



AGENDA

Town of Kure Beach Planning and Zoning Commission

Wednesday, July 7, 2021

A meeting of the Planning and Zoning Commission will be held Wednesday, July 7, 2021 in the Council Chambers commencing at **6:30 PM**.

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1. CALL TO ORDER

2. ADOPTION OF THE AGENDA

3. ADOPTION OF MINUTES

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- 3.1. June 2, 2021 Regular
[PZ Minutes_6-2-2021](#)

4. PUBLIC COMMENT

5. OLD BUSINESS

- 5.1. Underground Utilities Update (Richardson)
5.2. Land Use Plan Update (Galbraith)
5.3. Electric Vehicle Chargers (Galbraith)

6. NEW BUSINESS

- 6 6.1. Proposed Text Application received for Ordinances 15.36.010 and 15.36.060 (Batson)
[Proposed Text Change Kure Beach \(002\) \(002\)](#)

7. ADJOURNMENT



PLANNING & ZONING COMMISSION MINUTES

REGULAR MEETING

Wednesday, June 2, 2021 @ 6:30 pm

The Kure Beach Planning and Zoning Commission (PZC) held its regular meeting on Wednesday, June 2, 2021. A quorum of members was present and Attorney Jim Eldridge attended.

P&Z MEMBERS PRESENT

Chairman Craig Galbraith
Vice-Chair Kenneth Richardson
Member Kathleen Zielinski
Member Tony Garibay
Member Joe Barlok

P&Z MEMBERS ABSENT

Member Jim Dugan

STAFF PRESENT

Mandy Sanders, Town Clerk
Beth Chase, Deputy Town Clerk
John Batson, Building Inspector

CALL TO ORDER

Chairman Galbraith called the meeting to order at 7:02 p.m.

ADOPTION OF AGENDA

MOTION- Member Richardson made a motion to adopt the agenda

SECOND- Member Zielinski

VOTE- Unanimous

APPROVAL OF MEETING MINUTES:

- May 5, 2021 Regular Meeting

MOTION- Member Zielinski made a motion to approve the minutes as presented

SECOND- Member Garibay

VOTE- Unanimous

PUBLIC COMMENTS

None.

OLD BUSINESS

1. Underground Utilities Update

Member Richardson commented he has a meeting with the Duke Energy representative on Monday, June 7, 2021 at 1:00 p.m. He is requesting Member Garibay and Member Joe Barlok to think of questions to ask before the meeting on Monday. The Town of Leland has put in a grant for 5 million



PLANNING & ZONING COMMISSION MINUTES

REGULAR MEETING

Wednesday, June 2, 2021 @ 6:30 pm

dollars for underground utilities with the grant funding 80% of the costs. He has requested more information from the Leland Building Inspector.

2. Land Use Plan Update

Commissioner Whitey commented 700 survey responses received and will start discussing the next steps at the Monday Committee meeting.

3. Review and report on Chapter 160D proposed text amendments to Chapter 15 Zoning and adoption of related consistency statement

Attorney Eldridge gave presentation on the proposed Chapter 160D text amendments to Chapter 15 Zoning hereby incorporated into the minutes.

MOTION- Member Richardson made a motion to recommend to Town Council the Proposed text amendments to Chapter 2 Administration, Chapter 11 Buildings and Building Regulations, Chapter 12 (new) Planning and Development Regulations, Chapter 13 Community Development and Public Facilities, Chapter 14 Subdivision Regulations, Chapter 15 Zoning Regulations

SECOND- Member Garibay

VOTE- Unanimous

MOTION- Member Garibay made a motion to approve the consistency statement for the proposed text amendments

SECOND- Chairman Galbraith

VOTE- Unanimous

NEW BUSINESS

1. Discussion of Roberts Rules of Procedure

MOTION- Chairman Galbraith made a motion to add a statement to the PZC Rules of Procedure to reference Roberts Rules of Procedure

SECOND- Member Richardson

VOTE- Unanimous

2. Electric Vehicle Chargers

Chairman Galbraith commented recently bought an electric vehicle about 4 weeks ago. Pleasure Island currently has no chargers. He would like to get a site analysis done for the Town and requesting the Commission approve him to research more information.

CONSENSUS- PZC agreed for Chairman Galbraith to continue his research into Electric Vehicle Chargers

MEMBER ITEMS

None.



PLANNING & ZONING COMMISSION MINUTES

REGULAR MEETING

Wednesday, June 2, 2021 @ 6:30 pm

ADJOURNMENT

MOTION- Member Zielinski made a motion to adjourn the meeting at 7:47 p.m.

SECOND- Member Dugan

VOTE- Unanimous

ATTEST: _____
Mandy Sanders, Town Clerk

Craig Galbraith, Chairman

NOTE: These are action minutes reflecting items considered and actions taken by Planning and Zoning Commission. These minutes are not a transcript of the meeting. A recording of the meeting is available on the town's website under government>planning and zoning.

June 14, 2021

Town of Kure Beach

John Batson Building/Fire Inspector

Subject: **Proposed Text Change to: Ordinances 15.36.010 and 15.36.060**

Red is proposed new language.

15.36.010 Any Building or other structure requiring a building permit shall not be permitted in the setback area with the exception of the following items:

- A. Fence
- B. Beach walkovers that are at least ten (10) feet to the rear of the building and meet the 1996 Hurricane Replacement Standards.
- C. Ground level walkways
- D. Ground level aprons for pools
- E. Disability ramps for individuals with verifiable disabilities
- F. Whole House Generators, HVAC Units, Propane Tanks, and other similar equipment within the first five (5) feet of the required side yard of a corner lot.