

MINUTES

TOWN OF KURE BEACH TOWN COUNCIL

117 Settlers Lane ▪ Kure Beach, NC 28449



Mac Montgomery, Mayor
Jim Dugan, Mayor Pro Tem
Dean Lambeth, Commissioner
Barry Nelder, Commissioner
Jim Vatr, Commissioner

Michelle James, Town Administrator ▪ Kaysie Pralle, Town Clerk

PUBLIC HEARING
FEBRUARY 2, 2009 6:00 P.M.

COUNCIL MEMBERS PRESENT:

Mayor	Mac Montgomery
Mayor Pro Tem	Jim Dugan
Commissioner	Dean Lambeth
Commissioner	Barry Nelder
Commissioner	Jim Vatr

COUNCIL MEMBERS ABSENT:

None

STAFF PRESENT:

Town Administrator	Michelle James
Building Inspector	John Batson
BOA and P&Z Clerk	Aimee Zimmerman

Town Attorney A. A. Canoutas was in attendance. There was a quorum of the Town Council present.

The Kure Beach Town Council held a Public Hearing on Monday, February 2, 2009 at 6:00 p.m. for the purpose of discussion of proposed modifications to Section 19 regarding the size of decks and free standing decks in beach renourishment easement areas.

CALL TO ORDER

Mayor Montgomery called the Public Hearing to order at 6:18 p.m.

John Batson addressed Council.

- This issue was brought about by construction of new building a few months ago.
- Not only does CAMA have specific regulations but there are also regulations pertaining to beach renourishment easements.
- In 1995 and 1996, easements were acquired so that Kure Beach could be part of the beach renourishment program.
- In the Seawatch subdivision, these easements were pushed closer to the road thereby not allowing these homeowners to add decks to their structures.
- The purpose of this proposed ordinance will give these homeowners leeway to allow decks to encroach 15 feet into the easements.
- The proposed ordinance was read including the addition by the U.S. Army Corps of Engineers.

- The addition by the Corps added that removal of these decks shall be at the discretion of the Corps for beach renourishment purposes.

Mayor Montgomery stated that this item will be addressed at the Town Council meeting as Item No. 4.

Joyce Barnwell of Intracoastal Realty addressed council.

- She questioned how cantilevering will be affected. Mr. Batson responded that the proposed ordinance states decks, cantilevered or not, can only encroach the easement by 15 feet.

Commissioner Lambeth stated that decks would need to be completed in sections so that they are removable as they cannot be permanent fixtures.

Building Inspector Batson clarified that the CAMA guidelines do require that anything placed in the setbacks shall be temporary in nature.

Jerry Pilcher stated that decks would have to be bolted together.

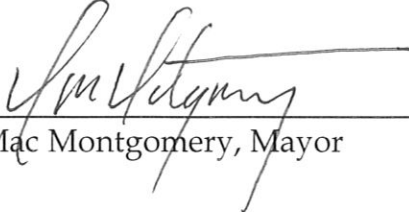
Building Inspector Batson further clarified that even the beach crossovers are constructed in this fashion so that they can be removed easily.

Commissioner Vatrt asked how the 250 square feet came to be. Building Inspector Batson stated that typical decks are 10' x 25' and that the 250 square foot limit was a staff recommendation.


Building Inspector Batson stated that there is a difference between the perpetual easement line and the CAMA line. As the ordinance reads now, nothing is permitted in the perpetual easement. This will give these homeowners some relief from the restrictions.

ADJOURNMENT

ACTION - COMMISSIONER DUGAN MADE A MOTION TO ADJOURN THE PUBLIC HEARING AT 6:28 P.M. COMMISSIONER NELDER SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.



Mac Montgomery, Mayor



Aimee Zimmerman for
Kaysie Pralle, Town Clerk



NOTE: These are action minutes reflecting items considered and actions taken by Council. These minutes are not a transcript of the meeting. Persons wishing to hear the recording of this meeting may request to do so by contacting the Town Clerk.