



KURE BEACH PLANNING & ZONING COMMISSION
REGULAR MEETING ♦ October 4, 2011

A regular meeting of the Kure Beach Planning and Zoning (P&Z) Commission was held on Tuesday, October 4, 2011. A quorum of the commission was present.

MEMBERS IN ATTENDANCE

Chairman Craig Galbraith
Member Timothy Bullard
Member Alan Votta

MEMBERS ABSENT

2 Member Vacancy

STAFF PRESENT

John Batson, Building Inspector
Emilie Swearingen, Liaison Commissioner
Josie Fitzgerald, Administrative Assistant

Attorney Holt Moore was not in attendance

CALL TO ORDER:

Chairman Galbraith called the meeting to order at 7: 00 p.m.

APPROVAL OF AGENDA:

MOTION: Member Tim Bullard moved to adopt the agenda

SECOND: Member Alan Votta

VOTE: Unanimous

APPROVAL OF MINUTES:

MOTION: Member Tim Bullard moved to approve the minutes of September 6, 2011

SECOND: Member Alan Votta

VOTE: Unanimous

PERSONS TO ADDRESS COMMISSION:

None

OLD BUSINESS:

A. Appointment of Dennis Clouse

Administer of Oath by Nancy Avery, Town Clerk

Chair Galbraith gave an overview of the status of current issues being discussed by the P&Z to brief Member Clouse

1. Alternative energy – solar panels, windmills
2. Open position on the P&Z
3. Overlay district of form-based planning- adding additional components of zoning in B-1

B. Vacancy (1)

Applications are still being accepted for the one remaining open position left by Anne Brodsky's resignation. It is believed that there are two applications pending.

C. Alternative Energy

This is not a priority issue. Review of a report from Dare County will be reviewed. Most counties have regulations for windmills relating to noise, size and setbacks. Solar panels will be the major issue. Being a tourist community, aesthetics is important and what is seen from the front of a structure.

- Height issues
- Right to sun
- Does not want to be as restrictive as NC statutes allow

Chair Galbraith suggested this issue be tabled for now until further research and investigation.

D. Business District extension or overlay to K Avenue

- It was agreed that an extension of the business district had not been addressed directly with the P&Z. There was some confusion as to the overlay form-based planning and the extension of the B-1. A time line of the K Avenue commercial corridor was reviewed. The district map was reviewed.
- Liaison Swearingen gave a summary of what was discussed at the recent Council meeting. It was stated that it was believed that most elected officials would like P&Z to review K Avenue and suggest some options. Look at extension of B-1 on K Avenue maybe up to 7th.
- It was noted that the five-year plan was adopted in 2007 and will expire in 2012.
- There was discussion on what needs to be accomplished, long term. At one time it was suggested to have shops on bottom and residential on top, a mixed use.
- B-1 is J Ave to L and usually the streets are used for boundary lines for zoning.
- If a business is already allowed in RA-2, then it would be an overlay issue and not a rezoning issue.
- The zoning map was reviewed to consider rezoning RA-2 up to K Ave.
- A rezoning will need to be done to accomplish extending commercial and business.
- It was suggested to get the business community to get involved.
- The process to rezone was reviewed again noting that it is an extensive and complicated process.
- An overlay, on the other hand, would be simpler and less complicated-- doesn't change the zoning but adds or limits permitted uses.
- The standard approach is overlay mixed use with existing zoning.
- It was determined that the Council seems to be requesting rezoning instead of overlay district.
- It was suggested that the first step would be to hold a workshop, advertised in the paper, inviting anyone to come including Council to discuss the zoning changes to see what the interest is.

- P&Z needs to consider the process and cost to the Town to rezone. Does the community want some services and are the basic needs being met?
- A master plan or strategic plan is necessary to be in place and consistent with the overall vision of the community. Is the ultimate plan to extend the B-1 or have an overlay at this time of economic downturn. There are problems—most of the property is owned by a small number of people and may not want change or improve at this time, there is very little turn over and that may not change. The rezoning may stimulate some activity and competition.
- Property values could be enhanced by adding permitted uses and attract sale of property and more competition.
- The Sawyer Plan is an integral part of the rezoning.
- The legal steps would need to be followed to rezone including notifying community, advertising, public hearings, and is a complicated process.
- P&Z wants to determine how to facilitate what the Council is proposing to see what the community wants, whether a rezoning or an overlay with permitted mixed uses.
- Are we a “bedroom community” or looking to be a “destination community” offering more attraction for people to visit the island.
- Seeking small businesses and entrepreneurship.
- Discussion on mixed use should be owner occupied.

It was suggested to advertise and hold a workshop to seek input from the business community and get them involved, start a conversation and have Council and anyone interested attend.

Motion: Chair Galbraith moved to set up a workshop to discuss of rezoning K Ave. up to 7th St. as a mixed use residential/commercial district zone .
Second: Dennis Clouse
Vote: Unanimous

The anticipated date and time for the workshop is Nov. 1st at 6:00-7:00 pm with regular meeting following.

The workshop will be a joint workshop with P&Z and the Town Council and will be advertised as “ a possibility of rezoning into a mixed use district from K Avenue from 3rd St to 7th St.”

MEMBER ITEMS:

- Brief discussion on above-ground water collection
- UNCW is having a workshop regarding off shore mills.

ADJOURNMENT:

MOTION: Member Tim Bullard moved to adjourn the meeting

SECOND: Member Alan Votta

VOTE: Unanimous

Meeting was adjourned at 8:10 p.m.



Craig Galbraith, Chairman



Josie Fitzgerald
Administrative Assistant