

SUNSET BEACH 2040: CHARTING THE COURSE

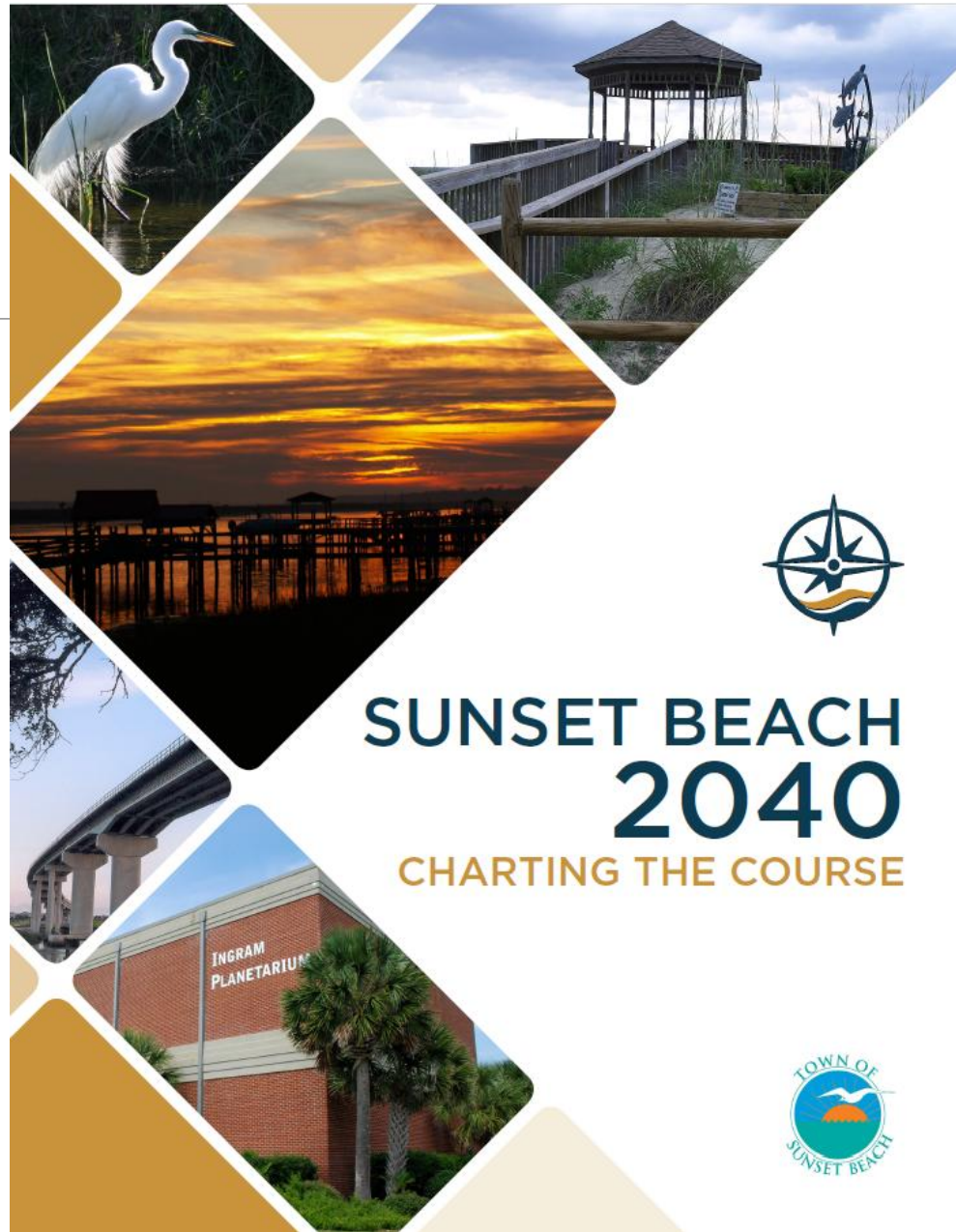
February 19, 2026

WES MACLEOD, AICP, ASLA
PRINCIPAL
ANCHORPOINT PLANNING



Outline

- Timeline
- Survey Update
- Public Input Meeting
- Review Chapter 1 & 2
- Distribute Chapter 3
- Questions?



