



TOWN OF KURE BEACH
PLANNING AND ZONING COMMISSION

Meeting Date:
September 3, 2025

Agenda Item No.
6.1

ZONING CONSISTENCY STATEMENT

N.C.G.S. § 160D-605

- X Consideration of a proposed text amendment to Section 15.36.010 of the Town of Kure Beach Code (“KBC”):
- X The proposed text amendment is **CONSISTENT WITH** the objectives and policies of the Town of Kure Beach 2022 Comprehensive Land Use Plan (“CLUP”).

_____ The proposed text amendment is **NOT CONSISTENT WITH** the CLUP.

This matter appeared before the Planning and Zoning Commission (“Commission”) for the Commission’s review and report on the application of Gus Industries, LLC to amend KBC Section 15.36.010 *Control of Yards/Setbacks* by including free-standing pergolas, with 5 foot setbacks, as an additional exception to the setback requirements for corner lots with 10-foot setback areas.

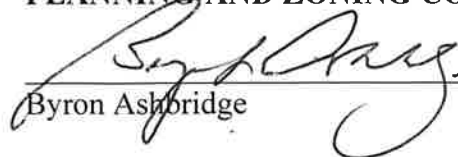
The Commission finds that limiting encroachments and structures within the setback areas mitigates against adverse environmental impacts by preserving open spaces, light, and air and furthers public health, safety, and welfare by, for example, not impeding the progress of first responders in exigent circumstances. The Commission further finds that the proposed text amendment will not result in adverse environmental impacts or be detrimental to public health, safety, and welfare provided the pergolas are open-air, detached from the primary structure, and have a 5-foot setback..

Based on these findings, the Commission concludes that the proposed amendment to KBC 15.36.010 is consistent with the provisions of Part 3, Section 2.B *Land Use Compatibility* of the CLUP that states, in pertinent part, that the Town will “ensure that any uses of the land...minimize negative environmental impact and avoid risks to public health, safety and welfare....”

Based on these findings and conclusion, the Commission recommends that Town Council approve the application for the proposed amendment to KBC 15.36.010 that provides for open-air pergolas, detached from the primary structure and with 5-foot setbacks, as an exception to the setback requirements for corner lots with 10-foot setback areas.

This the 3rd day of September 2025.

PLANNING AND ZONING COMMISSION


Byron Ashbridge