



Town of Sunset Beach
Planning Board Meeting

Meeting Minutes of August 18, 2016

DRAFT MINUTES

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

Members Absent: None

Staff Present: Town Administrator; Susan Parker, Richard Hathcock, GIS Planner; Cindy Nelson, Planning Board Secretary;

Chairperson Vincenz called the meeting to order and established that a quorum was present.

Amend or Approve Agenda: Approved

The Pledge of Allegiance was recited by all in attendance.

Postponement or Withdrawal Requests: None

Public Comments: None

Consideration of Approval of Minutes: None

Old Business

a. TA-16-02: Amend Article 6, Zoning Districts; Zoning District Development Standards for the Gateway Corridor Overlay District.

Clayton Rivenbark from Brunswick Electric was present to speak to the Board regarding specialty lighting for the Gateway Corridor District. Mr. Rivenbark handed out a brochure to the Board Members with a breakdown of the standard lighting cost for decorative lights, wattage, and including LED lighting. Mr. Rivenbark said the Streetscape project has specialty lighting, and a cost could be worked through once a light is chosen for the Gateway. He explained further how the billing and costs worked out for the Streetscape Project. Then, he remarked the Streetscape poles are made of concrete. These are an excellent choice for longevity as well as wear and tear.

Brief dialog ensued between Mr. Rivenbark and the Planning Board. Mr. Rivenbark mentioned that discounts would be applied when ordering fixtures in bulk. The industry is constantly changing and new fixtures are becoming available daily. The Board thanked Mr. Rivenbark for his presentation.

Chairperson Vincenz mentioned his concern in regard to improvements for the buildings. Cost versus percentage of value of a structure and how improvements can be made and how to calculate the value of the structure as to the amount of improvements that can be made. After discussion, the consensus was to leave the newly revised language as it is. Changes could be made at a later time if needed.

The Board asked Wes to do more research into how other towns are enforcing their regulations for the color of a structure.

After the discussion was over, Wes let the Board know that a rezoning for this corridor will be required when the Gateway standard is approved.

New Business

a. Discussion Item: Impervious surface. Attachment Provided.

Chairperson Vincenz explained that this topic is to consider if #57 stone would be considered pervious surface and does the Town want to revisit this issue. Wes informed the Board that he checked with Brunswick County which does specify that #57 stone must be four inches thick with a geo tech underlayment.

Wes asked the question: Does the Town want to restrict gravel or stone, dust or dustless? If the County is allowing this then the Town should stay with the same requirements. If an applicant comes in wanting to use it, we could allow it and not have to change our definitions.

Chairperson Vincenz said the UDO is there to help developers and the standards should reflect what is allowable. The Board was in agreement. Wes said he will develop language for consideration. A comment was made in effect that this could be considered for walkways, driveways and landscaping décor as opposed to using pine straw.

b. Discussion Item: Subdivision Approval/Plan Approval. No Attachment Provided.

Discussion:

Chairperson Vincenz said that there is concern as to why the Town Council does not approve site plans. The current UDO does not require this.

Wes described the purpose of a preliminary plat approval. The preliminary is for Town protection to ensure that developers are meeting all the standards. Once a developer proves that infrastructure is in place or a bond is in place, and it is recorded, a developer can then proceed

with Planning Board approval. However, if the infrastructure is greater than what the Planning Board can approve, the Town Council may want to review the plans. Brunswick County stopped having any type of subdivision/development approvals prior to infrastructure being in place first. Noelle asked if this was common place across the state, and Wes answered that this is a good practice.

Discussion ended with the determination that more research is needed and then this can come back for future consideration.

c. TA-16-12: Amend “Article 4, Section 4.01 (C). No Action by the Planning Board at this Time. Attachment Provided.

Wes explained the UDO is not consistent with general statutes. It is redundant and at a greater expense to the Town to advertise every Text Amendment that comes before the Planning Board. Town Council will be the body to advertise for a public hearing in regard to any Text Amendments.

Town Administrator Susan Parker agreed with removing the language. Town Council holds public hearings for any Planning Board action. We now have various ways to notify the public of Planning Board considerations through Facebook, Town website, and the Sunshine List.

The Board was in agreement. Wes will draft language for consideration.

Administrative Items:

a. Director and Staff Comments-None

b. Board Member Comments and Request for Future Agenda Items

Len Steiner: The whole Sea Trail subdivision is zoned under one district MR-3. This is too large an area to have one zoning district. MR-3 zoning allows multi-family development, single family development, and commercial building. We need to look at this zoning and see what can be done.

Wes informed the Planning Board that the Land Use Plan has been updated on the website along with the executive summary and will be going to the Coastal Resource Committee today. Wes said he would have an update at the September meeting.

Chairperson Vincenz mentioned that the Article for docks, piers, and bulkheads is still under a review.

Public Comment: None

Adjournment: 9:50 AM. CHAIRPERSON VINCENZ ASKED FOR A MOTION TO ADJOURN. MOTION MOVED BY LEN STIENER. SECOND WAS MADE GREG JENSON. MOTION CARRIED UNANIMOUSLY.

Town of Sunset Beach
Planning Board

Tom Vincenz, Chair Person

Submitted by:

Cindy Nelson, Planning Board Secretary

***There were no minutes for approval at the August 18, 2016 Planning Board meeting.