SUNSET BEACH
2040
CHARTING THE COURSE



Sunset Beach 2040: Charting the Course Anticipated Timeline

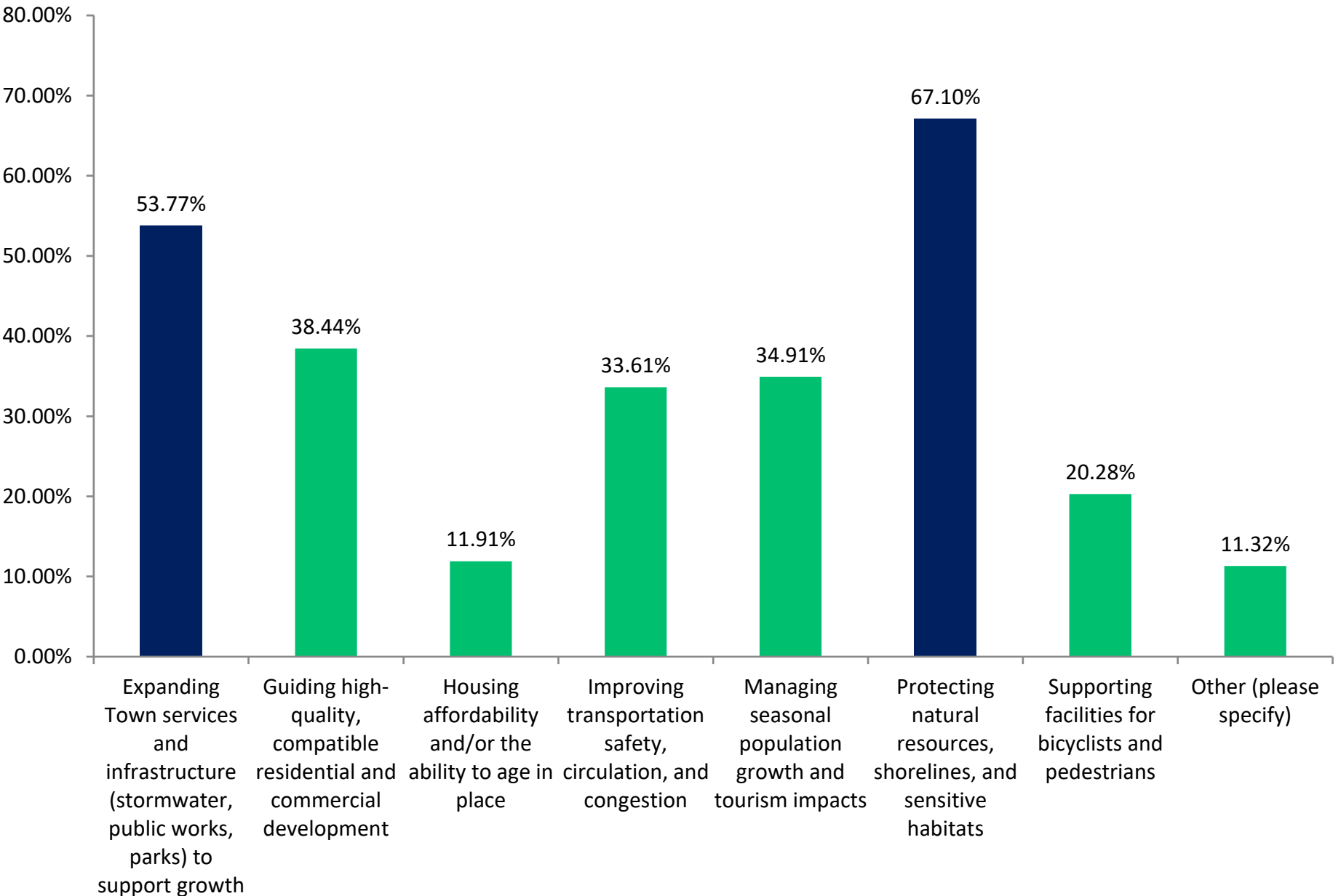
Meeting Date	Agenda	Deliverables
November 24	Review Planning Process and Survey	Survey
January 15	Review Demographic Information and seek Planning Board input.	Chapter 1 & 2
February 19	Review Chapter 1 Introduction & Chapter 2 Community Profile	Chapter 3
February/March/April	Public Engagement Session	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

