



Town of Sunset Beach
Planning Board Meeting

Meeting Minutes of March 19, 2015

Members Present: Carol Santavicca, Chairwoman; Tom Vincenz, Vice-Chairman;
Members: Greg Jensen, Noelle Kehrberg, Len Steiner, Robert Tone

Members Absent: None

Staff Present: Rawls Howard, Planning Director; Cindy Nelson, Planning Board Secretary

Chairwoman Santavicca called the meeting to order, established that a quorum was present, and read a prepared welcome statement. The Pledge of Allegiance was recited.

Postponement or Withdrawal Requests: None

Public Comments:

Public comments related to changes made to Article 10 Landscape and Buffering Requirements listed under Old Business.

Robert Barroso- 424 Sunset Blvd; would like to discuss the proposed changes to Article 10 Landscape Requirements at length as they do not protect or maintain property values and are not business friendly.

Brian White-Property owner at 430 Sunset Blvd; presented changes he would like for consideration to the Landscape Ordinance. Does not feel this proposal protects property owners.

Eddie Walters-Shoreline Drive; commercial and residential standards should be identified as being different and that one standard will not work with both districts.

Sandy Wood-395 Bay Park Drive Calabash; agrees with Eddie Walters. He asked the Board to table this item and consider working with business owners to come up with a better solution.

Nick Gavrilis-Business owner 426 Sunset Blvd; could not make any improvements to his property without losing at least 3 parking spaces. Please reconsider this proposal.

Dave Nelson-Owner of the Sunset Inn 9 North Shore Drive; consider what you could do with 50 feet of property for commercial building and how you would fit in the building, landscaping, and parking regulations and meet Town regulations.

Cliff Erricksen-428 Sunset Blvd; this proposal is fitting a square peg into a round hole. One landscape regulation cannot fit all the needs of the requirements when you apply building, stormwater and parking regulations.

Consideration of Approval of Minutes

CHAIRWOMAN SANTAVICCA CALLED FOR A MOTION TO APPROVE THE MINUTES FROM MARCH 5, 2015. TOM VINCENZ MOTIONED TO APPROVE THE MINUTES AS WRITTEN. SECOND WAS MADE BY NOELLE KEHRBERG. BOARD APPROVAL WAS UNANIMOUS.

New Business

Ordinance Text Amendment-Case #TA-15-03; Citizen Initiated; Review of Article 7, Section 7.09 Privacy Fences; fence placement for irregular shaped lots.

Rawls Howard, Planning Director presented a power point diagram of how a fence may be placed on a property that has irregular side lot lines, is located on a Cul-de-Sac, is angular shaped, or has lots that have been combined. Currently the ordinance addresses uniform rectangular shaped lots and does not address irregular lot lines as it would relate to having a fence in the front yard. This amendment will uphold the side yard fence standards and still maintain the ordinance with not allowing a fence in the 50 foot front yard. It will maintain the integrity of of public safety, sight visibility and will be harmony with surrounding properties. Rawls turned to the Board for their consideration and stated that the applicant of the property who initiated the Text Amendment was present to answer any questions.

After brief discussion by the Planning Board, it was asked that language be added to the proposal to include that adjacent property owners/neighbors would be informed of any request made to place a fence in the front yard as it pertains to similar situations.

CHAIRWOMAN SANTAVICCA CALLED FOR A MOTION TO AMEND THE PROPOSED CHANGE TO 7.09 B (3) WITH THE ADDITION OF NOTIFICATION TO ADJACENT NEIGHBORS. TOM VINCENZ MOTIONED TO APPROVE THE CHANGE. SECOND WAS MADE BY NOELLE KEHRBERG. BOARD APPROVAL WAS UNANIMOUS.

Old Business

Ordinance Amendment-Article 10 Landscaping

Discussion for the Final Draft

Rawls Howard made note that he agreed with the comments from business owners. He further remarked that the current ordinance is not entirely flexible and staff tried to come up with basic standards. This new proposal does address the differences between the commercial and

residential areas. Any business is encouraged to present a proposal and the Town will work with to help them in getting what they need.

Rawls explained: 95% of this ordinance was pre-existing. New language has been added to encourage flexibility for an applicant to meet code.

The Chairwoman noted that a new tenant coming into a commercial building would have to bring the property up to current standard. Rawls answered there is a non-conforming standard in place; Section 10.01 B.

Rawls presented via Power Point slides the various planting configurations that will give the 19 points allowed for front yard landscape in commercial and residential districts. The point system is located in Section 10.05.

He proceeded to highlight the changes that were made per discussion at the March 5, 2015 Planning Board meeting. He reported that he met with Golf Course Greens Keepers as directed by the Board and added language to Section 10.06 Preservation of Trees; (6) (c):

“Any golf course operation may remove any tree within 10 ft. of any clearly identified and functioning cart path without justification or permit.”

With this provision being added it was mentioned that there could be impact to a homeowner who has property along the golf cart path, trees could be removed within the 10 feet that are located on private property. The Board determined this would not be an issue. As such, the Board did want to amend Section 10.06 to include that any trees can be removed except Heritage Trees. Rawls will add language that includes that provision.

It was noted to add provision to 10.07 that approval for tree cutting must come from POA before an approval can be given by the Town.

CHAIRWOMAN CAROL SANTAVICCA ASKED FOR A MOTION TO APPROVE AS AMENDED. LEN STEINER MOTIONED TO APPROVE AS AMENDED. SECOND WAS MADE BY TOM VINCENZ. BOARD APPROVAL WAS UNANIMOUS.

Administrative Items

Director and Staff Comments

- A. Rawls informed the Board that an internal calendar was being created so there is a systematic way to review applications that are submitted for the Board to review. This way staff will have least 7 days to perform a review and place an item on the agenda. The calendar will be posted on the website and made available to the public.
- B. Request for future agenda items: revisit fence height.
- C. Request to have a second public comment time after the meetings.
- D. Request for future agenda items; Lighting Ordinance, Overlay District, Signs.

10:20 AM

CHAIRWOMAN SANTAVICCA CALLED FOR A MOTION TO ADJOURN. MOTION
MOVED BY GREG JENSEN. SECOND WAS MADE BY NOELLE KEHRBURG.
APPROVAL WAS UNANIMOUS.

Town of Sunset Beach
Planning Board

Carol Santavicca

Submitted by:

Cindy Nelson, Planning Board Secretary

*The March 19, 2015 minutes were approved by the Planning Board during the April 2, 2015 meeting.