

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

Sunset Beach Planning Board
Minutes from July 19, 2007

Members Present

Al Siebert-Chairman
Eddie Walters
Leon August
Fred Abernathy
Bob Perry-Alternate member

Staff

Jeff Curtis
Penny Tysinger
Cindy Nelson

Visitors

Tripp Sloane
Dave Stuart
Cory Porter
Dana Connelly
Bob Lank
John Urban
Carol Scott

1. Call to order- 9:00 am
2. Roll Call
3. Agenda Comments-Agenda addition was requested by Sea Trail Corporation for approval of Cane Break Villas. No objections by the Board Members for the addition.
4. Approval of Minutes from June 21, 2007-Abernathy motioned to approve. Seconded by August. Motion carried unanimously.
5. Town Administrator Report-None
6. Old Business
 - a. Amendment to Sign Ordinance 151.112.
Tysinger stated this was being amended due to signs having to be back with building setbacks. This will allow signs to sit closer to the road and be within five feet of the property line. Abernathy motioned to approve. Seconded by August. Motion carried unanimously.
7. New Business
 - a. Approval for four (4) entrance signs to Sunset Ridge.
Cory Porter of Bill Clark Homes was available to answer questions. Perry asked if staff reviewed the signs. Curtis said he reviewed the application. The signs meet building and code requirements.
Walters motioned to approve. Seconded by Abernathy. Motion carried unanimously.

- b. Approval for two entrance signs at Eastwood Park Road for Eastwood Bluff Townhomes.
Abernathy motioned to approve. Walters Seconded. Motion carried unanimously.

- c. Approval for Comfort Suites Hotel at Sunset Village.
Tysinger and Seibert stated that there was no action needed at this time, as the project is an introduction. There was an original color picture (Attachment A) submitted for review by the Board, another was brought to the meeting to be reviewed as a final concept (Attachment B). Dave Stuart and Tripp Sloane were present to talk about the project. Stuart stated a hotel was in the plan for the district. The hotel is a three-story building with 87 suites and conference room. The roof will be green metal to be compatible with the rest of the community. Construction is to start in October 2007 with a tentative completion time of June 2008.

- d. Agenda Addition-Preliminary approval for Cane Break Villas-John Urban-architect was present to speak about the project. Urban stated the subdivision is a 24.58 acre tract of land off Rice Mill Circle. There will be 14-15 unit buildings, for a total of 210 units. The buildings will be four levels with parking on the first level. Building height not to exceed 50 feet. The community will have its own Clubhouse and Pool. There is no scheduled start date.
Walters motioned to approve. Abernathy seconded.
Motion carried unanimously.

Visitor Comments-Stuart wanted to bring to the Town's attention that a 20' wide easement would be cleared for a sewer line to run along Route 179 from Pineview to Shoreline Drive, and then turn left onto Shoreline East to a pump station.

- 8. Adjournment: 9:54am. August moved to adjourn meeting. Seconded by Walters. Motion carried unanimously.

Al Seibert-Chairman

Cindy Nelson-Secretary