

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

Sunset Beach Planning Board-Town of Sunset Beach
Minutes from August 16, 2012

Members Present

Leon August-Vice Chairman
Sybil Kesterson
Bill McDonald
Al Seibert
Tom Vincenz

Members Absent

Bob Tone
Carol Santavicca

Staff

Sandy Wood

Others Present

Mayor:
Rich Cerrato
Council Woman:
Carol Scott

1. **Call to order**-9:00 am
2. **Roll Call**-Quorum Present
3. **Agenda Comments**-None
4. **Approval of Minutes**-None
5. **Building and Zoning Administrator Report**-None
6. **Public Hearing Topics**-None
7. **Old Business**-None
8. **New Business**
 - a. **Text Amendment Application to Allow Large Scale Ice Vending Machines in the Mixed Use District (MUD).**

Landin explained that Ice Vending Machines will be included in the new UDO as a permitted use in the MB-1 and MUD Zoning Districts. An application has been made for a text amendment to the current ordinance so the applicant can begin installation of the machine as soon as possible instead of waiting for the adoption of the UDO which could take a few more months.

Landin read aloud the draft amendment created by Sandy Wood for this type of use. The text amendment includes standards for site design, building design and parking requirements. Also, the applicant will have to obtain MUD Architectural Review Board (ARB) approval before coming to the town for Planning Board approval.

A motion was made to make a recommendation to Council to allow for the installation of an ice vending machine based on the conditions defined in the text amendment. Motion moved by Bill. Second made by Tom. Motion carried unanimously.

After the motion was made, brief conversation centered upon having a town representative on the MUD ARB Review Board as historically this has been the case.

b. Review and Comment on Adoption of a New Ordinance for Pier Head Alignment.

Sandy informed the Board that Sammy Varnam wrote a letter to the town requesting a pier head alignment for the canal on North Shore Drive Extension. This process would involve CAMA and their approvals. Sandy further described that a pier head alignment would entail all the piers and docks to reach 40 feet into the canal and be in the same alignment. A draft ordinance for a pier head alignment has been written by the town attorney and would have to be adopted by the town. This will allow dredging equipment and boats to navigate easily through the canal, as the sand is getting worse making it difficult for boats to get through. Also, it will look nice to have all the piers aligned in the same footage.

There were homeowners present who voiced opposition to the pier head alignment. Their stand as far aesthetics was appreciated; however, for navigational purposes and property values the proposal does not seem rational.

Discussion ensued on whether a 30 foot or 40 foot dock should be considered, or whether or not to adopt a pier head alignment at all. Boating and dredging is manageable right now. Sometime in the future the channel will fill with more sand and make navigation difficult.

After more discussion Bill made a motion to send this back to council. There was considerable opposition on the pier head alignment from all parties present. Mayor Cerrato stated there is no rush for this approval and wants to see additional public input and hold a public hearing. After more discussion the motion was amended to recommend to council that there is affected homeowner opposition on a variety of issues, affected homeowners should be mailed notification, and a public hearing held. The canal is a road for boats; this issue should be treated as though it were a road. Motion moved by Leon, Second made by Sybil. Motion carried unanimously.

c. Discussion Regarding Open Space District; Section 151.345 OS-1 Open Space District.

Landin said the Open Space District Ordinance may affect the pending sale for Sea Trail. The Planning Board was adamant this was not a concern. Al gave an overview of the intent of the Planning Board to have an Open Space Code. The

Open Space topic has been in the works for a few years and a lot of effort and consideration by the Planning Board was put into the ordinance. His conclusion is if open space is not possible than zone the golf course for single family development and not multifamily development. Landin said a rezoning would be the best course to take.

Bill made a motion to add a Golf Course Zoning District. Nothing is being rezoned at this time. Motion moved. Second was made by Sybil. Motion carried unanimously.

Landin clarified that this will be a listed section in the code but it will not be a district on the zoning map.

9. **Comments from Visitors**-None

10. **Adjournment**-Meeting adjourned at 10:25 am. Leon asked for a motion to adjourn. Motion carried by Sybil. Second made by Tom. Motion carried unanimously.

Leon August

Vice Chairman

Cindy Nelson

Secretary