

Investigate-Research-Develop-Recommend
(North Carolina General Statute 160A-387)

Sunset Beach Planning Board-Town of Sunset Beach
Minutes from February 23, 2012

Members Present

Bill McDonald-Chairman
Leon August
Sybil Kesterson
Al Seibert
Bob Tone
Tom Vincenz

Members Absent

Carol Santavicca

Staff

Sandy Wood
Cindy Nelson

Others Present

Council Woman:
Carol Scott
Land Planner:
Landin Holland

1. **Call to order-9:00 AM**
2. **Roll Call-Quorum Present**
3. **Agenda Comments-None**
4. **Approval of Minutes-Minutes from the December 15, 2011 Session. Bill entertained a motion to be approved as mailed. Moved by Leon. Second by Sybil. Motion carried unanimously.**
5. **Building and Zoning Administrator Report-None**
6. **Public Hearing Topics-None**
7. **Old Business-None**
8. **New Business**
 - a. Approval for a Change of Signage for the Gas Station/Convenience Store at 7300 Beach Drive. The Conversion is from Minute Man Food Mart to Sunoco.

Landin described the nature of the application in that the applicant is seeking approval for a change in canopy signage for the gas station. This is an existing structure with no other changes.

Bill entertained a motion to approve this request. Moved by Leon. Second by Tom.

Leon questioned if this approval included the LED signs that are depicted in the graphics. Landin replied that this meeting and the motion made includes the canopy sign only; discussion related to the LED signs is next.

Landin explained that the applicant would like to be able to use the LED lighting; these signs do not flash and are not intermittent. He proceeded to read from the ordinance related to this subject: "...The signs can be 25' square feet in area regardless of frontage and may include changeable copy indicating the current price of fuel dispensed on the premises." Quoted from the current ordinance Page 11-16 (H) (2) (b). This standard will carry into the new UDO.

Landin continued to say that historically the town has interpreted this ordinance to mean placards and not LED lighting. Now, the Board needs to decide if LED lighting will be permitted. Further clarifying this is only for the function of LED lighting for gas stations. Landin offered his opinion in that this is a more attractive sign than all the different placards.

Sandy added that by general rule these signs would not be flashing or scrolling, also, the signs would be able to be changed by a computer system instead of by hand.

Landin repeated that this would only apply to gas stations and this standard would not be intended for retail businesses. He informed the Board no motion would be needed right now as this standard will carry over to the new UDO for the Council to adopt. Then, once the UDO is adopted, the gas station can change the signs.

Meeting date set: March 20, 2012 at 9:00 AM, Council and Planning Board will meet together and discuss the Draft UDO.

Al requested another meeting of the Planning Board before March 20 to discuss some items that should be revisited such as lighting and Landscaping.

1. Lighting-there is still some issues with lighting, even though UDO reflects the standards from BEMC for lighting in beach communities.
2. Landscaping-currently there are no standards in place to address the rebuilding of the dunes in the event of a major storm in which the dunes may be destroyed.

Landin said these items can go on the agenda for the March 15, 2012 work session. Also, the Planning Board will discuss developing standards for free standing ice vending machines.

9. Comments from Visitors

Carol Scott mentioned that the BEMC standards for lighting concerns on the beaches may not truly reflect the concerns of citizens. Light pollution is not sufficiently addressed and she further stated the nowhere in the procedures does it state the height of light poles, night sky viewing, or concerns for turtles. She also suggested that Eddie Walters be invited to the meeting to give input and ideas for lighting on the beach.

Charlie Nern stated that the lights on the pier were very bright. Landin responded that something could be done about how commercial lighting impacts residential areas.

**10. Adjournment-Meeting adjourned at 9:40 AM. Bill entertained a motion to adjourn.
Moved by Al. Second by Sybil. Motion carried unanimously.**

Bill McDonald

Bill McDonald-Chairman

Cindy Nelson

Cindy Nelson-Secretary