Community Survey Update

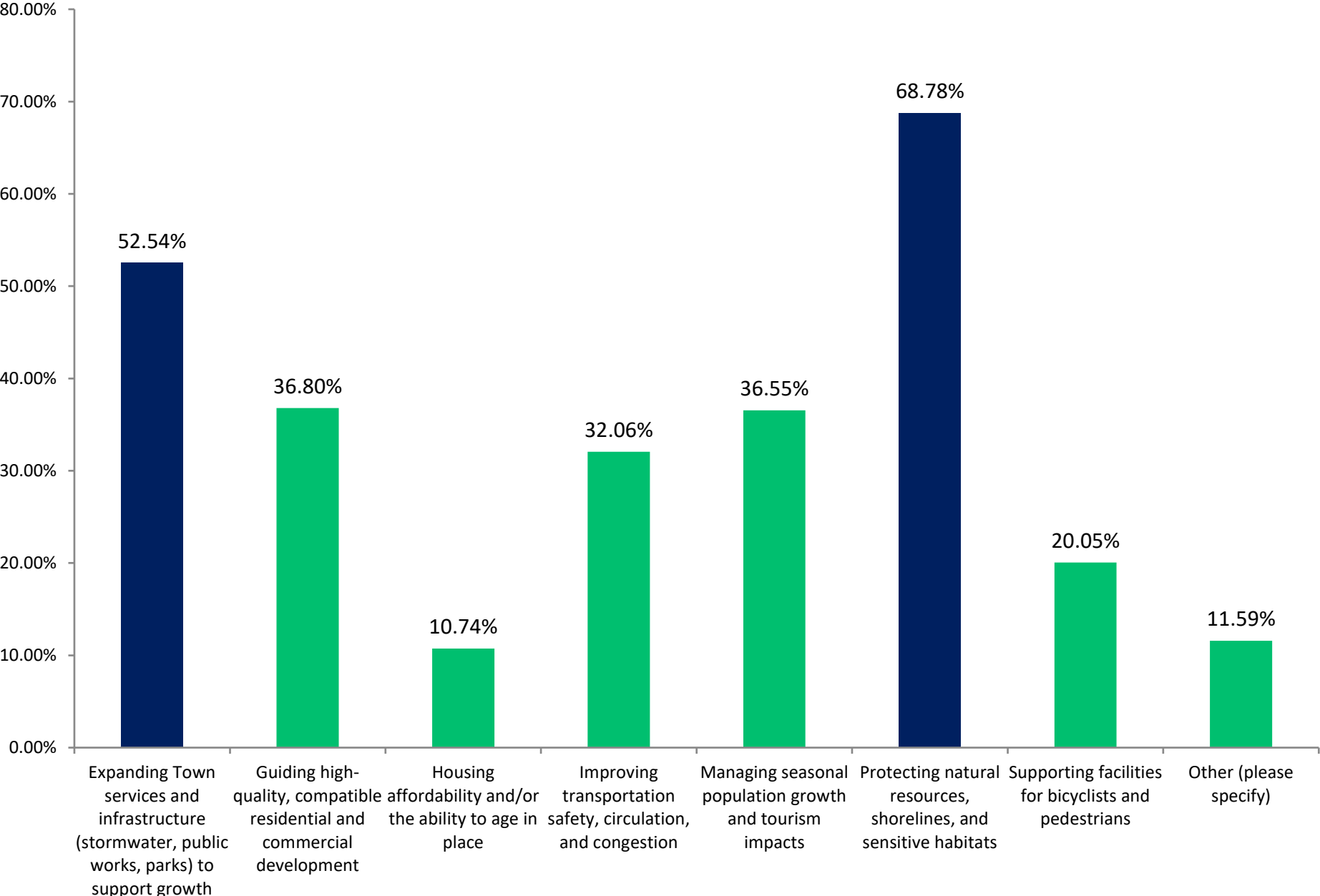
- ❑ 1,182 responses as of 2/17 (848 in 1/14)
- ❑ Increase of 334 responses (39%)



What do you think are the most important growth and development issues facing Sunset Beach? (Jan. results)



