Town of Sunset Beach
Planning Board Meeting

Meeting Minutes of May 18, 2017

Members Present: Chairperson Tom Vincenz, Greg Jensen, Noelle Kehrberg

Members Absent: Len Steiner, Bob Tone

Staff Present: Hiram J. Marziano II; Planner, Cindy Nelson; Planning Board Secretary

Others Present: Town Council Members, John Corbett, Peter Larkin

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: None

Consideration of Approval of Minutes: Consideration of approval of minutes from the April 20, 2017 meeting.
CHAIRPERSON VINCENZ ASKED FOR A MOTION TO APPROVE THE MINUTES WITH ONE CHANGE. NOELLE KEHRBERG MOVED THE MOTION WITH A SECOND MADE BY GREG JENSEN. MOTION WAS CARRIED UNANIMOUSLY.

Old Business

TA-17-01: Amend Article 10.06 (b) (6) TO Provide Additional Standards for Golf Course Tree Removal Action Item with Public Input.

Hiram clarified that the Town advertised this as a public action item. It is not a public hearing.

With little discussion and some additional clarifications:

CHAIRPERSON VINCENZ ASKED FOR A MOTION TO MOVE THIS ITEM TO TOWN COUCNIL PER CONSISTANCY STATEMENT A, OF WHICH WAS READ ALOUD BY THE CHANIRPERSON. MOTION WAS MOVED BY GREG JENSEN AND THE SECOND WAS MADE BY NOELLE KEHRBERG. MOTION WAS CARRIED UNANIMOULSY.

NEW BUSINESS

a. TA-17-04: Amend Section 6.06 (H) BB-1 Beach Business District to Increase Density Per Acre for Multi-Family Residential Uses. Action Item w/Attachment.

Hiram started the discussion by saying that this Text Amendment request has been citizen initiated and added that it is not consistent with the Lane Use Plan: however, the state does not require it to be. Therefore, the proposed development would be consistent with the other buildings that are already there. This change would affect all of the BB-1 Zoning District.

Jim Farson who initiated the Text Amendment and represents the developer of the proposed building was present to give an overview of the reasoning behind the text amendment to be considered.

Mr. Farson explained that the previous property owner/developer did not wish to proceed with building the last condominium on 27th Street. So my company purchased the property after doing research. The intention was to construct a condominium building like all the others on that street. It was found out after the property was purchased and plans were drawn up for a new building that the density had changed and that same building cannot be constructed as planned.

Chairperson Vincenz said he could appreciate what has happened however, he cannot approve a higher density which would affect the entire BB-1 zoning district. Greg Jensen asked if there was anything that could be done to help the developer in this situation. Hiram suggested the Board hold off on a decision until Staff could do more research. The only other option would be to ask for a variance from the Board of Adjustment, of which the developer would have to prove a hardship of the land, there is no hardship as they could still build there. They would not be able to build to the same density as what is currently there.

Chairperson Vincenz said the Board would like to advertise for deliberation and action at the June 15th meeting.

b. TA-17-05: Amend Article 1, Article 2 and Article 7 to Include Information Related to Building Codes, Regulations, and Standards. Action Item w/Attachment.

Hiram gave an overview of why this has come to the Planning Board. He explained the original building code section was not included in the adopted UDO in 2012. Technically we have no codes other than the 2012 North Carolina Building Code to go by. This is everything we need to replace with the exception of minimum housing standards which will come back as a future agenda time. All the language is the same as it was prior to the UDO adoption of 2012, the exceptions are that we added a requirement to have any building trash contained on site, whether or not it is a dumpster that is brought in or built on site. We are now requiring an as built survey and omitted the requirement for a foundation survey, and we also updated the stormwater standard to require an engineer solution to contain stormwater runoff on a property if coverage is over 30%.

The Board agreed to move forward and list this on the next agenda as an action item.

Administrative Items

a. Director and Staff Comments.

Hiram did some research regarding the changes for the Gateway Overlay District:

- Bike Parking: Hiram said that although he was still doing some research, he explained that he is looking a low profile bike racks that do not take up parking spaces and do not interfere with ADA requirements.
- Shared dumpsters and enclosures: Hiram made a suggestion to include this standard in all business districts, and not just the Gateway district, when applicable, to have connected driveways and single access dumpsters.
- 50% value rule for substantial exterior renovations. Considerable conversation ensued regarding how to best word the standard. More research is needed before final language can be completed.

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

- Front yard fences: topic for discussion at a future time.
- The Board has not received any updated UDO changes for some time. Staff will provide new pages to the Board.

- Twice a month meetings; Hiram said two meetings a month will resume once the planning and zoning department is up and running, and not so busy. Once two meetings a month do resume, then one meeting will be a workshop meeting.
- Greg Jensen will be absent from the upcoming June 15 meeting.

Public Comments

John Seabuck; Seaside Road resident: Brought up island parking issues last March and there is still no real resolution to parking problems. Especially on the east end of the island where people are widening their driveways, planning shrubs and trees in the right of way. How can property owners be held accountable and putting the right of way back at their expense.

Chairperson Vincenz answered that is no deliberation during Public Comment however he continued to inform Mr. Seabuck that the Town Council is making another focused effort to look at parking again to address the issue further.

After brief discussion, Chairperson Vincenz suggested to Mr. Seabuck to keep up with Town Council agendas to see how parking issues progress.

Adjournment: 9:50 AM. CHAIRPERSON VINCENZ ASKED FOR A MOTION TO ADJOURN. MOTION MOVED BY NOELLE KEHRBURG. SECOND WAS MADE BY GREG JENSEN. MOTION CARRIED UNANIMOUSLY.

TOWN OF SUNSET BEACH
OFFICIAL SEAL
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Town of Sunset Beach
Planning Board

Tom Vincenz

Tom Vincenz, Chairperson

Submitted by:

Cindy Nelson

Cindy Nelson, Planning Board Secretary

***Minutes from the May 18, 2017 meeting were approved at the June 15, 2017 meeting.