



**KURE BEACH PLANNING & ZONING COMMISSION
REGULAR MEETING ♦ Thursday, May 8, 2014**

A regular meeting of the Kure Beach Planning and Zoning (P&Z) Commission was held on Thursday, May 8, 2014. A quorum of the Commission was present.

P&Z MEMBERS IN ATTENDANCE

Craig Galbraith, Chair
Joe Whitley, Vice Chair
Member Tom Theisen
Member John Ellen

ABSENT

Member Alan Votta

Liaison Craig Bloszinsky

STAFF PRESENT

John Batson, Bldg. Insp.
Josie Fitzgerald, Administrative Assistant

I. CALL TO ORDER:

Chair Galbraith called the P&Z meeting to order at 7:02 p.m.

II. APPROVAL OF AGENDA:

MOTION: Member Ellen moved to adopt the Agenda
SECOND: Member Whitley
VOTE: Unanimous

III. APPROVAL OF MINUTES:

MOTION: Member Whitley moved to approve the P&Z minutes of April 1, 2014
SECOND: Member Theisen
VOTE: Unanimous

IV. PUBLIC COMMENTS:

None

IV. OLD BUSINESS:

A. K Avenue mixed-use District

Chairman Galbraith commented on items A and B. He presented the illumination recommendation to Council which was turned down 4 to 1. It was pointed out that similar language is in the K Ave. District. The main concern was that existing businesses were being forced to comply with the new regulation. The

difference in the K Ave. District is that there will be residences mixed with businesses. The other business districts will not be affected. The Council seemed to be inclined to consider and accept the illumination regulation in the K Ave. District.

- The Consistency Statement will to be resubmitted to Council for language regarding illumination in the K Ave. Mixed Use District.

MOTION: Chairman Galbraith moved to submit the Consistency Statement to Council regarding illumination as it relates to the K Ave. Mixed Used District

SECOND: Member Ellen

VOTE: Unanimous

B. Illumination Sec. 19-378

Illumination can be considered a nuisance per NC State statutes and we can put forth a similar illumination ordinance

C. Kure Beach owned property

John Batson presented a site plan, preliminary plan and final plat

- There are five separate lots with a dead end street subject to approval pursuant to Chapter 15.
- The checklist outlines the criteria required
- Council will proceed toward approval
- Public is welcome for comment at the open Council meeting. There will not be a public hearing at this time.
- The Town Attorney is monitoring the process
- There was discussion regarding other options for the lot layout
- Four different options were presented to Council and this is the one that was accepted.
- There is a right-of-way
- There is sufficient room for emergency vehicles
- Cul-de-sac requirements were considered and satisfied (Chapter 15)
- The lots will be offered for sale
- Discussion on selection of agency to handle the sale

MOTION: Member Ellen moved to approve the plot recommended by Council

SECOND: Whitley

VOTE: Unanimous

John will present the subdivision to Council

V. NEW BUSINESS:

Chairman Galbraith discussed the Rental Certificate proposal to council and there was favorable interest in having the P&Z look into this further.

There are various issues to discuss: Example from City of West Lafayette, Indiana submitted for review.

- Application process
- Fees are varied and will need to be looked into further
- Owner-partnership/corporation needs to be defined; NC corporation or apply for foreign corp.
- Exterior maintenance agreement
- Affidavit of occupancy (list of people, related family plus 2) penalty is strict
- Liability for the Town
- Inspections to qualify rooms as bedrooms and egress windows for safety and overcrowding (avoid converting living areas into bedrooms)
- Parking
- Property Manager information required
- Identify what is trying to be accomplished
- Difficulty with enforcement
- Tax revenue is being lost

This topic will be on the agenda for discussion next month

VI. MEMBER ITEMS:

John Batson discussed a property/subdivision known as Seaview that was started in 2005-2006

- It was eco-friendly Planned Unit Development (PUD) with single family structures that had outside parking.
- The project was never completed-Owner/partner passed away
- California company bought the property
- The permit expired and John was asked if this project would be approved again.
- Future is uncertain, some part is in B-3 zone
- Interest is for single family
- There could be more density
- Inclined to approve single family residences instead of commercial
- This project may come up again in the future

VII. ADJOURNMENT :

MOTION: Member Ellen moved to adjourn the meeting.

SECOND: Member Whitley

VOTE: Unanimous

P&Z Meeting was adjourned at 8:05 p.m.



 Craig Galbraith, P&Z Chairman



 Josie Fitzgerald, Secretary