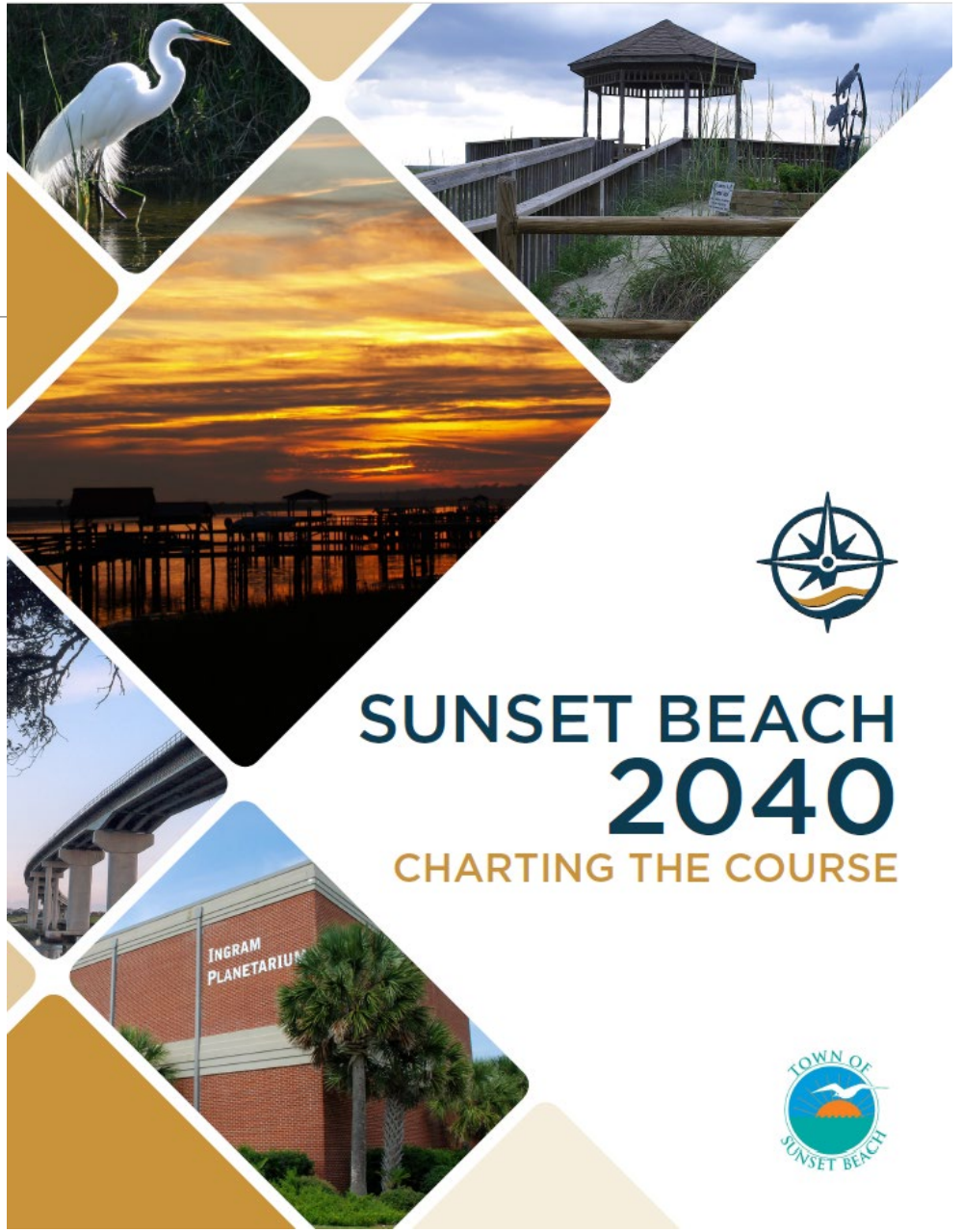
SUNSET BEACH 2040:
CHARTING THE COURSE

Fall/Winter 2026

WES MACLEOD, AICP, ASLA
PRINCIPAL
ANCHORPOINT PLANNING

Outline

- What is a Land Use Plan?
- Demographic Profile
- Community Survey Results
- Questions?



Why do a Land Use Plan?

- 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.

Roles and Responsibilities

- **Consultant:**
- Prepare materials and plan document, facilitate meetings, serve as technical advisor.
- **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 Council:**
- Review final draft plan following Planning Board recommendation.
- Provide policy direction on key issues.
- Hold public hearing and adopt the final plan.
- Utilize the adopted plan in growth management, budgeting, and ordinance decisions.

Project Status

- Community Survey Prepared and Distributed (Closed March 26)
- Stakeholder Interviews Conducted (February 26)
- Three Planning Board meetings held
- Drafts of Chapter 1: Introduction, Chapter 2: Community Profile, and Chapter 3: Natural Systems, and Appendix A: Definitions distributed to Town

Themes for the plan

1. Natural resource protection is the top priority across multiple questions
2. Residents strongly prefer low-density growth
3. Infrastructure capacity and water supply are major concerns
4. Seasonal congestion and beach access remain key issues
5. Recreation and parks are favored over higher-intensity development

Next Steps

- Finalize and deliver Chapter 4: Community Facilities
- Continue mapping and analysis for Chapter 5: Land Use and Growth Management
- Hold dedicated Public Engagement Session
- Meet with Planning Board to resume review process (tentatively)

Thank you!

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