



## Town of Sunset Beach Planning Board Meeting

**Meeting Minutes of April 16, 2015**

**9:00 am**

**Members Present:** Tom Vincenz, Vice Chairperson; Noelle Kehrburg, Len Steiner, Greg Jensen

**Members Absent:** Carol Santavicca, Chairperson; Robert Tone

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

Vice Chair Tom Vincenz 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**

1. Richard Hilderman-407 37<sup>th</sup> Street. Adding more multi-family to BB-1 will increase occupancy tax, but, rates are going down. Building more multi-family will not increase value when the current units are not full. Urged the Board to follow Staff recommendation of not allowing more multi-family in BB-1.
2. Owen Weddle-706 North Shore Drive. Does not support multi-family in BB-1.
3. Larry Rhodes-27<sup>th</sup> Street Condominium owner. Thanked the Board for its service and also for getting the empty commercial lot on 27<sup>th</sup> Street cleaned up.
4. Rich Cerrato-517 Twisted Oak Lane. Supports Staff recommendation to not allow multi-family in BB-1 and supports the quality of life in Sunset Beach.
5. Ron Chandler-410 37<sup>th</sup> Street. Proposal is not fair to current condo owners. Recommends that the Board not support this change.
6. Jr Hall-Greensboro SC. Not everyone can afford to buy a home on the island. Concerned with replacement of condo should it become damaged by fire or other disaster.
7. Bill Whatlington-Tennessee resident. Owns a condo in the Continental. Can he repair his unit if there is a kitchen fire?

8. Sue Rose-Bayside VA. Owns a condo in the Continental since 1968. Affordable option for those who cannot afford a beach home. Does not support the proposal.
9. Sue Weddell-706 North Shore Drive. Condo owners could rebuild unit if needed. Homeowners pay more taxes. Supports this proposal.
10. Katie Hovermale-1419 Bay Street. Supports Staff recommendation. Concerned about future development on Sunset Blvd and height restrictions.
11. Mayor Ron Watts-421 Shoreline Drive W. Consider the people who own condo units. If there is damage to a building, out of 4 units which 2 of them build back if only duplexes are allowed? I suggest further consideration of this amendment at the next Land Use Plan update.
12. Charlie Nern-647 Oysters Bay Drive. Consider where the motivation for this amendment is coming from.
13. Ron Eller-1401 Bay Street. Condos are affordable for those who cannot afford to build or buy homes.
14. Eddie Walters-Providing multi-family give a variety of option for people to utilize. The proposal is more of a rezoning then an amendment. Ocean front homes look as much like boxes as the 27<sup>th</sup> Street condos. Revenue problems come from not promoting our Town like Holden Beach and Ocean Isle Beach.
15. Kelly Clemmons-406 1<sup>st</sup> Street. Consider zoning district changes.
16. Betty Hayworth-Continental condo owner. Sunset Beach is a beautiful place for all not just some. Condos are affordable.
17. Evelyn Madison-4765 Bluff Drive Shallotte. Continental condo owner. Current condo owners could have problems selling their unit if this proposal is approved.
18. Sammy Varnam-1574 Monster Buck Estates. Consider buying a lot in the BB-1 district. Only multi-family will work in that area. Property values will decrease.
19. Dave Nelson-9 North Shore Drive. Is the owner of BB-1 properties. If you take away the right to build multi-family then property values will decrease and current owners cannot sell.

**Consideration of Approval of Minutes-** FROM THE APRIL 2, 2015 MEETING. VICE CHAIRMAN TOM VINCENZ ASKED IF THERE WERE ANY CHANGES. LEN STEINER MOVED TO APPROVE MINUTES AS WRITTEN. SECOND WAS MADE BY GREG JENSEN. MOTION WAS CARRIED UNANIMOUSLY.

Vice Chair Tom Vincenz suggested moving agenda item # 8 as the next item for consideration, since the majority of the public is present for this issue.

**Old Business-** Ordinance Amendment TA-15-06; Multifamily in BB1 District; seek to clarify rules for postponing request from April 2<sup>nd</sup>, 2015 Meeting.

Vice Chairman Tom Vincenz went over the issues as discussed at the April 2, 2015 meeting.

