

**TOWN OF OCEAN ISLE BEACH  
PLANNING BOARD MEETING  
AUGUST 19, 2014  
MINUTES**

**MEMBERS PRESENT**

Carol Grantham, Chairperson  
Don Kauffman, Vice-Chairman  
Larry Cheek  
Ernie Crews  
Becky Noble  
George "Robbie" Smith  
Frank Williamson

**STAFF PRESENT**

Larry Sellers, Asst. Town Administrator  
Justin Whiteside, Planning Director  
Keith Dycus, GIS & Codes Planner  
Sue Stuhr, Town Clerk

**GUEST**

Mr. George (Tripp) Sloane, III

**MEETING CALLED TO ORDER**

Chairperson Carol Grantham called the meeting to order.

**OATH OF OFFICE**

The Oath of Office was administered by Mrs. Sue Stuhr, Town Clerk, to Mr. Frank Williamson and Mr. Ernie Crews. Mr. Williamson and Mr. Crews were sworn in and will serve a three year term.

**ADOPTION OF AGENDA**

A motion was made by Mr. Williamson with a second by Mr. Don Kauffman to adopt the agenda. The vote was unanimous.

**APPROVAL OF MINUTES**

The minutes of the July 15, 2014 meeting were unanimously approved upon a motion by Mrs. Becky Noble with a second by Mr. Robbie Smith.

**SUMMARY OF BOARD OF COMMISSIONERS' ACTIONS**

Mr. Whiteside noted the following actions from the August 12, 2014 Board of Commissioners' Meeting.

1. Approved the preliminary plat modification for Waterway Cove – Phase 2
2. Held a public hearing and heard an update on the proposed ETJ expansion
3. Approved a Resolution of Support regarding a proposed NCDOT project to construct a roundabout at the intersection of Causeway Drive (Hwy 904) and Hwy 179
4. Heard a presentation from NCDOT regarding eliminating left turns onto Causeway Drive from East Second Street and onto East Second Street from Causeway Drive

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5. Approved the Final Master Land Use Plan for the Waterway Cove – Phase 2 plat modification
6. Reappointed Mrs. Tracy Hobgood (ETJ Alternate and Mr. Bo Tate to the Board of Adjustment. Moved Mr. Charles Fox from alternate to a regular member and appointed Mrs. Laura Ward as an alternate
7. Adopted a Resolution of Support for a CAMA Public Beach and Coastal Water Access Grant for the construction of a new beach access at Leland Street
8. Approved a letter of support with NCDOT regarding the construction of a pedestrian bridge adjacent to the Odell Williamson Bridge

### **NEW BUSINESS**

#### **DISCUSSION REGARDING INITIAL ZONING OF EXPANDED ETJ AREAS – PARCELS 2290000101 & 2290000104**

Chairperson Grantham stated the first item of New Business was discussion of the initial zoning of the expanded extra territorial jurisdictional areas of parcels 2290000101 and 2290000104. Mr. Whiteside stated that if the ETJ expansion was approved by Brunswick County these parcels would need to be rezoned from County Zoning to reflect a zoning district within Ocean Isle Beach. Mr. Whiteside noted that staff recommended these two parcels be zoned C-3. Mr. Whiteside also noted the portion of these parcels that were currently inside the Town's ETJ are already zoned C-3. Mr. Cheek asked if the Town was looking to purchase this property. Mr. Whiteside replied this property could be possible future land for the TIP (Transportation Improvement Program) clear zone. After a brief discussion, a motion was made by Mrs. Noble to approve rezoning of parcels 2290000101 and 2290000104 to C-3. With a second on the motion by Mr. Williamson, the vote was unanimous.

#### **DISCUSSION REGARDING A MINOR SKETCH PLAN REVIEW – D. C. S. LTD.**

Chairperson Grantham stated the last item of New Business was discussion regarding a minor sketch plan review for DCS LTD. Mr. Whiteside stated that Mr. George (Tripp) Sloane, III, agent for DCS LTD, was requesting a minor sketch plan approval to abandon an existing private right-of-way (ROW) and create a new parcel. Mr. Whiteside noted this property was currently located off of Highway 179 behind Jimmy's Marine and Lake Tree Drive. Mr. Whiteside stated this was used as a private ROW called Apple Tree Street SW and the street was currently closed. Mr. Whiteside expressed that Lake Trees Shores and DCS did not want the adjacent business to be able to utilize this street as a service entrance to their property. Mr. Whiteside stated that Mr. Sloane had proposed to abandon a 50' x 300' section of ROW to create a lot in that area. Mr. Whiteside also stated the ROW was not currently zoned. Mr. Whiteside noted that upon approval from the Planning Board, this would be brought to the Board of Commissioners. Mr. Whiteside continued by stating that if approved by the Board of Commissioners it would not be necessary for the Final Sketch Plan to be presented to the Planning Board. Mr. Whiteside stated that he would have the ability to sign off for the Town on a Final Plat Plan mylar. Mr. Whiteside noted if approved, zoning for this lot would be brought before the Planning Board. Mr. Whiteside explained the setbacks for this property would be 25' front, 10' rear with 7' on each side. Mr. Whiteside noted there was already a buffer belonging to Lake Tree Shores. Mr. Whiteside also noted that if this property was developed they would be required to construct a buffer on the south side.

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Mr. Cheek asked who was responsible for the fence located at the junction of the buffer and the road. Mr. Sloane expressed the fence was on the buffer area that belongs to the sub division of Lake Tree Shores. Mr. Sloane noted that Lake Tree Shores was responsible for the up keep and maintenance of the fence and buffer. Mr. Whiteside stated that access to this area would remain from the existing 30' service road adjacent to Roberto's that leads to Apple Tree Street SW.

After a brief discussion, a motion was made by Mr. Smith to recommend approval of the minor sketch plan. With a second on the motion by Mr. Williamson, the vote was unanimous.

**ADJOURN**

Being no additional business or comment was heard, the Planning Board meeting was unanimously adjourned upon a motion by Mrs. Noble with a second by Mr. Smith.

10/21/14  
Date

Carol Grantham  
Carol Grantham, Chairperson



Kitty Coley  
Kitty Coley, Secretary