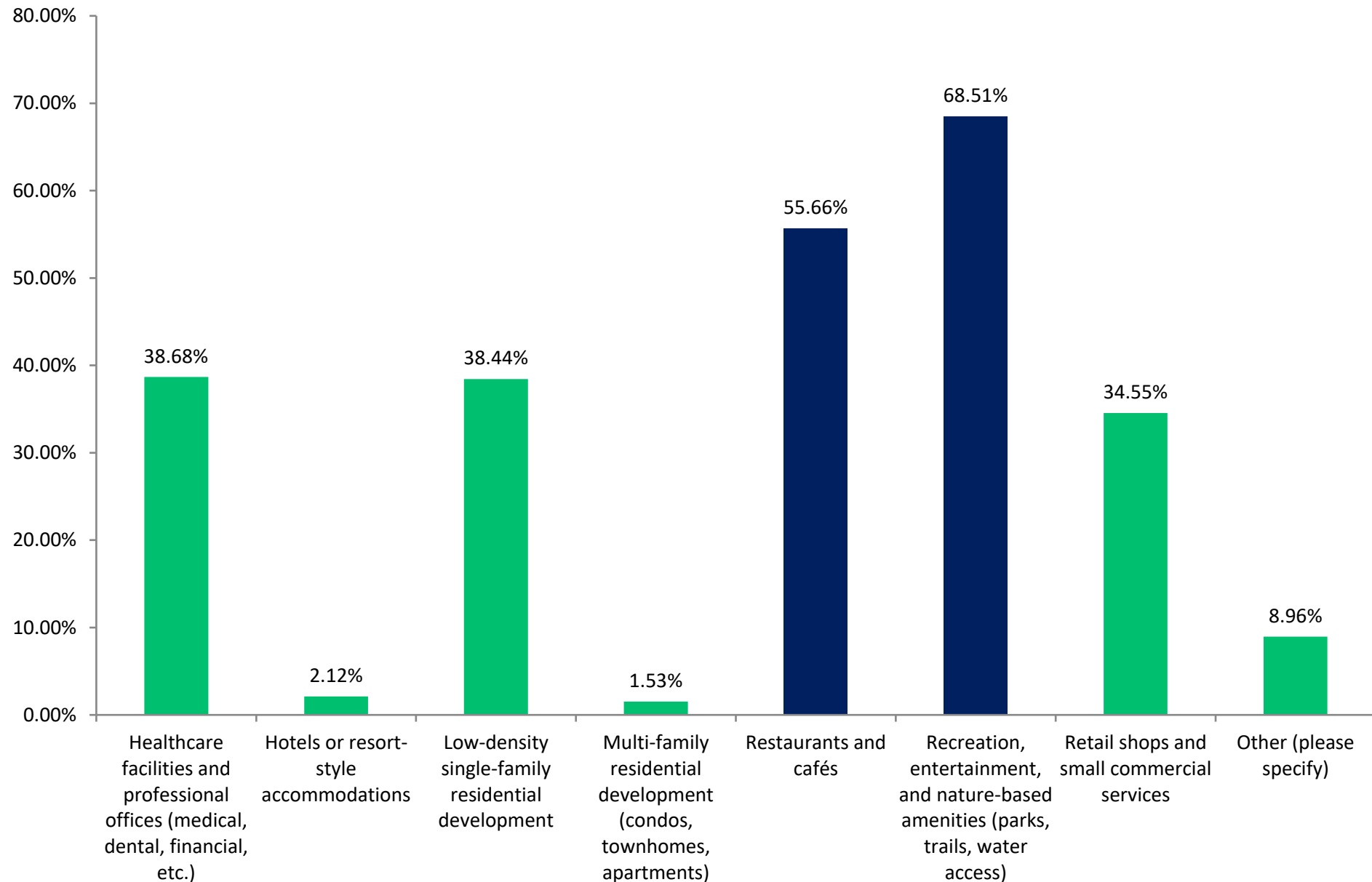
What do you think are the most important growth and development issues facing Sunset Beach? (Feb. results)



