

# 2025 COMPREHENSIVE LAND USE PLAN

for the Town of Sunset Beach

November 24, 2025

WES MACLEOD, AICP, ASLA  
PRINCIPAL  
ANCHORPOINT PLANNING



# Outline

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- What is a Land Use Plan?
- Timeline
- Logo and Branding
- Background Information
- Draft – Community Survey
- Questions?

# What is a Land Use Plan?

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- An official document containing goals, policies, analyses and maps that serves as a community's **blueprint for growth**
- Formal guidance (in the form of adopted goals and policies) in the decision making process for use by both present and future elected officials and Town staff
- Offers an **open forum for the public** and Town officials to propose and implement new goals and policies to address emerging issues

# Why do a Land Use Plan?

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- Provides an opportunity for community self-evaluation, particularly of its development regulatory programs and ordinances
- Allows for input from various departments, staff, and elected/appointed boards in short and long term needs. Helps guide future budgeting processes.
- § 160D-501. Plans.
- (a) Requirements for Zoning. - As a condition of adopting and applying zoning regulations under this Chapter, a local government ***shall adopt*** and ***reasonably maintain*** a comprehensive plan or land-use plan.

# Land Use Plan Components

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- Public Engagement Results and Input
- Community Profile and Economic Development
- Natural Systems and Environment
- Community Facilities and Services
- Existing Conditions and Land Use Patterns
- Goals and Policies
- Future Land Use Map

# Roles and Responsibilities

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- **Consultant:**

- Prepare materials and plan document, facilitate meetings, serve as technical advisor.

- **Town Staff:**

- Provide administrative input regarding land use plan contents and offer input regarding how plan will be implanted and utilized.

- **Advisory Committee (Planning Board):**

- Provide objective feedback and input to staff and consultants. Review draft plan materials and prepare for each meeting.
- Provide oversight to ensure goals, priorities, policies, and plan material is representative of the citizens and property owners of Sunset Beach.

## Town of Sunset Beach 2025 Comprehensive Land Use Plan Anticipated Timeline

Meeting Date	Agenda	Deliverables
<b>November 24</b>	<b>Review Planning Process and Survey</b>	<b>Survey</b>
January 15	Review Demographic Information and seek Planning Board input.	Chapter 1 & 2
February 19	Review Chapter 1 Introduction & Chapter 2 Community Profile	Chapter 3
February/March	Public Engagement Session	N/A
March 19	Review Chapter 3 - Natural Systems	Chapter 4
May 21 (no April meeting)	Review Chapter 4 Community Facilities	Chapter 5 & 6
June 18	Review Chapter 5 - Land Use and Growth Management & Chapter 6 Tools for Managing Development	Revised Chapters
July 16	Review Final Draft & consider Recommendation for Approval	Final Draft with Revisions
July/August	Public Engagement Session -- Open House/Draft Plan	N/A
August 20	Planning Board Approval (if necessary)	None
August - September 2026	DCM Review	None
September to October 2026	Town Council Review/Approval	None
October to November 2026	CRC Certification/Approval	None

# Logo & Branding

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[PlanSunsetBeach.com](http://PlanSunsetBeach.com)

# Town of Sunset Beach



## Comprehensive CAMA Land Use Plan Update

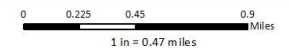
### Map 9.1 Future Land Use Classification (draft)

