

Minutes for August 14, 2008

Members Present

Al Seibert-Chairman
Eddie Walters
Leon August
Bob Perry
William McDonald (Alternate)

Members Absent

Gene Allen (ETJ)

Staff

Jeff Curtis
Cindy Nelson

1. Call to Order-9:10 am
2. Roll Call-Quorum present
3. Agenda Comments-None
4. Approval of Minutes-None
5. Zoning Administrator Report-None
6. Building Inspectors Report-None
7. Old Business
 - a. Amendment to 151.077; Table 1-Off Street Parking Requirements.

Curtis asked the members to take the table home to review, and would like to return to the matter at the next work session. Some comments and additional considerations were suggested by board members.

Curtis said he based his recommendations on other coastal towns and counties, and used the Brunswick County UDO as a main model.

No vote required, none taken.

8. New Business
 - a. Amendment to 151.149-A-1. Fence Height

Curtis stated that Town Staff recommends consideration. He explained the ordinance currently states the allowable fence height is 4 feet in the unbuildable portion of the lot. Lowes or Home Depot only sells 6 foot fence panels. Also, four feet high is not enough for a privacy fence, nor enough to contain pets. There are situations with smaller lots if they are going to move into the buildable area to be permitted to have a six foot fence, the fence would be two feet from the back of the house.

More discussion ensued regarding fence heights on various areas of a lot, and appearance. The chairman suggested to Curtis that consider other jurisdictions and what they are doing. Discussion moved to a workshop for more discussion. **No vote required, none taken.**

9. Amendment to 150.110-2-A. Design Standards for Streets

- a. Curtis said that a developer could come in for a subdivision and they do not have to bring streets up to Town or State standards. They remain private streets. The problem comes when repairs to streets are needed, the town won't take them over, and we can't fix them. Curtis talked with the town administrator, and is proposing striking out the exception, Section A of the ordinance (attached), which will require that all future subdivision streets be up to town or state standards.

Walters moved to approve the amendment to design standards. Seconded by McDonald. Motion carried unanimously. Perry abstained from the discussion and vote.

- b. Amendments to MB2-151.216, MB1-151.210, MUD-151.390, and BB1-151.241. Permitted Uses.

Curtis said this is to permit accessory structures in all commercial zones.
Perry moved to approve as Jeff recommended. Seconded by Walters. Motion carried unanimously.

10. Visitors Comments-Carol Scott said her concerns with a six foot fence permitted on the beach were with wind issues and appearances. Also, that rules and codes be considered when working on accessory structures in commercial zones. Dana Connelly with Sea Trail said there are concerns with fences and privacy walls. She stated there were 19 interior lots that were approved and recorded in Sea Trail and fences were built at six feet with those approvals. There is a resident who is needed to have a six foot fence installed as her neighbors already have, and the Town will only permit her to have a four foot fence.

11. Adjournment-**Eddie moved to adjourn. Seconded by Perry.**
Meeting adjourned at 10:05 am.

Al Seibert-Chairman

Cindy Nelson-Secretary