

KURE BEACH PLANNING & ZONING COMMISSION

REGULAR MEETING

OCTOBER 4, 2005

CALL TO ORDER

Vice-Chairman Pat Brennan called the meeting to order and welcomed all in attendance.

MEMBERS

Pat Brennan
Ken Buchert
Alan Votta

Tim Bullard and Janet Foster were unable to attend. Building Commissioner Bill Ufferman was unable to attend.

VISITORS

Building Inspector Dixon Ivey
Charles Allo
Tim Colantucno
Paul Martinez

APPROVAL OF MINUTES—Regular Meeting 9/6/05
Work Session 9/21/05

**Motion by Alan Votta and seconded by Pat Brennan to approve the minutes.
Motion carried.**

OLD BUSINESS:

Request to remove “for the housing of seasonal tourist” from RA-1A District

Pat Brennan asked the members if we are ready to take a vote.

Charles Allo suggested that before taking a vote that justifications be outlined one way or the other.

Ken Buchert made a motion not to vote on this subject at this time for two reasons: (1) we only have a limited board (3 members) and (2) wait until the study with the town is finished.

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Alan Votta stated that he was in agreement with Ken.

Charles Allo commented that you know about the statues and you have a quorum, you have to give an answer.

Pat Brennan noted that Charlie has put a lot of thought and effort into making this proposal and there are a lot of pros and cons for removing the language, and keeping the language in the code. He suggested taking a vote and pass it on to Council, one way or the other. He continued that his understanding is that if we pass it, it goes to Council for their approval, and if we do not recommend it, it still goes to Council for their consideration.

Mr. Allo pointed out that two members are absent and this is the third meeting of this discussion. He further pointed out that he had also given P & Z a number of pages of documentation to support his request, both by ordinance and state statues.

Ken Buchert made a motion to remove tourism from RA-1A. Pat Brennan seconded the motion. Voting yes—Ken Buchert, Pat Brennan. Voting no—Alan Votta. (Decision to be forwarded to Council for their consideration).

Tabled Items

Pat Brennan read through the list of tabled items.

Ken Buchert recommended to table until the next meeting. He noted that there are items he would like to review with a full board. All were in agreement.

NEW BUSINESS

Airlie Builders—Proposed project located at 218 Fort Fisher Blvd. S. (RA-3) Sketch Plan

Tom Colantuono and Paul Martinez were present for review and to answer any questions regarding the proposed project.

During review Ken Buchert asked Building Inspector Dixon Ivey if there were any questions.

Building Inspector Ivey stated that there has been some confusion with the definition of town house and condominium. Both are multi-family. He noted that town houses are not allowed in the aspect they have here (on the sketch plan) so they will be condominiums. He stated that this is an issue I would like to talk to you about, as there

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has been confusion in the past. What they have here is fine as to the way the ordinances are written and what is allowed as long as it is platted condominium and has documentation stating that it is condominiums. They have met the parking requirements and met all the setbacks. Units will be individually owned. This is a minor sub-division so they can do the abbreviated procedure and skip the final. He continued that the sketch plan gives an overall idea of how the buildings will be situated, where the property lines are, set backs and impervious area.

Also discussed were the length and width of the driveways, minimum parking requirements and landscaping.

Airlie Builders will come back to P & Z on November 1 with the preliminary.

Minimum Use of Lot—Sect. 19-323.5

(A single family dwelling shall be permitted in all districts **excepting B-1**.....)

It was the consensus of P & Z to table this item for now. **Alan Votta made a motion to table. Ken Buchert seconded the motion. Motion carried.**

Alan Votta suggested asking the Attorney for reasons for the change. (Secretary to contact the Attorney).

Building Inspector Ivey noted that at the next meeting he would have something in writing re: multi-family definition. He noted that why not just say more than two units is a multi-family dwelling (referring to confusion of condos and town homes).

ADJOURN

Ken Buchert thanked Building Inspector Dixon Ivey.

Motion by Ken Buchert and seconded by Alan Votta to adjourn. Motion carried.
(8:50 p.m.)

Minutes by _____
I. Jones