

KURE BEACH PLANNING & ZONING COMMISSION  
SPECIAL MEETING ♦ AUGUST 28, 2006

**MINUTES**

A special meeting of the Kure Beach Planning and Zoning Commission was held on Monday, August 28, 2006 at 7:00 pm. A quorum was present.

Purpose of the meeting was to review the revised Land Use Plan. Notice was posted at Town Hall on August 15<sup>th</sup> thus meeting the open meetings law requirement. All Town Council members were also present, however this was not an official meeting of the council and no decisions or votes took place.

MEMBERS IN ATTENDANCE:

Chair - Alan Votta

Members: Tim Bullard, Janet Foster, James Schutta

MEMBERS ABSENT:

Vice Chair - Ken Buchert

STAFF IN ATTENDANCE:

Town Clerk Nancy Avery

CALL TO ORDER:

Chairman Votta called the meeting to order at 7:30 PM.

REVISED LAND USE PLAN

Changes suggested by P&Z members were reviewed and incorporated as part of the draft LUP available to the public for the purpose of the public hearing on 9/27 as follows:

- 1) Cover sheet – updated council, planning board and town clerk info. Other names will appear on separate page as involved in initial drafting as per our conversation.
- 2) Page 4 –removed next to last bullet point – there was no data after it
- 3) Page 6 – removed “Kure Beach should have a website” (we have one)
- 4) Page 64 – fourth paragraph, deleted lines 8 – 10 and added “The Town is actively engaged with the Council of Government, NC DOT, the Clean Water Management Trust Fund, MOTSU, NCDENR and NC State University in testing a storm water infiltration system to replace ocean outfall”.
- 5) Page 66 – fifth paragraph, fifth line, changed “effecting” to “affecting”
- 6) Page 82 – first paragraph, 4<sup>th</sup> line down, added “t” to “foo”, (reads four foot wide)
- 7) Page 91 – 2<sup>nd</sup> paragraph from bottom, first line changed “tax” to “taxes”
- 8) Page 93 – “provision of services to town” – added fire

- 9) Page 97 – first paragraph, third sentence, added “to” between be and able
- 10) Page 126 – map of commercial district – the current commercial area makes up the first four block rectangular area of this map (east of 3<sup>rd</sup> to ocean between J and L avenues) – the area west of third to seventh needs to be cross-hatched or delineated differently to show as future commercial district. As shown, it appears that all of that area is commercial. Added to the end of the first paragraph “ The Town may consider expanding the commercial district in the future to include the area along K avenue west of Third Avenue to Seventh Avenue”
- 11) Page 137 – the chart – the arrows on the version without tracking are off kelter with the top arrow appearing to line through the years at the top of the chart. Extend the arrow for the first entry about Floor Area Ration through 2007-2008.

#### CONSENSUS OF P&Z

Additional changes suggested to be discussed by Town Council as part of the Public Hearing on 9/27/06 are:

- 1) Page 51, re-check and update date of the Flood Insurance Rate Maps as listed above
- 2) page 33, last paragraph, add “King Mackerel and Tarpon”
- 3) page 62, 4<sup>th</sup> paragraph – delete “ as a barrier island beach” – NOTE: Kure Beach is referred to as a barrier island beach consistently throughout this document
- 4) page 136 Chart - move Mixed Use in to 2007-2008 timeframe
- 5) page 105, 38(a) – verbiage regarding extending Dow road – leave in even though DOT not in favor of
- 6) Topics for additional discussion:
  - Conservation zoning – was that ever written in the code?
  - Population – based on acreage including beach area or not

The meeting was adjourned at 8:45 pm.

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Allan Votta, Chair

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Nancy Avery, Clerk