



PLANNING & ZONING COMMISSION MINUTES

REGULAR MEETING

Wednesday, November 1, 2023 @ 6:00 pm

The Kure Beach Planning and Zoning Commission (PZC) held its regular meeting on Wednesday November 1, 2023. A quorum of members was present and Attorney Jim Eldridge attended.

P&Z MEMBERS PRESENT

Chairman Byron Ashbridge
Vice-Chair Joe Barlok
Member Jim Dugan
Member Craig Galbraith

P&Z MEMBERS ABSENT

Alternate Member Connie Mearkle

STAFF PRESENT

Beth Chase, Town Clerk
John Batson, Building Inspector
Bethany White, Code Enforcement Officer

COUNCIL LIAISON PRESENT

Commissioner Dennis Panicali

CALL TO ORDER

Chair Ashbridge called the meeting to order at 6:00 p.m.

MOTION- Member Barlok made a motion to excuse Member Garibay and Member Mearkle from the meeting

SECOND- Member Dugan

VOTE- Unanimous

ADOPTION OF AGENDA

MOTION- Member Dugan made a motion to table 5.1 under old business and adopt the agenda as presented

SECOND- Member Galbraith

VOTE- Unanimous

APPROVAL OF MEETING MINUTES:

- October 4, 2023 Regular Meeting

MOTION- Member Barlok made a motion to approve the minutes as amended

SECOND- Member Dugan

VOTE- Unanimous

PUBLIC COMMENTS

None



PLANNING & ZONING COMMISSION MINUTES

REGULAR MEETING

Wednesday, November 1, 2023 @ 6:00 pm

OLD BUSINESS

1. Continued Dissuasion on Proposed Text Amendment to 15.36.260 Batteries

Attorney Eldridge stated he thinks the Commission may want to revisit this proposed amendment and will provide several reasons. As Commissioner Heglar mentioned, the question if ESS are already regulated on the state level. He tried to research it and there are a dozen different thoughts. He can still not currently tell you if there are any state regulations. He found 123 pages of regulations for the installation of residential ESS. So that told him it is a complex topic and to date the PZC has only addressed the location of a battery. So, the question is does the Town regulate it? How comprehensive would the Town regulate it?

Director of Development and Compliance Batson stated no where else in the ordinance do we dictate the regulation of the installation. He does not understand why this is being discussed.

2. Discussion of Zones RA-1 and RA-3 (15.10.040 and 15.20.040)

Member Barlok stated with some of his other changes he has been making to the code he realized a discrepancy. In 3 of the zones there are modifications to lot areas required by yards and setbacks. The question is why is this included in only the 3 sections. Does PZC want to keep it or remove?

Director of Development and Compliance Batson stated this partial ordinance was written to address nonconforming lots to give them more room to build on. He did a quick number count and there are currently 13 lots less than the minimum 5000 sq ft in RA-3, none in RA-1 and 17 in RA-2.

Chairman Ashbridge asked the lots that you referenced do they already have structures on the property? Can these lots be built on?

Director of Development and Compliance Batson stated a few of them don't but most do. Yes, as long as they meet the setback requirements.

Member Galbraith commented what do you recommend Director of Development and Compliance Batson?

Director of Development and Compliance Batson stated he has always been torn by what is good for the Town and what is good for the property owner and the property owner is getting the best use of their property. In that case he believes a 3 foot setback would be more valuable but is that best thing for the Town? That is for the PZC and Town Council to decide.



PLANNING & ZONING COMMISSION MINUTES

REGULAR MEETING

Wednesday, November 1, 2023 @ 6:00 pm

Member Dugan commented let the PZC review all the lots in Town and bring back more information next month.

Chairman Ashbridge stated let's have Director of Development and Compliance Batson do a more accurate count of the number of lots in Town and work with Member Barlok on proposed wording.

NEW BUSINESS

1. Discussion on Proposed Syntactical Text Amendments Part Two: KBC Preface Through Chapter 4

Member Barlok reviewed the proposed syntactical text amendments that are hereby incorporated into the minutes.

CLOSED SESSION

None.

ADJOURNMENT

MOTION- Member Galbraith made a motion to adjourn the meeting at 6:48 p.m.

SECOND- Member Dugan

VOTE- Unanimous

ATTEST: _____
Beth Chase, Town Clerk

Byron Ashbridge, Chairman

NOTE: These are action minutes reflecting items considered and actions taken by Planning and Zoning Commission. These minutes are not a transcript of the meeting. A recording of the meeting is available on the town's website under government>planning and zoning.