Town of Sunset Beach
Planning Board Meeting

Meeting Minutes of October 20, 2016

Members Present: Chairperson Tom Vincenz, Greg Jensen, Noelle Kehrberg

Members Absent: Len Steiner, Bob Tone

Staff Present: Richard Hathcock, GIS Planner; Cindy Nelson, Planning Board Secretary

Chairperson Vincenz called the meeting to order at 9:00 a.m. and established that a quorum was present.

Amend or Approve Agenda:

Chairperson Vincenz said that Wes McLeod asked to add an Item d. under Old Business, Discussion regarding the proposed Pelican Square development.
CHAIRPERSON VINCENZ ASKED FOR A MOTION TO AMEND THE AGENDA. MOTION MOVED BY GREG JENSEN WITH A SECOND BY NOELLE KEHRBERG. MOTION CARRIED UNANIMOUSLY.

The Pledge of Allegiance was recited by all in attendance.

Postponement or Withdrawal Requests: None

Public Comments: None

Consideration of Approval of Minutes: CONSIDERATION OF THE APPROVAL OF MINUTES FROM THE OCTOBER 6, 2016 MEETING. CHAIRPERSON VINCENZ ASKED FOR A MOTION TO APPROVE THE MINUTES. NOELLE KEHRBERG MOVED TO APPROVE THE MINUTES. A SECOND WAS MADE BY GREG JENSEN. MOTION WAS CARRIED UNANIMOULSY.

Old Business

a. TA-15-13: Amend Article 2; General Regulation in the UDO to Provide Development Standards for the Use of Fill on Lots. Discussion Item w/Attachment.

Wes stated there were no substantial changes since the last meeting. He further said that Richard Hathcock and he went to look at specific lots on the island. With that he recommended removing the provision for measuring the rear of the lot. Also, he recommended removing from Section 2.18 (A), the provision to require a sealed engineered grading plan. This could be a burden to a property owner. There should be a trigger in place that would call for a need for an engineered grading plan, i.e., if there is over four inches of fill being placed on a lot.

Some discussion ensued. After that the Board was in agreement to have Wes modify the language and bring the document back for approval at the second meeting in November. At that time the Board will make the recommendation to send this to Town Council for their approval.

b. TA-16-05: Amend Article 2, General Regulations in the UDO to Replace Previous Section of the Town Code Regarding Maintenance of Bulkheads, Docks and Piers. Discussion Item w/Attachment.

Wes said the Town Attorney is reviewing this regulation. Wes also said that he has cleaned up the language to reflect minimum standards. The only way you could enforce this is if a bulkhead or dock was in such disrepair that it would affect health or safety. One key change that was made was to give property owners a 30 day timeframe for a response on how they would make repairs with not more than 90 days, instead of just 30 days to make any repairs.

c. Use of Pine Straw Prohibited in Residential Districts. Discussion Item w/attachment.

Wes asked the Town Attorney if there would be any legal concerns with restricting the use of pine straw on the island only. The Town Attorney has not responded yet. Wes said that enforcement could be difficult. Chairperson Vincenz was in favor of pursuing this, if anything; it would put landscapers on notice that this regulation is in existence.

d. Discussion: Zoning for Pelican Square

Wes made the presentation that Pelican Square is currently located in an MB-1 zoning district. This district states that residential uses are the same as MR-1 with a 15,000 square foot minimum lot size. Residential development of this type and size would not be favorable against the main business corridor. Then, MR-3 refers multi-family development to MR-1 which does not allow multi-family development. The developers are submitting a text amendment to modify the dimensional requirements to meet density recommendations in the new Land Use Plan. The developer will need some guidance on how much density could be utilized. You would not want more than the standard of twenty one units per acre as listed in MR-3. Wes said he would recommend more commercial uses toward the main business corridor, with residential uses toward the back of the development. Wes further stated the MUD district could extend across the road. This would require a rezoning, and MUD would have to change the standard from a

minimum project size of fifty acres to five acres. Then we would have to write a new "Precinct" definition to allow this five acres of development.

Zoning changes will need to be in place before the developer can come for site plan approvals as they are ready to move forward with this proposal.

Wes said they cannot get approvals under current zoning for what they are proposing. Unless they stay strictly within commercial uses, which may not be feasible. He further said that the developer seems sincere in making good use of this property and of course the property is in need of redevelopment.

After additional discussion the Board was in favor of moving forward.

New Business - None

Administrative Items

A. Director and Staff Comments: None

B. Board Member Comments and Request for Future Agenda Items-None

Wes stated that he was waiting to hear comments from the CRC on the review of the Land Use Plan. We should be on schedule for an end of the month response as was anticipated.

Public Comment: None

Adjournment: 9:35 AM. CHAIRPERSON VINCENZ ASKED FOR A MOTION TO ADJOURN. MOTION MOVED BY GREG JENSON. SECOND WAS MADE BY NOELLE KEHRBERG. MOTION CARRIED UNANIMOUSLY.

Town of Sunset Beach
Planning Board

Tom Vincenz, Chair Person

Submitted by:

Cindy Nelson, Planning Board Secretary

***Minutes were approved from the October 6, 2016 meetings at the October 20, 2016 meeting.