

## STAFF COMMENTS



**To:** Sunset Beach Planning Board  
**From:** Cape Fear Council of Governments: Wes MacLeod, AICP, ASLA  
**Date:** July 29, 2016  
**Re:** Final Draft – 2016 Land Use Plan

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Please find the attached revised Chapter 10: Plan for the Future (Goals/Policies). The attached chapter has been revised based upon comments received during the meeting held July 21, 2016.

Two other items of consideration should be addressed prior to Planning Board recommendation of approval:

1. The Planning Board should consider removing the following from Policy 25:
  - a. “Private clubhouse and private community centers uses, as defined in the UDO, shall only be allowed on the island in the designated commercial area (BB-1).”
2. The Planning Board should consider placing the following language within Policy 5 and consider adding clarification that no structure shall be allowed beyond such line:
  - a. No alteration or relocation of any sand dune, or part thereof, or any natural vegetation will be permitted, without the express written permission of the Town Council within the area described as follows: being that portion of the beach section lying south of a line; the line being 125 feet south and parallel with the southern right-of-way of Main Street, and the line extending to the easternmost and westernmost extremities of the corporate limits of the town.

Should the Planning Board wish to include the items above, the Board may recommend approval of the plan conditional upon such.

Lastly, it has been a pleasure to work with the Planning Board on the development of the Land Use Plan. Much work and attention to detail on your behalf has resulted in a plan that should serve as the foundation for land use policy and change throughout the next five to seven years.