

Investigate-Research-Develop-Recommend
(North Carolina General Statute 160A-387)

Sunset Beach Planning Board-Town of Sunset Beach
Minutes From May 6, 2010

Members Present

Bill McDonald-Chairman
Al Seibert
Leon August
Gene Allen
Sybil Kesterson
Eddie Walters
Carol Santavicca

Members Absent

None

Staff

Jeff Curtis
Cindy Nelson

Others Present

Councilwoman:
Carol Scott
Councilman:
Wilson Sherrill

1. **Call to Order**-9:20 am
2. **Roll Call**-Quorum Present
3. **Agenda Comments**- None
4. **Approval of Minutes**-minutes from the April 1, 2010 session and the April 15, 2010 session: **AI moved to approve the minutes. Seconded by Leon. Motion carried unanimously.**
5. **Building and Zoning Administrator Report**- None
6. **Public Hearing Topics**

a. Request for a Text Amendment. Section 151.149 (A) (1) (d) to allow for a fence to be placed in the front yard. Request has been submitted by Henry & Amy Bennett.

Jeff explained the request was made by the property owner. Jeff further explained the nature for the request: this would be to allow a fence in a front yard when measuring from the front of the house to the front property line, with a minimum of 200 feet. The fence would not be able to encroach into the 50 foot front yard setback and the fence would still be in the buildable area of the lot.

Jeff handed out pictures of fences on larger lots along the waterway as a comparison.

Gene asked Jeff how many lots would be affected. Jeff answered there would be about 50.

With no Public Comments, the Public Hearing was closed and the meeting opened for Board discussion:

Eddie said this issue is complicated as we are concerned with aesthetics with out infringing on the property owners rights.

Bill entertained a motion to recommend to the Council as written.

Eddie asked Jeff to consider changing the language in the first sentence to read; “when the distance is measured...” instead of, “when measured from the front of the house...”

Bill again entertained a motion this be adopted. Eddie moved we recommend the Text Amendment to Council with the change of the wording. This amendment is consistent and in accord with the Town of Sunset Beach Land Use Plan. Seconded by Al. Motion carried unanimously.

7. Old Business-None

8. New Business-None

9. Visitor Comments

Wilson said he read the information about a fence being permitted on a corner lot and the proposal that the fence be 35% open and four feet high (this topic is from another meeting, however, it is being related to the current fence ordinance, and how issues with that ordinance constantly occur), Wilson stated he lived on a corner lot and if he decided to put in a pool, he could not put a fence up and meet the State Code requirements.

Discussion on this topic continued.

It was determined that to have a pool installed you would need to have a fence per code, and you would want a fence for privacy. As long as the fence and the pool were in the buildable portion of the lot, it should be permitted.

**10. Adjournment-Eddie moved to adjourn. Seconded by Al. Motion carried unanimously.
Meeting adjourned at 9:45 am.**

Bill McDonald-Chairman

Cindy Nelson-Secretary