Town of Sunset Beach
Planning Board Meeting

Meeting held at Fire Station #1; 102 Shoreline Drive W.

Meeting Minutes of March 3, 2016
8:57 am

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

Members Absent: None

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

Chairperson Vincenz called the meeting to order, read a prepared welcome statement, and established that a quorum was present. The Pledge of Allegiance was recited by all in attendance.

Postponement or Withdrawal Requests- None

Public Comments- None

Consideration of Approval of Minutes: CONSIDERATION OF APPROVAL OF MINUTES FROM THE FEBRUARY 18, 2016 MEETING. CORRECTIONS WERE NOTED. MOTION TO APPROVE AS AMENDED. LEN STEINER MOVED THE MOTION WITH A SECOND MADE BY NOELLE KEHRBERG. MOTION CARRIED UNANIMOUSLY.

Old Business

a. Discussion and Possible Action – Fill and Grade Standards

Rawls did not have the draft language ready for consideration however, the draft is almost completed. He is drafting two different standards for the island and the mainland, as well as separate standards for fill and grading.

Rawls went on to summarize the discussion from the last meeting in regard to this topic.

Chairperson Vincenz mentioned there are some lots on the island that are sunk in; His suggestion was to allow those lots to accept sand from another island property if needed. Rawls answered there could be difficulties for a potential homeowner if this were to be codified. Internal mechanisms could be developed to notify property owners who may need fill.

Discussion ended with no vote taken.

b. TA-16-01; Text Amendment; Town-initiated; Proposal to amend UDO to provide standards for signage related to special events.

Rawls and the Board Members began discussion on the new language drafted from the last meetings changes for this proposal.

Rawls pointed out that he added a new paragraph in 11.08 Exemptions 12 (c) IV.
He read through the changes and discussion ensued.

Susan Parker asked for the authority to allow banners hung a few days ahead of an event to inform the public that there will be partial lane closures. This will help the public with awareness so they know traffic may be impeded due to an event on that day. The Board did not have an issue allowing this language.

More discussion ensued on the draft ordinance.

Bob Tone brought up a concern in that several banner signs could be erected at either of the Town entrances advertising event(s); which would cause clutter and distraction.
Discussion went forth among the Board Members and Rawls.
The result was to change the language in 12 c ii from having a banner erected for three weeks to two weeks. This will avoid having multiple signs up at one time and will protect traffic safety as well as lend a better visual look to the town entrances.

CHAIRPERSON VINCENZ ASKED FOR A MOTION TO FORWARD TO TOWN COUNCIL WITH THE CHANGES AS DISCUSSED. NOELLE MOVED TO APPROVE WITH THE CHANGE TO 12 C. SECOND WAS MADE BY LEN STIENER. MOTION APPROVED UNANIMOULSY.

c. TA-16-02; Text Amendment; Town-initiated; Proposal to amend UDO to provide for a Gateway Corridor Overlay District.

Rawls addressed the Chairpersons concern from an earlier meeting in regard to a lot that is 300 feet deep. Potentially, 200 feet of the lot could be developed leaving a 100 feet available for

additional building behind the first building nearest to the road. Rawls said he put exemptions in the language that would not allow this type of development.

After more discussion; changes were suggested by the Planning Board:

- Add pathways.
- Consideration for building color.
- Change "multi-use path" to "pedestrian path" throughout the text.
- Delete the word "garish".
- Define earth tone colors with more specific color specifications.

Discussion ended at this time with Rawls stating that he will institute the additional changes and bring back for approval at the next meeting. Discussion ended with no vote taken.

New Business- None

Administrative Items:

A. Director and Staff Comments

Rawls reported that the Council Chamber was now cleared for use. He further said that he will be attending an upcoming Flood Plain Managers Conference; he extended an invitation to any member who would be interested in attending.

B. Board Member Comments and Request for Future Agenda Items

Chairperson Vincenz asked if an independent coastal geologist could be required by the town for certain developments. Rawls said he would look into the matter and report back.

Bob Tone asked what could be done to regulate political signs to make the standard stricter. Rawls said state roads are exempt from local ordinances regarding political signs.

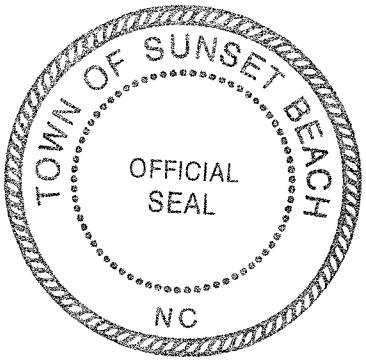
Public Comments

Charlie Nern; 647 Oyster Bay Drive: Agreed with discussion about overlay district. Also, don't be so restrictive that businesses do not want to come here.

Jan Harris; 206 North Shore Drive: There are only two place sand could be moved on the island, from Palm Cove and the West end. The only sand in those areas is the dunes and the dunes

cannot be changed. She gave the Board members a copy of previous Town Ordinances dating from 1986 to 2006.

<u>Adjournment:</u> 10:17 AM. CHAIRPERSON VINCENZ ASKED FOR A MOTION TO ADJOURN. MOTION MOVED BY BOB TONE. SECOND WAS MADE BY NOELLE KEHRBERG. MOTION CARRIED UNANIMOUSLY.



Town of Sunset Beach
Planning Board

Tom Vincenz, Vice Chair Person

Submitted by:

Cindy Nelson, Planning Board Secretary

***Minutes for the February 18, 2016 meeting were approved at the March 3, 2016 meeting.