- Citizen initiated request.
- Staff supports the request.
- Is a permitted use.
- District is primarily for business.
- Sunset Beach vision statement promotes lower density.
- MR-3 family density requirements are different than BB-1.

He further stated that comments heard from the public today are not much different than what was heard at the April 2, 2015 meeting. Multi-family is a good source of revenue for the Town and provides affordable options for potential ownership. He continued to say that the seasonal nature of the area will not quickly change and it could take decades to change. Density concerns associated with the request are very real. Current use is inconsistent with the Town and the area in general. We should look at density requirements for the island and mainland during the next Land Use Plan update. We need to protect the current owners of condo units on the island.

Len Steiner mirrored Tom Vincenz's statements by adding that the intent for BB-1 is primarily commercial, with multi-family being secondary. There seems to be some deterioration in the commercial district right now. The area is too small with not enough population to support commercial business. Denies the Text Amendment as written.

He stated that he does support:

- Future building density would have to meet 21 units per acre.
- Grandfathering for rebuilding to current condo owners in case of damages to the building/unit(s).
- Favors duplexes.

Noelle Kehrberg being of like mind and supports controlling density while protecting current owners.

After further discussion with the Board and Rawls Howard; new draft language will be proposed to the Planning Board for review by the June 2, 2015 meeting, if not sooner.

MOTION WAS MADE TO DENY THE TEXT AMENDMENT AS SUBMITTED AND ACCEPT STAFF RECOMMENDATION TO GRANDFATHER EXISTING MULTI-FAMILY DEVELOPMENT WITHIN THE BB-1 TO THE EXISTING DENSITY, ALLOW MULTI-FAMILY IN BB-1 AT 21.7 UNITS PER ACRE AS A DISTRICT STANDARD. SECOND WAS MADE BY TOM VINCENZ. MOTION WAS CARRIED BY UNANIMOUSLY BY THE BOARD.

**New Business:** Review and Discussion-Article 9, Part III, Outdoor Lighting; seek to review ordinance for needed updates or revision.

Rawls Howard wanted to gain more specifics from the Board before contacting BEMC for suggestions.

The Boards main question is how to measure foot candles versus lumens.

For example, Sea Trail has different shade of lighting for white, yellow, etc. Each time a light needs replaced it could be different.

Rawls confirmed that the desire of the Board is for BEMC to consider installing a more unified lighting scheme. Len Steiner added; also consider pole colors and coatings.

Rawls said that Town's will generally have to cover costs of specifics like pole types and colors if the electric company standards for replacement is different than the Town's.

Tom Vincenz there is not a current standard in place that addresses a single family lighting ordinance. Rawls Howard said he will look into it.

**Administrative Items:**

A. Director and Staff Comment

- a. Update on contact for BEMC-Rawls had a cursory meeting with Clayton Rivenbark. He draws lighting plans for commercial development at BEMC. Our current ordinance says Planning Board already approves site plans. Each time a plan changes through he has to redraw lighting plans and he may go back and redo a plan each time a site plan changes. He is asking for the Town to approve lighting plans for commercial one time to alleviate having to make so many changes.
- b. Update on Overlay Work Committee-Rawls Howard is still working on this topic.

B. Board Member Comments and Request for Future Agenda Items. Tom Vincenz wanted to know what is happening with the number of bedrooms allowed in a home with the County and the change in State Legislation. Rawls Howard promised to follow up on this.

**Public Comments**

Richard Hilderman stated he attended a conference on how lighting affects the Sea Turtles. Other public comments were from property owners thanking the Board for their consideration of the Text Amendment on multi-family in the BB-1 zoning district.

**Adjournment-** 10:30 am. VICE CHAIR TOM VINCENZ MOTIONED TO ADJOURN. MOTION MOVED BY LEN STEINER. SECOND WAS MADE BY GREG JENSEN. MOTION WAS CARRIED UNANIMOUSLY BY THE BOARD.

Town of Sunset Beach  
Planning Board

*Tom Vincenz, Vice Chair*

Submitted by:

*Cindy Nelson, Planning Board Secretary*

\*\*\*The April 16, 2015 minutes were approved by the Planning Board during the May 7, 2015 meeting.