



The Town of Sunset Beach

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New Business Agenda Item A-Gateway Overlay Concerns and Comments from Meeting Between Tom Vincenz and Dave Stuart.

1. Dave described the overview of the commercial market here:
 - *When developers hear what our permanent population is, most immediately turn away. No surprise, given the failure rate we see in this very seasonal area.
 - *Upfront cost of engineering and permitting is substantial.
 - *UDO regulations add to the cost.
 - *Great deal of commercial property is already available for purchase or rent. Reduces incentive to build.
 - *Press suggests we are not a commercial friendly town.
 - *Town regulations and staff have been known to be difficult at times.
2. Dave noted that overhead lighting we have chose is an expensive added cost. He questions the need for sidewalk lighting, when walk will be lite by street lighting.
3. Changes we made regarding bike racks require space; space that will come out of the building.
4. Dave expressed concern over our rules regarding improvements to existing buildings. These rules will inhibit reconstruction of a storm or fire damaged building.
5. Dave suggested we require a shared dumpster facility (one access, one dumpster for two buildings). The two buildings next to Town Hall have done this. Dumpsters are not something we want to see!
6. He suggested access to parking should be one shared drive for two lots period. Not shared driveway for a minimum of two lots.
7. Cross access lane provisions are important, promotes shared parking.
8. Dave viewed reduced parking requirements in the area (as was recommended in the initial Vision Plan) could be very helpful

He reiterated his interest, and the interest of the property owners he represents, to maintain standards which will be consistent with the development which has taken place. He asked that we remain mindful of the cost of some of these requirements.

On another note, Dave again expressed his concern over our proposed change in MB-1 regarding property lines abutting street right-of-way. A change from 5' to 50' will result in these properties not being buildable.