



# PLANNING & ZONING COMMISSION MINUTES

## REGULAR MEETING

Wednesday, May 7, 2025 @ 6:00 pm

The Kure Beach Planning and Zoning Commission (PZC) held its regular meeting on Wednesday, May 7, 2025 @ 6:00 p.m. A quorum of members was present, and Attorney Jim Eldridge attended.

### P&Z MEMBERS PRESENT

Chairman Byron Ashbridge  
Alternate Member Brittany Evans  
Vice-Chair Joe Barlok  
Member Craig Galbraith  
Member Tony Karboski  
Alternate Member Brittany Evans

### P&Z MEMBERS ABSENT

Member Jim Dugan

### STAFF PRESENT

Beth Chase, Town Clerk  
Mandy Sanders, Director of Administration  
Bethany White, Director of Development and Compliance

### COUNCIL LIAISON PRESENT

Commissioner Dennis Panicali

### CALL TO ORDER

Chairman Ashbridge called the meeting to order at 6:00 p.m.

MOTION- Member Barlok made a motion to excuse Member Dugan from the meeting

SECOND- Member Galbraith

VOTE- Unanimous

### ADOPTION OF THE AGENDA

MOTION – Member Galbraith made a motion to adopt the agenda as presented

SECOND – Member Barlok

VOTE – Unanimous

### ADOPTION OF MINUTES

- March 5, 2025 Regular Meeting

MOTION – Member Barlok made a motion to adopt the minutes as presented

SECOND – Member Galbraith

VOTE – Unanimous



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## PUBLIC COMMENT

None

## OLD BUSINESS

### 1. Solar Panel Ordinance

Member Galbraith commented his recommendation is to amend KBC 15.36.240 to add the word “annually” after “on sight”. It currently says you can’t exceed 150 percent but does not include a time frame.

Town Attorney Eldridge commented Chapter 15 revisions would require a review and report and Consistency Statement to correct the error.

Director of Development and Compliance stated this isn’t something that is measured and monitored by the department at this time. The only time the department would notice the system is to large is at installation.

Commissioner Panicali stated when it is permitted the capacity is calculated based on the historic usage of the beneficiary. Calculating the usage based on what is going to run on the system and installation of power needed daily. The unit is sized for the amount that is needed. It is not allowed to be installed for more than 150%.

Member Galbraith commented he is fine with how the code currently is and that interpretation instead of amending the code.

## NEW BUSINESS

### 1. Impacts for Oceanfront Property Development (Static Line vs First Line of Stable Vegetation)

Chairman Ashbridge stated this came forward from a personal standpoint owning an ocean front property. The Town has recently moved in the past few years to the first line of stable vegetation but then also have Town imposed restrictions with easements and development line. Himself and Building Inspector White have been doing researching and trying to understand more about where the easement came from and the Town restrictions currently are stricter than the CAMA restrictions.



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Director of Development and Compliance White stated the Town did the Beach Management plan which allows the Town to use the static line and takes that 60-foot setback off the first line of stable vegetation. The Town was able to receive this based on the Town proving it has a beach renourishment agreement that will go on for several years. Town Council had decided no more pools in the easement, and nothing is to go into that easement besides beach accesses.

Chairman Ashbridge commented he is requesting the Commission to read the ordinances regarding the easements and be prepared to discuss in June.


## ADJOURNMENT


MOTION –Member Karboski made a motion to adjourn the meeting at 6:10 p.m.

SECOND – Member Galbraith

VOTE – Unanimous

ATTEST:

  
Beth Chase, Town Clerk

  
Byron Ashbridge, 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.