



PLANNING & ZONING COMMISSION MINUTES

REGULAR MEETING

Wednesday, August 4, 2021 @ 6:30 pm

The Kure Beach Planning and Zoning Commission (PZC) held its regular meeting on Wednesday August 4, 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 Jim Dugan
Member Tony Garibay
Member Joe Barlok

P&Z MEMBERS ABSENT

STAFF PRESENT

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

COUNCIL LIAISON PRESENT

Commissioner Whitley

CALL TO ORDER

Chairman Galbraith called the meeting to order at 7:18 p.m.

ADOPTION OF AGENDA

MOTION- Member Richardson made a motion to adopt the agenda as presented

SECOND- Member Dugan

VOTE- Unanimous

APPROVAL OF MEETING MINUTES:

- July 15, 2021 Regular Meeting

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

SECOND- Chairman Galbraith

VOTE- Unanimous

PUBLIC COMMENTS

None.



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OLD BUSINESS

1. Underground Utilities Update

Member Richardson commented he has called the Duke representative twice and has received no update. The Town would have to go through Duke Energy and cannot contract a private company to do the underground utilities. From Alabama to K Avenue would be around 2 million dollars with additional costs. There is money available through FEMA. This project had been included in the last two Land Use Plans so moving forward if it continues to be in the plan need to include the cost. If the project is never going to be completed, he believes it should be removed from the plan. Does the Town have an employee who searches for grant funds for the Town?

Deputy Town Clerk Chase answered each department handles grants for their individual department.

Chairman Galbraith commented he will give a report to Town Council at the August Town Council meeting.

2. Land Use Plan Update

Chairman Galbraith commented the Town Council held a Workshop and reviewed the data received from the survey. Most residents like the way the Town Council addresses issues. The only debate held was regarding the paid parking in Town.

3. Electric Vehicle Chargers

Chairman Galbraith stated he spoke with one of the large networks. Install electric chargers and then contract with the network. Once the chargers are installed the Town would pay an annual fee. Network provider keeps 10% of the cost of the charge and the Town receives 90%. To install two chargers would cost around \$20,000 with an installation fee. He is still waiting on a formal proposal from the contractor.

NEW BUSINESS

1. Proposed Text Application received for Ordinances 15.36.010 and 15.36.060

Building Inspector Batson stated brought forward last month and Vikki Adcock is available tonight for questions if needed. The Commission needs to keep in mind this ordinance is for all of Kure Beach.

Chairman Galbraith stated discussion during last month's meeting the only concern was the height limit. The commission had talked about 5 feet.

Resident Vikki Adcock stated:

- Wanted to represent the corner lots in Town to make it fair
- Homes that are not on corner lots cannot have generators and propane tanks
- Requesting for corner lots to be able to have a generator or propane tank in the 5 foot setback



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Chairman Galbraith asked Building Inspector Batson what is your general feeling allowing generators, HVCC units and other similar equipment in the setback?

Building Inspector commented corner lots setbacks are more restrictive and feels that it is a reasonable request. The Town does not allow any generators or HVCC units in any setbacks throughout Town. Vikki Adcock is requesting since there is a 10-foot side setback, could corner lot property owners utilize the first 5 feet of the side of the house for the generator, propane tank or HVCC unit.

Member Zielinski commented she drove around Town and looked at the property and compared to other homes in Town. She noticed a lot of houses in Town have tall hedges and trees that are not regulated. This generator probably would not be any larger than that. So, if this a visibility issue there is a lot of tall hedges not being regulated.

Vikki Adcock commented she wants to put the generator in the fence that is already there so it would be no different than a grill. She would like to put up a new vinyl fence so it would look nice aesthetically.

Chairman Galbraith commented he would like a height limit. He doesn't have a problem putting a 6-foot limit on it.

Member Garibay commented he thinks a 6-foot height limit would be reasonable.

MOTION- Chairman Galbraith made a motion to recommend to Town Council to add "Whole House Generators, HVAC Units, and Propane Tanks no taller than 6' within five (5) feet of structure served when in the required 10' side yard of a corner lot".

SECOND- Member Garibay

VOTE- Unanimous

MOTION- Chairman Galbraith made a motion to approve the Consistency Statement for 15.36.010

SECOND- Member Garibay

VOTE- Unanimous

MEMBER ITEMS

None.

ADJOURNMENT

MOTION- Member Garibay made a motion to adjourn the meeting at 8:02 p.m.

SECOND- Member Zielinski

VOTE- Unanimous



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ATTEST: Mandy Sanders
Mandy Sanders, Town Clerk

Craig Galbraith
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.