

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

Sunset Beach Planning Board-Town of Sunset Beach
Minutes From April 1, 2010

Members Present

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

Members Absent

None

Staff

Jeff Curtis
Cindy Nelson

1. **Call to Order**-9:00 am

2. **Roll Call**-Quorum Present

3. **Agenda Comments**- None

4. **Approval of Minutes**-from the March 4, 2010 session: **Bill entertained a motion for the minutes to be approved as mailed. Eddie moved to approve the minutes as submitted. Seconded by Leon. Motion carried unanimously.**

5. **Building and Zoning Administrator Report**- Jeff handed out a letter that was submitted before the meeting by Tim Tilma and Houston & Associates on behalf of Sandpiper Bay Golf Course. The letter is in regard to the proposed amendment. Jeff commented the letter will be entered into the minutes.

6. **Public Hearing Topics**-None

7. **Old Business**

- a. Amendments to 151.148 Dimensional Requirements
- Amendments to 151.178 Dimensional Requirements
- Amendments to 151.193 Dimensional Requirements
- Adding Density Requirements for Single Family Developments in the MR-1, MR-2A, and MR-3 Zoning Districts.

Jeff explained there are no revisions. The only clause was that there should be more flexibility with unique situations. According to the Town Attorney, the Planning Board cannot have unlimited discretion on what a unique situation could be. The only other thing being considered was whether or not to include a certain percentage of wetlands to be usable open space. Jeff also wanted the Board to consider increasing the percentage of impervious space to allow for gazebos, picnic shelters, and other similar uses, by 5 %.

Discussion Ensued:

Item 3i: Eddie agreed the current space proposed is limiting, and further suggested increasing the percentage to 10% or 15%, which would roughly equal 500 square feet.

The Board was in agreement that 10% would be added to allow for gazebos and picnic shelters.

Item 3ii (a): Eddie suggested changing the minimum horizontal dimension of 5 feet to 8 to 10 feet.

Jeff said it should be increased for a bike and pedestrian path.

Leon said it would depend on what the primary purpose of the path would be for and how heavy would the traffic be.

Additional discussion ensued. The Chairman asked if the consensus would be 5 feet.

Sybil suggested the path be 6 feet wide to allow room for side by side walking, and if a path crossed over water bodies, space would be needed between the railings.

Eddie compared the width of the path to a boat dock, and how the railings take space away from side by side walking.

Eddie further suggested an 8 foot minimum width. Also, there needs to be room for maintenance vehicles and golf carts. The Board agreed.

Item IV.F: The only space that could be counted through wetlands would be an elevated walking path that goes through the wetland area.

Leon suggested to take advantage of natural beauty, to restrict its access would be wrong.

The Board discussed in depth how much open space for wetlands should be considered.

The Board concluded that an exception to this section should be to allow walking paths through wetlands if a developer chooses.

b. Amendment to Section 151.003. Add Definition of Open Space/Recreation Area.

No changes to this definition have been made, no need for further discussion.

8. **New business-None**

9. **Visitor Comments**-Tim Tilma; General Manager for Sandpiper Bay Golf Course voiced his views on the proposed amendment. He said "The goal of the Land Use Plan was to reduce and or maintain density, when in fact this proposal will restrict single family development and promote multi family development, which is opposite of the goal."

Also, Sandpiper Bay does not agree with the 18% open space requirement.

He recommended the Town consult with an individual non biased Land Planner.

Tim asked the Board to remember that Sandpiper Bay Development was approved through the county as a PUD; and so it should remain under that regulation.

Al presented the idea of researching these issues further.

Jeff recommended that a Public Hearing be called for May 6, 2010.

10. **Adjournment-Bill entertained a motion to adjourn. Moved by Gene. Seconded by Eddie. Motion carried unanimously. Meeting adjourned at 10:05 am.**

Bill McDonald-Chairman

Cindy Nelson-Secretary