

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

Minutes for Planning Board-Town of Sunset Beach
9:00 AM April 5, 2007

Members Present

Al Siebert-Chairman
Eddie Walters
Fred Abernathy
Leon August
Bob Perry-
Present-not allowed to vote

Members Absent

Carol Santavicca
T.S. Childers

Staff

Penny Tysinger
Linda Fluegal

1. Call to Order
2. Roll Call
3. Agenda Comments-None
4. Approval of Minutes for the March 15, 2007 Planning Board.
Walters made a motion to approve. Seconded by August. All in favor.
5. Town Administrators Report-None
6. Old Business-None
7. New Business
 - a. Preliminary and Final Plat approval for Sunset Beach and Twin Lakes, Inc.
Linda said that this area has been rezoned from BR-2A to BR-2.
It meets all the criteria for preliminary and final plat approval.
Abernathy moved to approve. Seconded by Walters. All in favor.
 - b. Re-submitting plans for an entrance sign and fence at Sea Walk.
George Elkins stated that he spoke with Jeff Curtis on the original design of the sign and saw that it needed to be 14 feet long instead of 21 feet long.
Elkins also said that they decided to omit the entrance gate.
Walters motioned to approve. August seconded. All in favor.
 - c. Amendment to Ordinance #151.395 and d#151.244. Linda said that these districts do not have restrictions for landscaping or lighting and that this needed to be added to make sure anyone would be in compliance.
Abernathy motioned to approve. August Seconded. All in favor.
 - d. Amendment to Sign Ordinance 151.116. Linda described that there was a

current trend for inflatable floating billboards and signs for advertising that can be anchored or pulled behind boats. Linda drafted an amendment to address this before it becomes an issue.

Motion to approve was made by Walters. Seconded by Abernathy. All in favor.

- e. Amendment to MB-2 #151.216 and MB-1 #151.211-Modular Buildings. Linda said that #151.216 neglects to say that “Modular buildings would be permitted under the following conditions”, as a heading. It only states the conditions.
#151.211-The conditions are not listed as we require. This is to add the conditions as they are listed in other areas.
Walters motioned to approve. Seconded by August. All in favor.
- f. Amendment to Subdivision Regulations #150.111. Linda stated that this is an extra step that is not necessary and would like to delete this regulation. Abernathy motioned to approve. Seconded by August. All in favor.
- g. Height Restrictions: Al Seibert recommended that we limit the height restrictions to 50 feet (maximum), in all districts in regards to the “2 for 1”. He asked Linda to type up the information and put it on the agenda for the next Planning Board meeting. Siebert asked if there were any comments. Bob Bobinski said that is how it should be. Siebert said there was no need for a motion to approve or disapprove as they were going to revisit this at the next Planning Board meeting.

8. Visitor Comments:

Ron Watts commented on the outdoor display issue and the challenge of every business being allowed to have 100% display area in front of their business. He suggested that certain size lots could display up to 75% or 100%, and that otherwise the 50% rule would apply.

The issue was raised about what the difference was between storage and display. After much discussion about the percentages that should be allowed, how the storefronts look, safety issues, and enforcing ordinances; Seibert suggested they think more on this issue and take it up at the next Planning Board meeting.

Eddie asked about how the comprehensive ordinance re-write was going and Linda said that it is an on-going work in progress.

7. Meeting adjourned. Motion made by Walters. Seconded by August. All in favor.

Al Seibert-Chairman

Cindy Nelson-Secretary