



Town of Sunset Beach  
Planning Board Meeting

**Meeting Minutes of May 19, 2016**

**9:00 am**

**Members Present:** Chairperson Tom Vincenz, Vice-Chairperson Len Steiner, Greg Jensen, Noelle Kehrberg, Bob Tone

**Members Absent:**

**Staff Present:** Rawls Howard, Planning Director; Richard Hathcock, Planning Board Secretary

Chairperson Vincenz called the meeting to order, read a prepared welcome statement, and established that a quorum was present. The Pledge of Allegiance was recited by all in attendance.

**Postponement or Withdrawal Requests:** None

**Public Comments:** None

**Consideration of Approval of Minutes:** CHAIRPERON VINCENZ ASKED FOR A MOTION TO APPROVE MINUTES FOR MAY 5TH, 2016 AS WRITTEN. MOTION MOVED BY GREG JENSEN. SECOND WAS MADE BY BOB TONE. MOTION CARRIED UNANIMOUSLY.

**Old Business**

a. TA-15-13; Text Amendment; Town-initiated; Proposal to amend UDO to address fill standards for lots.

Rawls presented the text amendment. He stated that the only changes from the last meeting was adding sand removal language and integrating the requested fill and grade images into the text.

The Board discussed revisiting this topic once the new floodplain maps are released because of the likelihood of flood zone changes.

**CHAIRPERSON VINCENZ ASKED FOR MOTIONS. GREG JENSEN MOVED TO ACCEPT THE TEXT AMENDMENT, AS WRITTEN. SECOND WAS MADE BY VICE-CHAIRPERSON STEINER.**

**New Business**

- a. Discussion – CAMA Land Use Plan Update; Wes MacLeod, Cape Fear COG

Wes presented recent changes and comments on the CAMA Land Use Plan, per the PowerPoint. He informed the Board that they now have a full copy of the Sunset Beach CAMA Land Use Plan to review.

The Board discussed changes and previous comments with Wes.

The Board expressed the importance of open space with regards to new development. Rawls informed the Board that after the Land Use Plan is complete they could examine zoning districts for compliance with the plan and explore possible rezoning scenarios, if the Board found it necessary.

Wes requested the Board examine all parts of the plan and bring any comments and/or suggestions to finalize the plan in preparation for submittal to Town Council and Mike Christenbury, the Wilmington District Planner from the Division of Coastal Management.

Wes agreed to update the Plan Sunset Beach website to allow for public input.

**Administrative Items:**

**A. Director and Staff Comments:** None

**B. Board Member Comments and Request for Future Agenda Items**

Noelle presented a letter to send to Senator Rabon and the committee, in regards to Senate Bill 875, Sunset Beach Deannexation. The Board agreed that they wished to send this document.

Rawls informed the Board that he would submit this document to the Town Administrator, Susan Parker, to ensure procedures for correspondence with appointed boards and state officials.

Chairperson Vincenz requested a future agenda item to address commercial parking.

**Public Comments:** None

**Adjournment: 10:02 AM. CHAIRPERSON VINCENZ ASKED FOR A MOTION TO ADJOURN. MOTION MOVED BY BOB TONE. SECOND WAS MADE BY GREG JENSEN. MOTION CARRIED UNANIMOUSLY.**

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Tom Vincenz, Chairperson

Submitted by:



Richard Hathcock, Planning Board Secretary