#### Legend

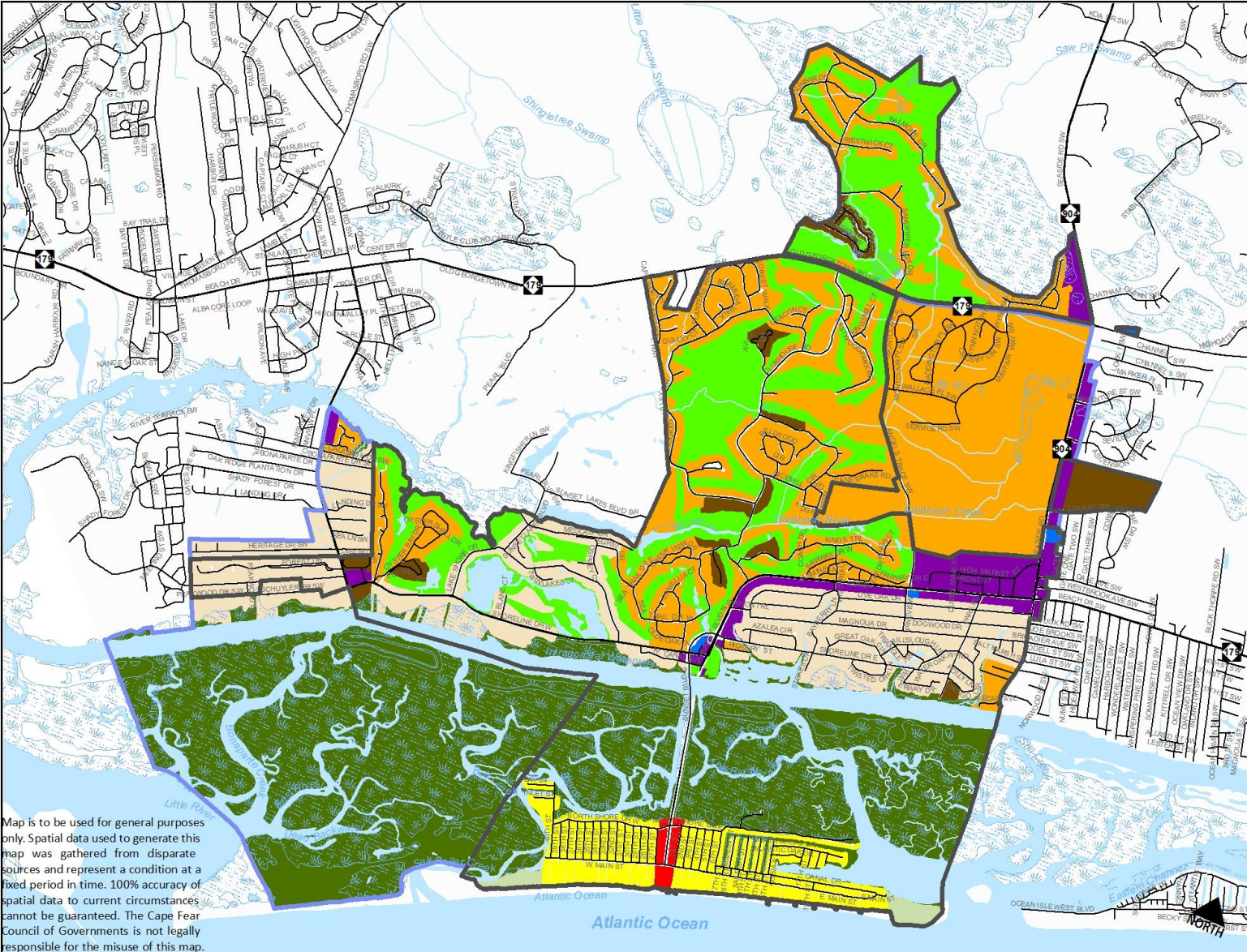
- Sunset Beach City
- Sunset Beach ETJ
- Waterbody
- Swamp/Marsh

#### Future Land Use

- Mixed Use
- Island Commercial
- Institutional
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Island Residential
- Recreation
- Oceanfront Conservation
- Marsh Preserve



