



PLANNING & ZONING COMMISSION MINUTES

REGULAR MEETING

Wednesday, August 5, 2026 @ 6:00 pm

The Kure Beach Planning and Zoning Commission (PZC) held its regular meeting on Wednesday, August 5, 2026 @ 6:00 p.m. A quorum of members was present, and Attorney Jim Eldridge attended.

P&Z MEMBERS PRESENT

Chairperson Joe Barlok
Member Craig Galbraith
Member Tony Karboski
Member Ed Hall

P&Z MEMBERS ABSENT

Member George Thomas

STAFF PRESENT

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

COUNCIL LIAISON PRESENT

Commissioner Byron Ashbridge

CALL TO ORDER

Chair Barlok called the meeting to order at 6:00 p.m.

MOTION – Member Galbraith made a motion to excuse Member George Thomas from the meeting

SECOND – Member Hall

VOTE – Unanimous

ADOPTION OF THE AGENDA

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

SECOND – Member Karboski

VOTE – Unanimous

ADOPTION OF MINUTES

- April 1, 2026 Regular

MOTION – Member Galbraith made a motion to adopt the minutes

SECOND – Member Hall

VOTE – Unanimous

PUBLIC COMMENT

None



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OLD BUSINESS

None.

NEW BUSINESS

1. Proposed Text Amendment Application to KBC 15.36.100 Modification of Required Yards submitted by David and Nancy Kuchler at 302 N 3rd Avenue

Chair Barlok commented the text amendment is to 15.36.100 and the amendment is in red in the agenda packet. The current code reads "On corner lots, architectural features may extend twenty-four (24) inches into the ten (10) foot side setback". The requested amendment is "On corner lots, architectural features may extend twenty-four (24) inches into the ten (10) foot side setback or twenty-four (24) inches into the twenty (20) foot front setback in the case of a reversed corner lot". In 15.02.010 the definition of "Lot, reversed corner shall mean a corner lot which does not front on the same street with the interior lots on the same side". This text amendment if approved applies to the entire Town of reversed corner lots. No department heads had any objections based on the emails.

Director of Development and Compliance White stated her interpretation of the code is when the front of the house is on the side setback yard. The corner lots already are more restricted to align with the zoning and with a reserved lot it is even more complicated.

MOTION- Member Galbraith made a motion to recommend to Town Council the Proposed Text Amendment Application to KBC 15.36.100 Modification of Required Yards submitted by David and Nancy Kuchler at 302 N 3rd Avenue

SECOND- Member Karboski

VOTE-Unanimous

MOTION- Member Galbraith made a motion to approve the Pro Consistency Statement for the Proposed Text Amendment Application to KBC 15.36.100 Modification of Required Yards submitted by David and Nancy Kuchler at 302 N 3rd Avenue

SECOND- Member Karboski

VOTE-Unanimous

1. Discussion of Future PZC Projects

Chair Barlok stated that the matter arose when he submitted the final syntactical revisions for Chapters 1–15. He noted it was too soon to bring the item to this meeting because Director of Development and Compliance White wanted to review it in more detail and present it at a future meeting.

Town Clerk Chase asked whether Director of Development and Compliance White would prefer to review the Town Code in the near future and address the syntactical changes and her recommendations at the same time.



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Director of Development and Compliance White stated she would like to have the syntactical changes be completed at the same time as her revisions to save time. She will include all the changes Chairperson Barlok has completed in her review.

Town Attorney commented he would like to review any changes in detail before they are submitted.

Member Galbraith commented he would like to do more research at future meetings regarding electric chargers and the Accessory Dwelling Units.

ADJOURNMENT

MOTION – Member Galbraith made a motion to adjourn the meeting at 6:19 p.m.

SECOND – Member Karboski

VOTE – Unanimous

ATTEST:


Beth Chase, Town Clerk


Joe Barlok, 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.