



KURE BEACH PLANNING & ZONING COMMISSION
REGULAR MEETING ♦

A Regular Meeting of the Kure Beach Planning & Zoning Commission was held on
Wednesday, April 1, 2015
A quorum of the Commission was present.

P&Z MEMBERS IN ATTENDANCE

Chairman Craig Galbraith
Vice Chair Joe Whitley
Member Alan Votta
Member John Ellen
Member Bill Moore

ABSENT

Council Liaison: Craig Bloszinsky
Attorney: James E. Eldridge

STAFF PRESENT

John Batson, Building Inspector.
Josie Fitzgerald, Administrative Assistant

I. CALL TO ORDER

Chairman Galbraith called the meeting to order at 7:01pm

OATH OF OFFICE - BILL MOORE AS P&Z MEMBER

Administered by Nancy Avery, Town Clerk

II. APPROVAL OF THE AGENDA

MOTION: Member Ellen moved to approve the Agenda

SECOND: Member Whitley

VOTE: Unanimous

III. A. APPROVAL OF THE MINUTES OF MARCH 4, 2015

MOTION: Member Ellen moved to approve the minutes of March 4, 2015

SECOND: Member Votta

VOTE: Unanimous

B. APPROVAL OF THE CLOSED SESSION MINUTES

MOTION: Member Whitley moved to approve the closed session minutes of March 4, 2015

SECOND: Member Ellen

VOTE: Unanimous

IV. PUBLIC COMMENTS

Attorney Eldridge explained the client attorney privilege. The options available to P&Z as well as interpretations of the law was discussed. The closed session minutes will be kept sealed and are not open to public. Chairman Galbraith stated that a summary of the closed session was offered at the regular meeting and the minutes of that meeting will be on the Town website for review.

V. OLD BUSINESS:

A. Parking on Hwy. 421

Chairman Galbraith stated there was a presentation to Council, recommendations were given to them of information that was obtained and requested direction to see what they wanted P&Z to do from here; continue or give to SLAP or form a new committee. Council did not take any action at that meeting. Parking issues were defined and the problems that will arise if the parking is pushed from 421 creating a problem for side residential streets.

P&Z does not have anything to do until further direction from Council.

B. Vacation Rentals

- Last month we had a public session which disclosed thoughts from residents
- The Town already has the ability to address some of the issues i.e. parking and trash, most people will work with the Town for a solution
- The rules are very broad and there have been police reports
- P&Z was directed by Council to make it simple and less onerous as possible. At that time we didn't realize the limitations in State Statutes regarding a permitting process; there are some options available as pointed out by our attorney, but not sure we are at a point to push forward on a permitting process.
- We can deal with three issues that are important:
 1. Individual property room tax; recommendation to develop an ordinance to be able to identify individual properties paying room taxes. Currently taxes are paid in a lump sum for short term rentals.
 2. Parking is a major issue need directed ordinance
 3. Existing State Statutes states when permitting is allowed. Based on complaints and worst 15% offenders.
- We need a way of keeping records of offenders.
- Parking and trash are problems
- The collecting agency makes up the form and should identify individual properties
- Currently cannot identify individual properties paying taxes
- A mechanism is needed to identify by a separate account to determine which renters are paying the taxes
- Town Council should handle the tax issue by recommendation by P&Z; Council may contact the County Commissioners; work needs to be done on the County level to maintain ROT structure
- There is a potential for fraud with the current process of paying in a lump sum

MOTION: Member Votta moved to present information we have to Council to address the ROT issue
SECOND: Member Galbraith
VOTE: Unanimous

- We need better data collection in order to enforce the existing statute for a permitting process
- Police reports are filed each month

MOTION: Chairman Galbraith moved to recommend to Council to address the data collecting and record keeping of offenders to utilize the existing State Statute allowing for the permitting process for the worst offenders
SECOND: Member Ellen
VOTE: Unanimous

- Trash pickup days are after renters leave so trash sits out for days piling up
- Tourists come on Saturdays and Sundays, trash is picked up is on Tuesday
- Can trash collection be changed

- Parking is another issue with rentals; many have excess cars parking on a property
- Some agencies are adding parking in their contracts.
- Parking should be in the hands of real estate professionals and owners
- Parking is already covered in Town Ordinance

MOTION: Chairman Galbraith moved to go back to Council to get further direction regarding excess parking issues at rental properties
SECOND: Member Ellen
VOTE: Unanimous

- Excess parking is hard to enforce at rental properties
- Suggested to wait to get direction from Council before moving forward with this issue

Resident speaker: Kathy Adnor of 414 Ft. Fisher Blvd. S.

- She has experienced a problem with excess cars at a neighboring rental house
- There were about 30 cars parked at one time
- Complaints are made to the rental agency with no response
- There are 70-75 people in the duplex at one time.
- Complaints of noise have been made to police
- She doesn't feel that she has any recourse

Chairman Galbraith stated that he will present her issues to Council and suggested that she attend the April 21st Council meeting.

VI. NEW BUSINESS

There is a property that is conducting an illegal manufacturing operation. This matter will be looked into further.

VII. MEMBER ITEMS

Council is considering confirming an alternate member for P&Z. There needs to be clarification on what is meant by alternate.

A review of ordinances regarding planting in the Town right-of-away and off-street parking in residential areas will be addressed.

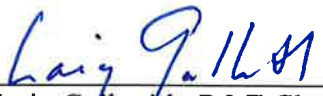
VIII. ADJOURNMENT:

MOTION: Member Moore moved to adjourn the meeting at 8:12

SECOND: Member Whitley

VOTE: Unanimous

P&Z Meeting was adjourned at 8:12 p.m.



Craig Galbraith, P&Z Chairman



Josie Fitzgerald, Secretary