

Investigate-Research-Develop-Recommend
(North Carolina General Statute 160A-387)
Sunset Beach Planning Board-Town of Sunset Beach
Minutes from July 29, 2010
Special Call Meeting

Members Present

Bill McDonald-Chairman
Leon August
Sybil Kesterson
Carol Santavicca
Eddie Walters

Members Absent

Al Seibert

Staff

Jeff Curtis
Cindy Nelson

Others Present

Councilman:
Bob Bobinski
Council Women:
Karen Joseph
Carol Scott

1. **Call to order**-9:00 am
2. **Roll Call**-Quorum Present
3. **Agenda Comments**-None
4. **Approval of Minutes**-Minutes from the July 1, 2010 Session. Bill entertained a motion they be approved as mailed. Motion made by Eddie. Second by Leon. Motion carried unanimously.
5. **Building and Zoning Administrator Report**-None
6. **Public Hearing Topics:**
 - a. Revised Definition of Open Space
 - b. Reference to Required Open Space in Section 150.110 (2) (C) Required Improvements and Minimum Standards of Design for Subdivisions
 - c. Revised Text for Open Space Requirements

The Chairman opened the Public Hearing at this time for all the agenda items. The Chairman further stated that a vote will be made to send this proposal to the Town Council.

Elaine Jerden: General Counsel for Coastal Companies; Elaine said that she sent her comments in writing in a letter dated June 30, 2010. The letter addressed several of the different concepts and concerns with the proposed amendment for open space.

Charlie Nern: is in favor of the open space proposal as written.

Dan Weeks: spoke on behalf of Coastal Companies; The 15% open space requirement is excessive and is a one size fits all type of scenario.

Jay Houston: Houston and Associates Land Planner for Sandpiper Bay Golf Course; I am stating opposition as I have been saying all along that this has untended Consequences. I still think you're providing a solution to something that is not broken.

Bob Lank: Representative of Sea Trail Corporation; Sea Trail thinks this is going to impact our development and our ability for income and will affect the way we do business.

With no more Public Comments being made, the Chairman closed the Public Hearing.

The Chairman stated that the report made by Holland Consulting offered some suggestions which we have incorporated into this proposal and will go to the Council for their consideration. He further said that many hours and changes have gone into this final proposal, as well as review and approval by the Town Attorney.

Carol Santavicca said that without this type of amendment to our current zoning codes there is no protection for homeowners as to what could happen to golf courses. Few if any communities in the area have done something like this, even though it is needed.

Eddie said more importantly we have seen many plans come across the table and on almost every occasion there has been 100% development with no open space. Without some type of requirement we will continue to see no open space. That is why this is important, we have to start somewhere.

Eddie addressed Jeff with one question and asked if under 3 (i) it should state "Easements for underground utilities and underground drainage..." instead of "Easements for underground utilities and drainage..." also, for iv (c) add the word drainage to read "Easements for above ground utilities and drainage."

Leon also agreed the open space should be addressed and approves what is written so far.

Bill entertained a motion that we present to Council the revision of items a, b, c as we have them on the agenda, would be the 151.003, 150.110 (2) (c) and item c, 151.148 (M); MR-2A; 151.178 (D), MR-3; 151.193 (L), along with the comment that Eddie had with the consistency of underground utilities and I'll entertain a motion that it be sent to Council. Moved by Carol. Second by Leon. Motion carried unanimously.

7. **Old Business**-None

8. **New Business**-None

9. **Comments from Visitors**-None

10. **Adjournment**-**Bill entertained a motion to adjourn. Moved by Eddie. Second by Leon. Meeting adjourned at 9:25 am.**

Bill McDonald-Chairman

Cindy Nelson-Secretary

