

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

Sunset Beach Planning Board
Minutes from June 21, 2007

Members Present
Al Siebert-Chairman
Leon August
Bob Perry
Fred Abernathy
Carol Santavicca

Members Absent
Eddie Walters

Staff
Linda Fluegel
Penny Tysinger

1. Call to order- 9:05 am
2. Roll Call
3. Agenda Comments-None
4. Approval of Minutes from May 17, 2007-Santavicca made a comment that we only approved one banner for the Planetarium and there are two banners. Curtis said he would take care of it.
Abernathy moved to approve the minutes. Seconded by Perry. Motion carried unanimously.
5. Town Administrator Report-None
6. Old Business-None
7. New Business
 - a. Final Plat approval for Buildings #1 and #2 at Eastwood Bluff in Sea Trail. Abernathy moved to approve. Seconded by Santavicca. Motion carried unanimously.
 - b. Text Amendment Request for Sunset Bridge Partners, LLC.
Fluegel stated the property is in a Mainland Business District. There is no allowance for dry stack storage or marinas. The application is a request to adopt language that will allow dry stack storage in the Mainland Business district. Fluegel presented information from Municode to compare language from Oak Island, Moorehead City, and Top Sail Island. Fluegel said they could apply for a Special Use Permit and it could be allowed. Jason Stegal was present to answer questions.
Stegal mentioned the site would be an appropriate use for a boat storage facility.

Tysinger stated the text amendment would have to apply to all MB-1 districts. A decision cannot be made for one specific tract of land. Tysinger said the Planning Board would need to look at other storage facilities, marinas, their accessory components, and how they could be put into use.

Seibert moved to table the topic pending further research and asked the staff to prepare an amendment to ordinance 151.212 with fundamental restrictions that can be discussed at the next workshop.

Seconded by Perry. Motion carried unanimously.

- c. Rezone Maples Clubhouse from MB-1 to MR-3.

Perry moved to approve. Seconded by August. Motion carried unanimously.

- d. Rezone Oyster Bay Clubhouse from MB-1 to MR-2.

Santavicca moved to approve. Seconded by August. Motion carried unanimously.

- 8. Visitor Comments-Jan Harris asked what the process for a Text Amendment approval would be. Seibert explained the process for her.

Seibert made note that it was Carol Santavicca's last meeting. Her subdivision was annexed and she is no longer able to sit on the Planning Board as an Extra Territorial Jurisdiction Member.

- 9. Adjournment: 9:45am. Santavicca moved to adjourn meeting. Seconded by Abernathy. Motion carried unanimously.

Al Seibert-Chairman

Cindy Nelson-Secretary