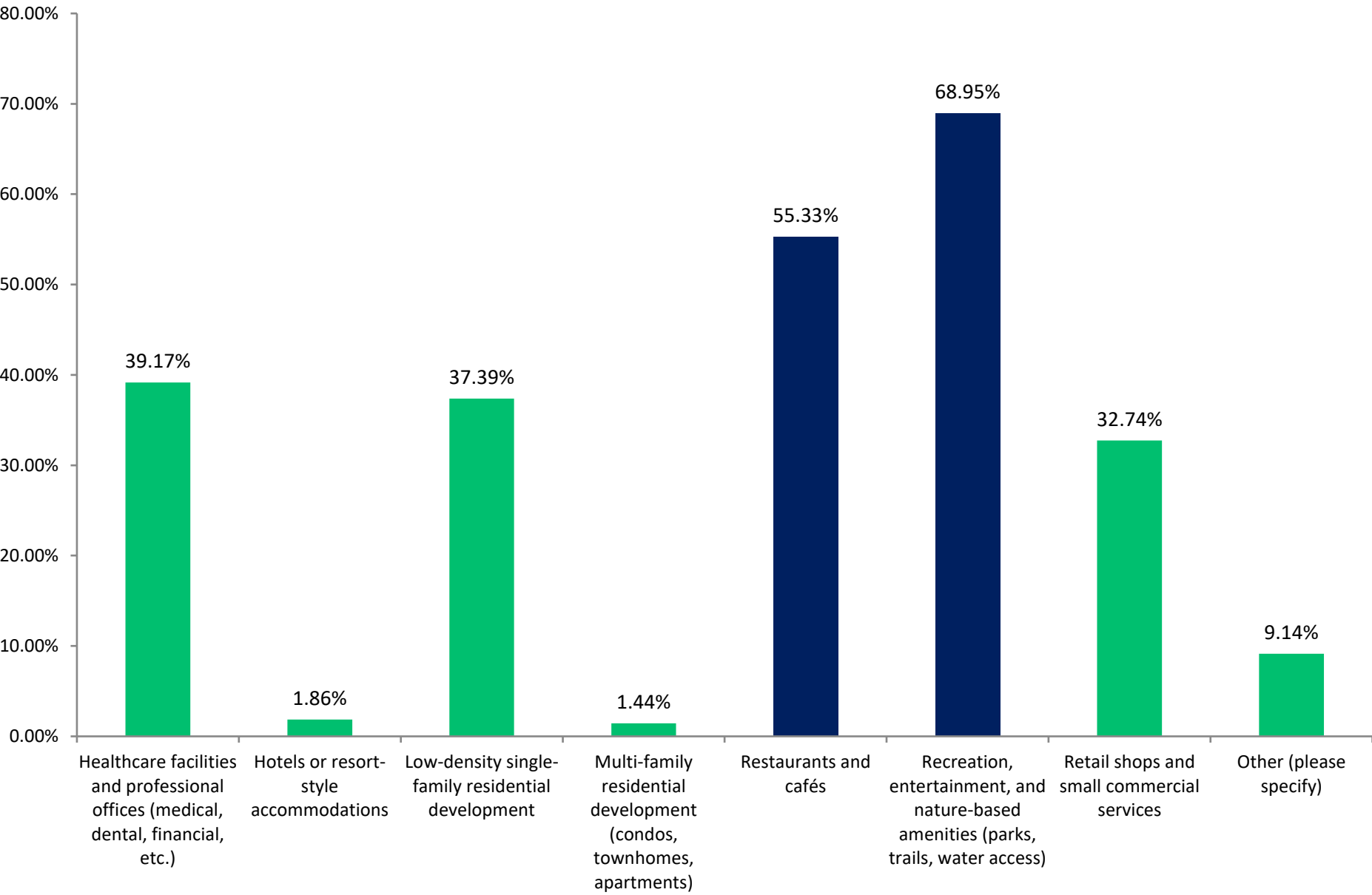
Example – Question 1

Issue	Earlier %	Updated %	Change
Protect natural resources	67.1	68.8	+1.7
Manage seasonal population	34.9	36.6	+1.7
Expand infrastructure	53.8	52.5	-1.3
Compatible development	38.4	36.8	-1.6
Transportation	33.6	32.1	-1.5
Housing affordability	11.9	10.7	-1.2
Bike/pedestrian	20.3	20.0	-0.3

If privately-owned undeveloped land is to be built on, what kind of new development would you most like to see in Sunset Beach? (Jan. results)



If privately-owned undeveloped land is to be built on, what kind of new development would you most like to see in Sunset Beach? (Feb. results)



Overall

- Natural resource protection is the top priority across multiple questions
- Residents strongly prefer low-density growth
- Infrastructure capacity and water supply are major concerns
- Seasonal congestion and beach access remain key issues
- Recreation and parks are favored over higher-intensity development
- Survey trends remained consistent even as participation increased

Public Input Meeting Format

- Presentation and Facilitation by consultant
- Summary of:
 - Purpose of comprehensive plan
 - Demographic trends
 - Survey results (to date)
- Interactive engagement and feedback by attendees regarding key assets, issues, and long-term desires for the Town
- Results sharing and priority rankings

Public Input Meeting Date Options

March 12

March 25

April 22

Time of Day?

- 10/11 AM

- 2/3 PM

- 5/6 PM

Chapter 1 & 2 Review

Next Meeting: March 19, 2026

- Review Chapter 3: Natural Systems Analysis
- Submit Chapter 4: Community Facilities

Thank you!



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Principal

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