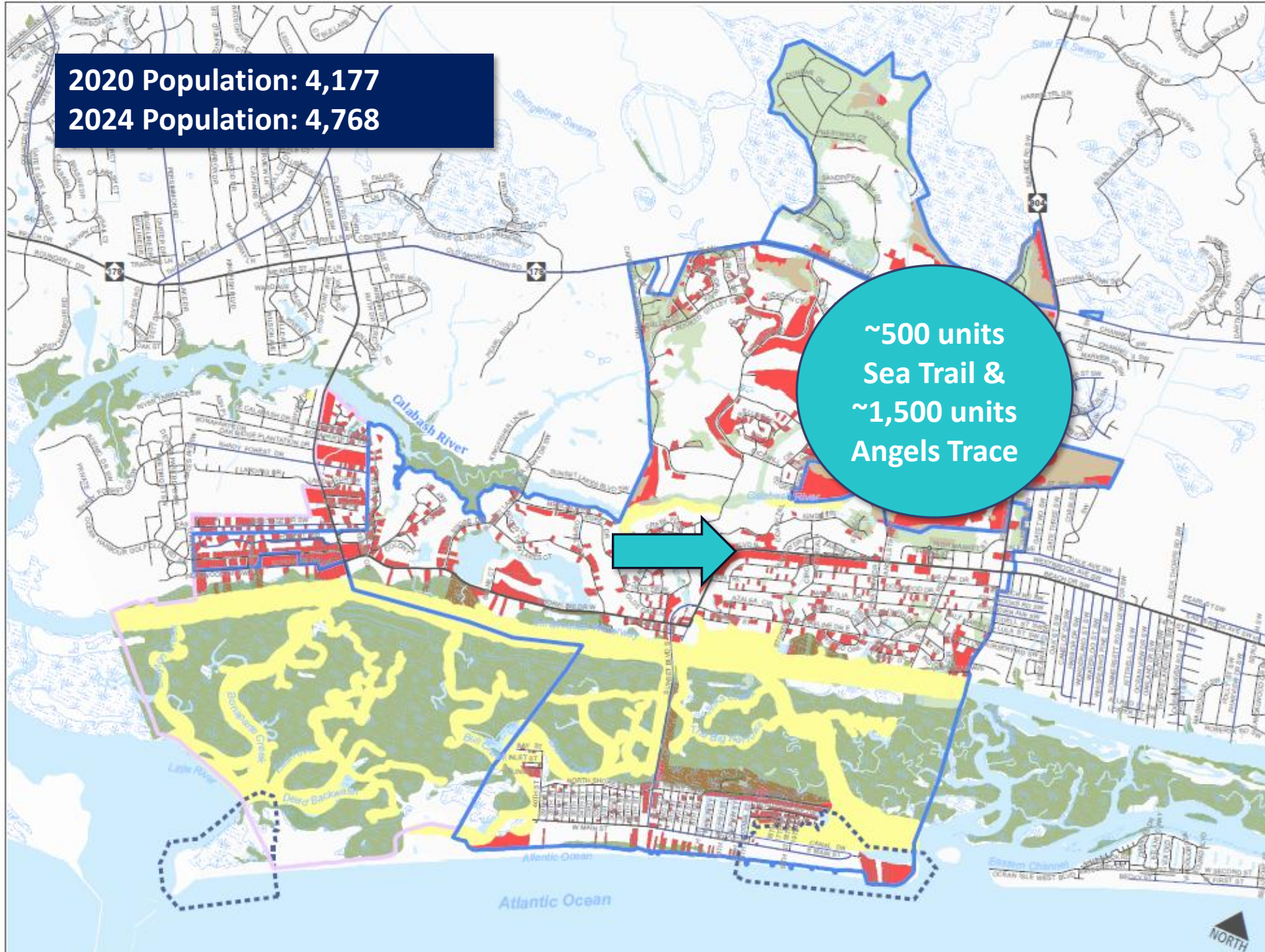
Map prepared by Cape Fear Council of Governments. Data sources: Brunswick Co., NCDEQ, DCM, NCDOT, USGS.



Map is to be used for general purposes only. Spatial data used to generate this map was gathered from disparate sources and represent a condition at a fixed period in time. 100% accuracy of spatial data to current circumstances cannot be guaranteed. The Cape Fear Council of Governments is not legally responsible for the misuse of this map.

**2020 Population: 4,177**  
**2024 Population: 4,768**

**~500 units  
Sea Trail &  
~1,500 units  
Angels Trace**

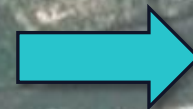


## Between 2023 and 2042...

County	2023	2042
Brunswick County, North Carolina	160,440	246,934
Horry County, South Carolina	394,089	621,700

Horry County is expected to gain **33 people per day** or **12,045 people per year**.

Brunswick County is expected to gain **13 people per day** or **4,745 people per year**.



# Community Survey (Draft)

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- Will be used to confirm/alter goals and policies
- Should be taken online primarily – hard copies will be available



## Town of Sunset Beach Land Use Plan Survey

The Town of Sunset Beach is charting a course for the next decade through a comprehensive Land Use Plan update. This plan will influence how we grow, move, protect our natural resources, and maintain the character of our community. Your perspective matters—please take a moment to complete this short survey!

# Next Meeting: January 15, 2025

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- Submit Chapters 1 & 2 and review demographic information.

*Please direct all questions and correspondence through Town staff.*

# Thank you!

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**Wes MacLeod, AICP, ASLA**

Principal

Anchorpoint Planning

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