

KURE BEACH
PLANNING & ZONING COMMISSION
REGULAR MEETING
JULY 11, 2006

CALL TO ORDER:

Vice Chairman Alan Votta called the meeting to order.

MEMBERS:

Janet Foster
Alan Votta
Ken Buchert
Tim Bullard
James Schutta

Building Commissioner Dean Lambeth and Building Inspector John Batson were in attendance.

APPROVAL OF MINUTES:

Janet Foster made a motion to approve the minutes of June 6, 2006. Motion seconded by Ken Buchert. Motion carried.

NEW BUSINESS:

Mixed Use Plan - Vagn Hansen II

Mixed Use:

Comments and answers to P&Z member's questions by Vagn Hansen, Planner with the NC Department of Commerce, Division of Community Assistance.

Mixed Use:

Mr. Hansen stated that most mixed use is termed "vertical mixed use" because typically the first and or second floor is retail/office/restaurant space with residential on the top floor. Mr. Hansen stated there are other types of mixed use, but vertical is the most common and the main thing is to clarify what type of usage is allowed in the same structure.

Architectural Detail -

Mr. Hansen stated that architectural details such as type of materials used, balconies or porches required, no neon

signage, etc can be applied and it is best to add same architectural details to entire B1 district to ensure future aesthetics.

Process -

Mr. Hansen recommended staying away from making approval of Mixed Use a conditional or special use as Wrightsville Beach does. Conditional/special use is a more cumbersome, time consuming approval process involving quasi-judicial hearings requiring sworn testimony.

The Planning & Zoning Commission requests a Work Session with Town Council for inquisition and proposals for a Mixed Use Plan before the next P & Z meeting.

OLD BUSINESS:

Land Use PLAN

There was no new information on the item and it was moved to the next meeting.

Break From 8:27-8:38

Meeting was called back to order by Alan Votta.

RA-1A

Ken Buchert read the following aloud on the matter at hand;

"Before November of 1998 the "housing of seasonal tourist" where not allowed in RA-1A but because of the possible legal issues and some Council Members who were in the real estate business. "Housing of seasonal tourist" was inserted in RA-1A. The legal issue has been clarified and because of problems with parking, more police protection, traffic, noise, water, sewer, and did I say parking? , and possible other problems. Therefore I am supporting Charles Allo's request that "housing of seasonal tourist" be removed from "purpose" of the RA-1A district. Remember residential tourist units are in compliance with parking requirements and that they will be grandfathered. I think we should vote and submit our recommendation to Town Council and while we are not obligated to respond in writing to Mr. Allo I feel it is appropriate to do so."

After review and discussion of the text amendment and attached documentation, board member Janet Foster made a motion to recommend to the Town Council non approval of the text amendment. Member Alan Votta seconded the motion. The motion carried with three in favor, with one opposed, and one abstention as follows:

Members Foster, Votta, Bullard were in favor, member Buchert opposing, and member Schutta abstaining.

TABLED ITEMS:

Take off Mixed Use -tabled until study of B-1 completed, Parking, and RA-1A Tourism

MEMBER ITEMS:

Ken Buchert brought up the matter of not having a Vice Chairman to the Commissions' attention. **After further discussion a motion was made by Janet Foster to make Ken Buchert the Vice Chairman. Alan Votta seconded. Motion carried.**

Adjourn:

A motion was made by Janet Foster to adjourn the meeting. Seconded by Alan Votta. Motion carried.

(7:30 - 9:10)

Minutes By: _____
Jennifer Watson