

KURE BEACH PLANNING & ZONING COMMISSION

REGULAR MEETING

JANUARY 3, 2006

CALL TO ORDER

The meeting was called to order by Vice-Chairman Alan Votta. He welcomed everyone to the meeting.

MEMBERS

Alan Votta
Tim Bullard
Janet Foster
Ken Buchert

Pat Brennan was not in attendance. Building Commissioner Dean Lambeth, Building Inspector Dixon Ivey and Code Enforcement Officer John Batson were also in attendance.

Also present were: Comm. Bill Ufferman, Mayor Pro Tem Mack Montgomery, Mayor Tim Fuller, Former Mayor Betty Medlin, Resident/Realtor Lisa Heglar, Ann _____ owner of Palm Air Motel, resident Debbie Price and several others in the audience.

APPROVAL OF MINUTES: Minutes of December 6, 2005

**Motion by Tim Bullard and seconded by Ken Buchert to approve the minutes.
Motion carried.**

NEW BUSINESS:

Pier View—Sketch Plan—4 lots—209 K Avenue and 113 Third Ave. S.

Robert King—Property Owner/Jonathan King—Petitioner

Mr. Jonathan King stated that he was presenting a mixed-use project for the corner of K Avenue and Third Avenue. He noted that the first floor would be for business with the second floor being living quarters.

The concept of the project was projected on the wall so that all could see the proposed project.

Building Inspector Dixon Ivey noted that several months ago when the project was first talked about, there was a discussion (with P & Z) about lifting the parking

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requirements. (Emergency meeting with P & Z was called by the Building Inspector, May 9, 2005. Building Inspector Ivey pointed out that Sec. 19-243 Permitted Uses (8) says “Dwelling when constructed in conjunction with permitted use, provided such dwellings are an integral part of the main building of such a permitted use.” Building Inspector Ivey commented that (8) allows this particular project to be put in here).

Janet Foster stated that we couldn't benefit the business district until something is done about the parking.

Mayor Pro Tem Mac Montgomery noted that the Pier View Cottages were non-conforming and this new project would be non-conforming.

Lisa Heglar commented that waiting could lead to 6 months or a year.

Janet Foster again stated that we have to wait until the parking is taken care of. I'm not even going to think about mixed use until I know what we can do with the parking.

Building Commissioner Dean Lambeth noted that the drawing did not show the existing parking that's already on K Avenue. (It was noted that these parking spaces are for public parking).

Mr. King asked if they could get a vote from P & Z and then take it to Council to address.

Tim Bullard noted that parking has to be addressed. Alan Votta agreed.

Lisa Heglar commented that you folks (Jonathan & Robert King) are all right to go to Council, it is always nice to have P & Z's recommendation, but you can call and get on the agenda for the next Council meeting.

Mayor Pro Tem Montgomery suggested a brief memo to Council stating that we (P & Z) need your guidance on parking, state what P & Z needs.

Tim Bullard made a motion that secretary find previous information to Council on relaxing parking restrictions and use that as a guide for memo to Council. Motion seconded by Janet Foster. Motion carried.

OLD BUSINESS:

Signs

P & Z discussed signs with Building Inspector Ivey. After discussion, Building Inspector Ivey noted that he is not having any problems with signs at this time.

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After the statement by Building Inspector Ivey, **Tim Bullard made a motion to take signs off the agenda. Motion seconded by Janet Foster. Motion carried.**

Training

Each member received a memorandum from Cape Fear Council of Governments regarding new planning and zoning legislation to be held at Brunswick Community College on January 18, 2006.

ADJOURN

Motion by Tim Bullard and seconded by Janet Foster to adjourn.

Minutes by _____
I. Jones