



KURE BEACH PLANNING & ZONING COMMISSION
REGULAR MEETING ♦ DECEMBER 5, 2006

A regular meeting of the Kure Beach Planning and Zoning Commission was held on Wednesday, December 5, 2006 at 7:30 p.m. A quorum was present.

MEMBERS IN ATTENDANCE

Chair – Allan Votta

Vice Chair – Ken Buchert

Members – James Schutta and Janet Foster

MEMBERS ABSENT

Tim Bullard

STAFF IN ATTENDANCE

Town Clerk Nancy Avery

Building Inspector John Batson

Secretary Aimee Zimmerman

Mayor Tim Fuller was in attendance

Liaison Commissioner Dean Lambeth was in attendance.

Commissioner Ufferman was in attendance.

CALL TO ORDER:

Chairman Votta called the meeting to order at 7:35 p.m.

APPROVAL OF MINUTES

November 8, 2006 regular meeting.

Member Buchert indicated that on page three of the minutes, under the section “New Business”, nine lines down, the name Brian “Taylor” should read Brian “Dodd”.

ACTION: Member Foster **made the motion** to approve the minutes from the November 8, 2006 regular meeting. Member Schutta **seconded the motion**. **The vote of approval was unanimous.**

PERSONS ADDRESSING THE BOARD

Mike Christenberry from the Division of Coastal Management was invited to speak to the Board regarding CAMA regulations. Mr. Christenberry indicated his desire to be placed on the agenda in either January or February at which time he and Robb Mairs would like to discuss permit standards with the Board. Mr. Christenberry commended the Town on its completion of the Land Use Plan which was adopted in September of this year. He also wished to convey that DCM is impressed with the Town with respect to public accesses. Commissioner Lambeth questioned Mr. Christenberry regarding expansion of the area next to the pier to 6 feet wide, would we be able to have wheelchair access with viewing area? Building Inspector Batson indicated that we could have a 200 square foot gazebo. Mr. Christenberry stated that if we could get a wheelchair to the tip of the dune that would meet the intent of the project. He also indicated that a new round of access grants is going to be issued. They would like to create new accesses and are willing to work with the government on this but these grants will also be used for current access sites. He indicated the grants currently exceed one million dollars to as much as three and one-half million dollars. Mayor Fuller stated that the difference with the Land Use Plan is to insure consistency between the Planning and Zoning Board and the Town Council. Mr. Christenberry used the example of Fort Fisher working with New Hanover County to make improvements at the "Point". They are also working with the Wildlife Resource Commission. He further stated that state legislation adopted last year follows the same logic. For example, Carolina Beach has had issues with high rises. However, they allowed for approval of projects although they were not consistent with the Land Use Plan and then they amended the policies before approving four of the permits. This took a lot of unnecessary time. He indicated it should start with the Land Use Plan and that other policies should filter down and drive the development standards. In response to Mayor Fuller's comments, Mr. Christenberry indicated that the DCM will review all Land Use Plans to ensure consistency and that they work with the new legislation officials so that they make the finding of consistency. He also suggested that around 2012, Kure Beach will need to start over with the Land Use Plan. Perhaps it will only be a matter of making revisions to the current plan. He also indicated that starting next year, there will be money freed up for implementation of projects. Chairman Votta asked about the set back issues with the B-1 district. He asked if there are ever any exceptions from CAMA as it pertains to B-1. Mr. Christenberry responded stating that there have been general discussions but he cannot specifically recall any exceptions. He indicated that as to urban waterfront rules, state guidelines made revitalization difficult. Those guidelines have since been redone. He suggested that a small area plan is something worth pursuing and that CAMA can provide grant money for such a plan. He suggested that this could be ammunition for the town. Mayor Fuller stated generally that he would like the B-1 district to remain commercial and not to be converted to residential. Mr. Christenberry responded stating that unfortunately, that is happening and that economic viability is becoming a serious issue. He suggested that they could find funds to focus on that area (i.e. small area plan). Members of the audience made general comments regarding the wheelchair access viewing areas. Commissioner Lambeth indicated that the plan is to make all accesses wheelchair accessible. Mr. Christenberry suggested that more formal work be done this winter regarding this issue. Mayor Fuller suggested scheduling a meeting sometime in February to discuss more heavily the CAMA regulations with the Planning and Zoning Board. He feels it is a more appropriate forum to be before the Planning and Zoning Board. Town Clerk Avery or her secretary to schedule this meeting.

OLD BUSINESS

1. Swimming Pools in the RA3 and other districts.

The information provided was purely informational.

2. Master Plan for Kure Beach B-1 Business District

The information provided was purely informational.

3. Rezoning Petition filed by Tucker's Square

The information provided was purely informational.

4. Request from Council for text amendment repealing Sec. 19-323.5 – Minimum Use of Lot

Chairman Votta acknowledged receipt of Sec. 19-323.5 from the Town Council.

5. Ordinance Changes Needed for Updated Land Use Plan

As to the Planning/Development Checklist and Permit Application Forms, Commissioner Lambeth stated that Building Inspector Batson needed to prepare a “master” checklist for the Planning and Zoning Board. Commissioner Lambeth requested that Building Inspector Batson have the information to the Board for next month’s meeting. Chairman Votta indicated that the Town needs to do away with the abbreviated checklist. All members agree. As to Floor Area Ratio, Member Schutta indicated that the Board will need assistance with this and requested that Town Clerk Avery check into this. Town Clerk Avery suggested utilizing the services of Vaughn Hanson again. Chairman Votta and Member Schutta agree with this suggestion. Commissioner Lambeth suggested that Town Clerk Avery should ask for any up front research prior to the next meeting. Town Clerk Avery recommended that the Board members review Chapter 15 pertaining to authority so that it is clear to the ordinary citizen what is needed.

NEW BUSINESS

None

MEMBER ITEMS:

1. Member Buchert **makes a motion** that Chairman Votta be appointed for another year as Chairman. **Member Schutta seconds the motion. The vote of approval is unanimous. Member Foster makes a motion** that Member Buchert be appointed as Vice-Chairman. **Chairman Votta seconds the motion. The vote of approval is unanimous.**

ADJOURNMENT:

Member Foster **makes a motion** to adjourn the meeting. Member Schutta **seconds the motion.**
The vote of approval is unanimous

Meeting is adjourned at 9:00 p.m.

Allan Votta, Chairman

Aimee Zimmerman, Secretary