



**KURE BEACH PLANNING & ZONING COMMISSION
REGULAR MEETING ♦ Wednesday, November 5, 2014**

**A regular meeting of the Kure Beach Planning and Zoning (P&Z) Commission was held on
Wednesday, November 5, 2014. A quorum of the Commission was present.**

P&Z MEMBERS IN ATTENDANCE

Craig Galbraith, Chair
Joe Whitley, Vice Chair
Member Alan Votta

Member John Ellen

Liaison: Craig Bloszinsky
Attorney: James E. Eldridge

ABSENT

Member Tom Theisen

STAFF PRESENT

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

I. CALL TO ORDER:

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

II. APPROVAL OF AGENDA:

MOTION: Member Ellen moved to adopt the Agenda

SECOND: Member Whitley

VOTE: Unanimous

III. APPROVAL OF MINUTES:

MOTION: Chairman Galbraith moved to approve the P&Z minutes of October 1, 2014 with
revision on page 3 to add "look of units on back side of units facing Ft. Fisher Blvd."

SECOND: Member Whitley

VOTE: Unanimous

IV. PUBLIC COMMENTS:

None

V. OLD BUSINESS:

A. Parking on Hwy. 421

- SLAP Chairman Tony Gonsalves stated that there is nothing in the ordinance addressing parking or placing signs on right of way for those using public beach access

- Enforcing violators if signs are posted seems to be an issue
- Resident stated he addressed Council previously and spoke to representative from DOT who stated DOT would put up signs, but would need approval from the town.
- The process needs to be verified.
- Council can make a recommendation
- The town cannot stop public from using beach access.
- The question is, will placing signs on 421 be seen as stopping public from using access? Interpretation question.
- The signs are to prevent parking in right of way not preventing public from using the access.
- The parking issue came about because rental home occupants parking illegally.
- Attorney Eldridge believe parking can be regulated. It will take a talk with DOT to see how best to handle signage.
- Will police and Council allow signs?
- Will signage affect only the area by Ocean Dunes on the grass or all of 421?
- There are several issues; parking on grass by Ocean Dunes, excessive parking by rental units over occupancy on front lawns and empty lots, illegal parking all along 421 on private property, right-of-way issues.
- Town needs to find out what we can do and who has authority to post and enforce signs and what will be regulated

Member Whitley volunteered to conduct further investigation, contacting DOT and CAMA if necessary.

MOTION: Chairman Galbraith moved to table discussion of parking on 421 to find out what authority the Town would have until the December meeting

SECOND: Member Votta

VOTE: Unanimous

B. Rental Certificates

Chairman Galbraith presented a draft based on other beach communities for review and discussion at later time.

MOTION: Member Ellen moved to table discussion on rental certificates at December meeting

SECOND: Member Whitley

VOTE: Unanimous

C. Sea View subdivision

Chairman Galbraith attended Council meeting where the topic was presented as administrative process and was approved pending submission of further details by developer.

- There was a question about fencing around the retention pond
- This is an administrative process for P&Z to make recommendations to Council but did not have any discretion for approval
- Members can attend Council meeting and ask any questions or make comments to Council

VI. NEW BUSINESS:

None

VII. MEMBER ITEMS:

- Chairman Galbraith had a discussion with authorities at Wrightsville Beach. They have a problem with graffiti and are in the process of writing an ordinance will identify a penalty and enforcement
- Chairman Galbraith wrote graffiti ordinance for Orange County in California.
- We currently do not have a problem
- Just a heads up for us to think ahead about and present to Council to take a look at in the future.

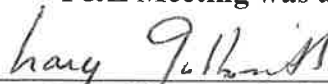
VIII. ADJOURNMENT:

MOTION: Member Votta moved to adjourn the meeting.

SECOND: Member Ellen

VOTE: Unanimous

P&Z Meeting was adjourned at 7:27 p.m.



Craig Galbraith, P&Z Chairman



Josie Fitzgerald, Secretary