

**KURE BEACH PLANNING & ZONING  
REGULAR MEETING  
APRIL 4, 2006**

**CALL TO ORDER**

Vice Chairman Alan Votta called the meeting to order.

**MEMBERS**

Alan Votta  
Ken Buchert  
Tim Bullard

Janet Foster was unable to attend.

Building Commissioner Dean Lambeth was in attendance.

**APPROVAL OF MINUTES**

**Motion be Tim Bullard and seconded by Alan Votta to approve minutes of February 7, 2006. (Ken Buchert did not vote, as he was absent for this meeting.)**

**Minutes from the March 7, 2006:**

Tim Bullard stated that he had questions on the March Meeting minutes. It states that the adjacent property owner "was Nelson" and I believe it should say "was not Nelson."

Alan Votta explained that he was not here for the last meeting but he did have questions about set backs. Pier View Cottage is a corner lot. B-1 is exempt from 10 foot set backs and I can't find it in the book.

Dean Lambeth stated that Dixon Ivey went over that information last meeting.

Tim Bullard noted that he agreed with Alan but on page 1234, Sec. 19-244 all areas zoned B-1 except that established fire district shall have a minimum setbacks of three (3) feet yard, three (3) feet side yard, and three (3) feet rear yard.

Dean Lambeth stated that this doesn't apply and that they reviewed that plans and everything is in compliance.

After further discussion, **motion be Tim Bullard and seconded by Ken Buchert to table approval of the March 7<sup>th</sup> Minutes until next meeting.**

**OLD BUSINESS**

Land Use Plan – Haskell Rhett – called and left message that he would not be present.

Sea View – 637 Fort Fisher Blvd. N

Brian Dodd and Lawrence Craig were present for review and discussion.

Tim Bullard states that we could review and go over questions but would not be able to take any action on it.

Dean Lambeth stated that he met with Fire Chief and Public Works Director and that they needed the schematic of utilities, water and sewer. The Fire Chief found one fire plug but didn't exactly know where the other one was. Sonny had no problem getting the fire truck in.

Brian Dodd submitted a copy of the utilities map to Dean Lambeth.

Tim Bullard asked according to the Fire Chief his question was what?

Dean Lambeth stated that he could find one plug but didn't exactly know where the other one was, but it is on here so that is fine.

Alan Votta asked are the wooden boardwalks going out to Fort Fisher Blvd...

Lawrence Dodd stated that he talked to the DOT and he has no problem with it as long as the Town knows that if the DOT ever has to go through the board walk it will be removed and replaced. But it will be the Towns responsibility to do that, so it will have to be approved through you.

Ken Buchert noted since it would be going over Town property, that if it was taken off Town property shouldn't that be your responsibility to put it back?

Dean Lambeth stated that there is a section in there the Dixon can grant permission to put it down but the Town assumes no responsibility if it has to be removed to put it back.

Ken Buchert asked are four handicapped spaces required.

Brian Dodd states eight percent.

Ken Buchert stated forty spaces ten percent.

Lawrence Dodd stated thirty-eight parking spaces required forty provided eight handicapped.

Alan Votta questioned if the parking spaces would be assigned.

Lawrence Craig stated that this is a sales tool from our prospective, if it is required, they can be assigned but at this time they are not assigned.

Tim Bullard stated three bedroom max.

Brian Dodd noted that the max was a four bedroom unit. You have an option to purchase two units and they are connected at the bridge work.

Alan Votta questioned Brian and Lawrence have you contacted the neighbors/adjoining property owners by certified mail.

Brian Dodd answered no.

Alan Votta questioned are they required to be submitted?

Brian answered no.

Tim Bullard noted you have to notify all people by written certified mail to let them know what you are doing, that is part of the checklist, he read the checklist aloud.

Alan Votta stated that he didn't think there was a requirement to where you have to have the dumpster. I don't know what you could do to screen it in. But no one wants to look at it from their front porch.

Dean Lambeth noted that it was addressed at the last meeting. The dumpster requires a ten foot fence; since we can't have but a four foot fence they were going to put a six foot berm, a four foot fence on top of that, and some cypress to insure the ten foot height limit is reached.

Tim Bullard noted that the maps were too broad like a satellite view and they need a map showing the property in question.

### **OFF STREET PARKING**

Dean Lambeth stated that the Council wanted these changes to be made; (2) review (C) 25% to 35% (D) you may recommend.

Tim Bullard noted that parking would be taken on a case by case. This would give both Council and Planning & Zoning a little leeway in determining if it is going to fit what the Town needs in that specific area.

Dean Lambeth replied yes.

**Ken Buchert motioned to send revised parking proposed Amendment on to Council Sect. 19-334 Tim seconded.**

Dean Lambeth questioned the Committee would you like to keep receiving the Consensus of the Council Meeting?

Ken Buchert stated pick up  
Tim Bullard stated mail  
Alan Votta stated mail

#### Code Books

Dean Lambeth mentioned to the Committee that he would like to get the Committees code books updated one at a time.

#### **NEW BUSINESS**

##### Member Vacancy

Alan Votta noted that we haven't received any new applications.

Ken Buchert questioned Imogean Jones did you contact all those previously interested?

Imogean Jones explained that everyone was contacted by mail and I also called them.

After further discussion a decision was made to have the interviews May 9<sup>th</sup> before the meeting. The first interview would be held at 6:45 in the conference room and each would last about 15 minutes.

**Motion by Tim Bullard and seconded by Ken Buchert. Motion approved**

##### Meeting date changed

**Due to the May 2<sup>nd</sup> being an election day Planning & Zoning will move the meeting to May 9<sup>th</sup> Tim Bullard motion Alan Votta seconded.**

##### Member Items

Ken Buchert thanked Imogean Jones for her work and help that she has extended to P & Z. Tim Bullard and Alana Votta also expressed their thanks.

#### **ADJOURN**

**Motion by Tim Bullard and seconded by Ken Buchert to adjourn.  
(7:30 – 9:30).**

Minutes By: J. Watson