



PLANNING & ZONING COMMISSION MINUTES

REGULAR MEETING

Wednesday, September 2, 2026 @ 6:00 pm

The Kure Beach Planning and Zoning Commission (PZC) held its regular meeting on Wednesday, September 2, 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
Member George Thomas

P&Z MEMBERS ABSENT

STAFF PRESENT

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

COUNCIL LIAISON PRESENT

Commissioner Byron Ashbridge

CALL TO ORDER

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

ADOPTION OF THE AGENDA

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

SECOND – Member Galbraith

VOTE – Unanimous

ADOPTION OF MINUTES

- August 5, 2026 Regular

MOTION – Member Galbraith made a motion to adopt the minutes

SECOND – Member Thomas

VOTE – Unanimous

PUBLIC COMMENT

None

OLD BUSINESS

None.



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NEW BUSINESS

1. Interview Ray Estep for the PZC Alternate Vacancy

Application Ray Estep stated:

- Moved to the area two years ago and has made an effort to participate in Council meetings. He is interested in becoming more involved in the community and contributing to the Town.
- Brings 30 years of experience in business and believes his professional skills and experience could be beneficial to the Town.
- Looks forward to learning more about the Town's planning and zoning processes

Interview Questions:

- Do you have any background in Planning and Zoning?
- After living here for two years what do you think Kure Beach could do better when it comes to Planning and Zoning?
- Where do you see the Town in 5 years?
- Are you familiar with the Town Kure Beach Code?

Applicant Ray Estep stated

- He has a business background primarily focused on infrastructure and has extensive experience working directly with community citizens. However, he does not have direct experience with Planning and Zoning.
- He feels that Kure Beach has deep roots and a strong history. Although he grew up in Maryland, he has been visiting the area for 30 years and has a strong appreciation for its unique culture and character. He would welcome the opportunity to contribute to the Town while preserving the quietness and quaintness that makes Kure Beach special.
- In five years, he would like to see Kure Beach maintain its unique character while offering additional shopping and a modest level of hospitality and amenities to better serve residents and visitors.
- He is getting familiar with the Town Code and will continue to do so

MOTION- Member Galbraith made a motion to recommend to Town Council Ray Estep as the alternate member for Planning and Zoning Commission and Full member of Historic Preservation Commission

SECOND- Member Hall

VOTE-Unanimous



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2. Discussion of Accessory Dwelling Units in Kure Beach

Member Galbraith commented he is raising this issue for discussion in case the PZC wants to consider recommending some modification given the new pressure regarding ADUs in beach communities throughout the nation. Originally ADUs were designed for elderly family members but are now discussed as a way of addressing the overall housing shortage and costs. He could not find much about “ADUs” in our code, other than in general “accessory buildings” are not to be rented or occupied. Accessory Dwelling Units (ADUs) are increasingly seen as problematic in beach communities due to their potential for overdevelopment. Residents have raised several key issues regarding the proliferation of these units. Excessive Units Per Property:

- Many beach communities are experiencing a rise in the number of ADUs allowed per property.
- This increase leads to overcrowding and strains local infrastructure, such as roads, parking, and utilities.

Director of Development and Compliance White stated that dwelling units are now required to have a full kitchen. Dwelling units are permitted in most Kure Beach districts but must be attached to the primary structure. Once a space includes a full kitchen, bedroom, and bathroom, it is considered a separate dwelling unit, which is only permitted in the RA-2 and RA-3 districts. The Town does allow mother-in-law suites; however, they cannot include a stove. If the units are detached or otherwise separate from the primary structure, a breezeway is required.

ADJOURNMENT

MOTION – Member Galbraith made a motion to adjourn the meeting at 6:39 p.m.

SECOND – Member Thomas

VOTE – Unanimous

ATTEST:


Beth Chase, Town Clerk


Craig Galbraith, Vice 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.