



Town of Sunset Beach  
Planning Board Meeting

**Meeting Minutes of February 16, 2017**

**DRAFT**

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

**Members Absent:** None

**Staff Present:** Cindy Nelson, Planning Board Secretary

**Others Present:** Wes MacLeod, Cape Fear Council of Government (COG);  
Town Council Member, John Corbett

Chairperson Tom Vincenz called the meeting to order at 9:00 a.m. and established that a quorum was present.

**Amend or Approve Agenda:** Agenda approved unanimously.

The Pledge of Allegiance was recited by all in attendance.

**Postponement or Withdrawal Requests:** None

**Public Comments:**

Dave Stuart, Agent for Carolina Dreams Golf LLC. Thanked the board for acknowledging his concerns. Carolina Dreams Golf LLC owns a large part of the commercial property in town. Almost all the commercial development has occurred before the adoption of the UDO. The existing development is of quality with good landscaping and building color. They anticipate continuing with high quality development in the future.

**Consideration of Approval of Minutes:** Consideration of approval of minutes from the January 19, 2017 meeting.

CHAIRPERSON VINCENZ ASKED FOR A MOTION TO APPROVE THE MINUTES WITH TWO CHANGES. LEN STEINER MOVED TO ACCEPT THE MINUTES WITH CHANGES. SECOND WAS MADE BY GREG JENSEN. MOTION WAS CARRIED UNANIMOUSLY.

## **Old Business**

TA-16-16: Amend Article 6.06 (D) to Provide Dimensional Standards for Residential Development in the MB-1 Zoning District. Discussion Item w/Attachment.

Brief discussion ensued on the changes that were made.

AFTER THE DISCUSSION, CHAIRPERSON VINCENZ ASKED FOR A MOTION to RECOMMEND THIS TO TOWN COUNCIL. SECOND WAS MADE BY GREG JENSEN. MOTION CARRIED UNANIMOUSLY.

TA-17-01: Amend Article 10.06 (B) (6) to Provide Additional Standards for Golf Course Tree Removal. Discussion Item w/Attachment.

The Board read through the bulleted items as listed in the Staff Report. Review and discussion ensued on the changes as discussed. Wes MacLeod offered to have the additional changes prepared for review at the next meeting.

## **New Business**

Gateway Overlay Comments and Concerns. Discussion Item w/Attachment.

Chairperson Vincenz and Dave Stuart met previously to discuss some of Mr. Stuart's concerns regarding the new Gateway Corridor Overlay District. Dave Stuart was invited to join in the Board's discussion and express his concerns as needed and offer suggestions.

Chairperson Vincenz highlighted the conversation as per the sheet attached to the agenda packet. Chairperson Vincenz noted that the language for the new District has already been adopted. Wes said that changes can be made to the Gateway standard as the need arises. Chairperson Vincenz agreed and recommended that the Board take a look at what has been adopted in conjunction with Dave Stuart's suggestions.

## **Administrative Items**

a. Director and Staff Comments-None

Wes said an item of concern for consideration is island parking standards and uses. The current standard is prohibitive for new or existing businesses to operate. The UDO needs amendments that will accommodate entertainment type businesses such as restaurants. Several comments in the survey for the Land Use Plan Update were to have more entertainment type amenities available.

## b. Board Member Comments and Request for Future Agenda Items

Board discussion for Future Items is as follows:

- Land Use Plan Revisions.
- Gateway Corridor changes as listed on the attachment.
- UDO housekeeping Items.
- Review parking standards and establish minimum and maximum parking standards for the mainland.
- Review sign standards for special events as it relates to events in the park and for Town sponsored events.
- Fence requirements for non-residential uses. Currently the only non-residential standard that exists is for fencing as a buffer between commercial and residential uses.
- 30% impervious coverage standard, this concept needs direction and clarification.
- Tree removal for golf courses.

Chairperson Vincenz and the Board agreed the first three items of most importance to work on are:

1. Non-residential fence requirements.
2. Island parking ratios.
3. Changes for the Gateway Corridor.

Wes said he will have language available for fences and island parking by the next meeting.

### **Public Comments**

Robert Barroso, property owner of 424 Sunset Blvd: Expressed frustration with the time frame to try to get parking and restaurants at his building. It has been almost four years to get something done. Island visitors want to stay on the island, go to the beach, restaurants. His proposals would enhance the island experience and value by providing a place for people to come and eat and recreate. He spent thousands of dollars on engineering and development to try to get just a walkup pizza restaurant. I had to do a walk up facility because parking will not support a regular restaurant.

**Adjournment:** 10:30 AM. CHAIR PERSON VINCENZ ASKED FOR A MOTION TO ADJOURN. MOTION MOVED BY NOELLE KEHRBERG. SECOND WAS MADE BY LEN STEINER. MOTION CARRIED UNANIMOUSLY.

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*Tom Vincenz, Chair Person*

Submitted by:

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*Cindy Nelson, Planning Board Secretary*

\*\*\*Minutes from the January 19, 2017 meeting were approved at the February 16, 2017 meeting.