



Town of Sunset Beach
Planning Board Meeting

Meeting Minutes of October 15, 2015

9:00 am

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

Members Absent: None

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

Vice Chairperson Vincenz called the meeting to order, 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: CONSIDERATION OF APPROVAL FOR THE MINUTES OF SEPTEMBER 3, 2015. VICE CHAIRPERSON VINCENZ CALLED FOR A MOTION TO APPROVE THE MINUTES. MOTION MOVED BY LEN STEINER. SECOND WAS MADE BY GREG JENSEN. MOTION CARRIED UNANIMOUSLY.

Old Business

a. Discussion on TA-15-11; Text Amendment; Town-initiated, proposal to amend Article 9, Part III, Outdoor Lighting. Clayton Rivenbark, BEMC

Brunswick Electric representative, Clayton Rivenbark was available to talk with the Board and answer any questions.

Discussion between the Board and Clayton:

Clayton talked about Kelvin Ratings. Clayton mention that Ocean Isle Beach changed their street lighting to LED lights and encouraged Board Members to go and observe what was installed.

Clayton: 5k is the standard high pressure sodium lighting currently on Sunset Beach. Clayton provided more technical information in regard to cost, type and the number of existing lighting compared to installing all new LED lighting.

Streetscape lights currently cost approx. \$720.00 per month. Having LED lighting installed at the industry standard of 4k would incur a cost of approx. \$2,200.00 per month. If specialty fixtures were installed there could be a cost of \$3,665.00 to \$4,000.00 per month. This would apply to island fixtures only. Rawls mentioned that the Town is looking at all the lighting, island and mainland. He said the Town Administrator is keeping cost effectiveness in mind.

Vice Chair Vincenz: What about pole heights?

Rawls: The UDO states pole heights on the island may not exceed 25' in height within 300' of a primary frontal dune. This is also the height of the streetscape lights, so if we approve pole heights of 20', than the streetscape lights would become non-conforming. Clayton said it would not be a problem to maintain fixtures at 25'.

Brief discussion went forth in regard to kelvin size and cost. Clayton reminded the Board that the island lights were not dark sky compliant and new lighting would in effect be dark sky compliant. He said you could really notice a difference in this type of lighting.

Rawls: Is there a difference in pole types; could we use aluminum poles?

Clayton: Aluminum or wood would be the same price.

Vice Chairperson Vincenz: Could we have the poles painted as specific color?

Clayton: Anything beyond the standard would incur extra cost.

Clayton: Eventually BEMC will phase out high pressure sodium lighting. If a fixture needs replaced BEMC will replace it with an LED at no cost to the Town, unless the town wants all the lighting changed then BEMC would talk with the town to discuss cost.

Rawls: If we take High Pressure Sodium out of the ordinance, would that be a problem?

Clayton: Only if what currently exists is replaced with the same thing, or if replaced at the next highest level. He added that Leland has a plan in place to have all their lights switched to LED by 2016.

Len Steiner: Any new construction or development could be required to install the LED lighting.

Rawls: LED is a much more efficient light. The financial impact would be lessened by phasing in as needed than to switch to the LED all at once. The Board was in agreement.

Clayton: If you changed out all 97 fixtures on the island, there would be a cost of an additional \$806.00 per month or less.

Bob: There could also be a labor charge if we change everything at one time?

Clayton: Yes, that would be possible.

Clayton: Safety is also a concern. Security cameras in commercial projects cannot pick up color using High Pressure Sodium lighting.

Discussion with Clayton and the Board concluded. Rawls proceeded to talk with the Board about the proposed language for the ordinance. One item of previous concern was to prohibit the use of laser, beacon or search type lighting, the Board wanted to keep that part of the language. With that Rawls thought this would be enough information to create a draft lighting standard for Board review.

b. Discussion – Hot Tub and Spa Standards

Rawls informed Board members that the building inspector did some research and thought the best way to regulate hot tub and spa size would be by a gallon size. Manufactures standard hot tub and spa sizes seemed to hold a range of between 700 to 800 gallons of water and could fit 6 to 8 people. After a little more discussion, Rawls vowed to research how other jurisdictions defined hot tubs and spas.

Rawls said there are also flood zone considerations. If an above ground unit was to be installed it could be considered an obstruction. If someone has enough buildable area and could meet the standards for CAMA and flood standards, and it's flush with the decking, or up on a deck, they could install one.

The Board's consensus was that a hot tub or spa unit could be installed with these considerations:

- Met flood requirements.
- Was flush in ground.
- Permits and inspections required when needed.
- Size was manageable.

Rawls will draft language for Board review and approval.

New Business- None

Administrative Items:

A. Director and Staff Comments

Rawls and Greg Jensen will be attending the State Planning Conference October 21st thru 23rd.

B. Board Member Comments and Request for Future Agenda Items

- There will be a site plan review for the November 19th meeting. Waterway Landing is adding parking spaces to their parking lot.
- Election of officers will take place at the November 19th meeting.
- Susan Parker is working to revise the current standards for signs and banners.

Public Comments

Charlie Nern 647 Oyster Bay Drive and Holly Smith of 265 Creekview Drive both commented on the lighting ordinance discussion. They erred on the side of cost considerations, would prefer the Town consider cost to the taxpayers when changing out light poles and related equipment and change lights as needed. Also, LED's are much brighter than implied.

Adjournment- 10:10 am. VICE CHAIRPERSON TOM VINCENZ CALLED FOR A MOTION TO ADJOURN. MOTION CARRIED BY GREG JENSEN. SECOND WAS MADE BY LEN STEINER. MOTION CARRIED UNANIMOUSLY.

Town of Sunset Beach
Planning Board

Tom Vincenz

Tom Vincenz, Chairperson

Submitted by:

Cindy Nelson

Cindy Nelson, Planning Board Secretary

***Minutes were approved for the September 3, 2015 meeting on October 15, 2015.