETJ Member-Gene Allen. Siebert recognized Abernathy's year of service on the Planning Board. Abernathy's term expired; he did not reapply for another term.
3. Agenda Comments-Addition to agenda for an Amendment to #151.146. Permitted uses.
4. Approval of Minutes from June 21, 2007-Walters motioned to approve. Seconded by Perry. Motion carried unanimously.
5. Town Administrator Report-None
6. Old Business
  - a. Proposed Text Amendment for Marinas/Boatominiums in MB-1 Zoning Districts. Cindee Wolfe presented a Proposed Text Amendment, justification, and map. Siebert stated the Text Amendment would affect all MB-1 Zoning Districts and would allow language to be added as Special Uses for MB-1. Wolfe stated there is a need for the community to provide access to the water. Walters agreed there is a need for such a facility, although he had concern about the number of parking spaces. Siebert said further consideration on this issue would include whether open or closed storage should be permitted as well as fuel, showers, etc. Siebert recommended more detailed discussion at the next work session.  
Walters motioned to approve. Seconded by Allen. Motion carried unanimously.

## 7. New Business

- a. Zoning Districts for Sandpiper Bay and Wyndfall subdivisions  
Siebert said they could not act on this today; detailed input from Fleguel is needed. None of the current lot sizes at the subdivisions are in compliance with Sunset Beach Zoning.  
Tysinger stated that “You by law have to place zoning in effect 60 days after the date of annexation, so it’s a little bit of a time crunch.” She further stated that, “What happens if you do not is it stays under the jurisdictional zoning that is was. Which is county and remains under their Land Use Plan.”  
It was noted that Sandpiper Bay was annexed on July 1, 2007.  
After much discussion Siebert recommended it be moved to council as MR-3. Perry motioned to approve. Seconded by Walters. Motion carried unanimously. Siebert said the record should state they would come back with analytical study and go from there.
- b. Amendment to #151.010-Camper and Motorized Vehicles  
Walters and Tysinger recommended a modification that should read, “A collapsible shelter used for camping outdoors or as a temporary building.” Perry motioned to approve as modified. Seconded by Walters. Motion carried unanimously.
- c. Amendment to #151.211; #151.216; (G); #151.241-Permitted Uses in in MUD Design for Newspaper Racks.  
Abernathy motioned to approve. Seconded by Abernathy. Motion carried unanimously.
- d. Agenda Addition: Amendment to #151.146 Permitted Uses.  
Walters motioned to approve. Seconded by Abernathy. Motion carried unanimously.

Visitor Comments-Bobinski commented a time limit be imposed as to how long a tent can be set up. Tysinger said that would be a housekeeping issue, and would also become an enforcement issue.

Varnam stated that a Marina would be good for the community and increase property values.

Adjournment: 10:15am. Siebert moved to adjourn meeting. Walters motioned to Approve. Seconded by Perry. Motioned carried unanimously.

*Al Seibert-Chairman*

*Cindy Nelson-Secretary*

