



**KURE BEACH PLANNING & ZONING COMMISSION
REGULAR MEETING ♦ Tuesday, July1, 2014**

A regular meeting of the Kure Beach Planning and Zoning (P&Z) Commission was held on Tuesday, July 1, 2014. A quorum of the Commission was present.

P&Z MEMBERS IN ATTENDANCE

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

ABSENT

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 7:00 p.m.

II. APPROVAL OF AGENDA:

MOTION: Member Theisen moved to adopt the Agenda

SECOND: Member Whitley

VOTE: Unanimous

III. APPROVAL OF MINUTES:

MOTION: Member Theisen moved to approve the P&Z minutes of June 3, 2014

SECOND: Member Whitley

VOTE: Unanimous

IV. PUBLIC COMMENTS:

None

IV. OLD BUSINESS:

A. K Avenue mixed-use District:

Chairman Galbraith attended the June Council meeting and public hearing.

There was no public comment or opposition to the recommended revision to the ordinance relating to illumination in the K Avenue Mixed Use District so Council adopted Planning and Zoning recommendation.

B. Rental Certificates:

Chairman Galbraith discussed rental certificates with Council. These certificates concern short term rentals. The general feeling is that Council is interested but as a friendly approach. There are three to four major issues; safety and parking being the priorities.

- Part of process would be posters relating to proper noise control
- Make sure there is no additional burden on Building Inspector
- See how other municipalities implemented this type program
- Burden of proof that regulations were being implemented would be on the homeowner or rental agency with less town cost and less regulation
- Attorney wanted to make sure anything forthcoming would be cleared with the new attorney

Note: Council is narrowing the decision on new attorney-no contract/agreement yet

- Discussion to follow so the town has some sort of ordinance.
- No immediate action, we will proceed at slow pace
- Parking keeps coming up and members have observed issues on K Ave.
- Noise, safety, trash issues are problems especially on weekends
- Big four problems are: parking, noise, safety and paying appropriate taxes
- Councilman Bloszinsky questioned how to accomplish these things without burdening the town and Building Inspector
- Suggestion was to contact owner, let them tell us estimated amount of cars and let owner certify occupancy, safety equipment, and let Building Inspector know and get rental permission
- If owners certify, then town's liability is limited
- Notice could go out with water bill months ahead of rental season
- Some people may not be aware of room tax if they don't go through a rental agency
- Further discussion needed and more research to see what we want to include and how to implement
- Would be beneficial to have Police input at a little later time when we get more information
- We should have public hearing including rental agencies and get their input--agencies showed interest and would like to come in and be a part of the conversation

MOTION: Chairman Galbraith moved to place this issue on August agenda for continued discussion

SECOND: Member Theisen

VOTE: Unanimous

B. Accessory dwelling units (ADU) - No further discussion at this time

V. NEW BUSINESS:

- Sandman property – no action at this time, Council investigating some questions.
- Parking lot complaints – Time constraints did not allow Planning and Zoning input at the time. Government run did not require special use process. Would it have been beneficial for Planning and Zoning to have discussion prior to Council's decision?

VI. MEMBER ITEMS:

Member Ellen will not be able to attend the August 5th meeting. Requested meeting be changed to August 12th. There is a chance that Chairman Galbraith also will not be available for the August meeting.

MOTION: Member Ellen moved to have the August meeting changed to August 12th subject to confirmation that there is no conflict with other committees

SECOND: Member Whitley

VOTE: Unanimous

VII. ADJOURNMENT:

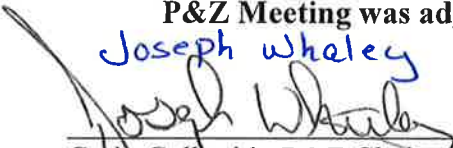
MOTION: Member Whitley moved to adjourn the meeting.

SECOND: Member Ellen

VOTE: Unanimous

P&Z Meeting was adjourned at 7: 26 p.m.

Joseph Whaley


Craig Galbraith, P&Z Chairman

P&Z Vice Chair FOR


Josie Fitzgerald, Secretary