



**KURE BEACH
PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES**

The Kure Beach Planning and Zoning Commission (P&Z) held its regular meeting on Wednesday, January 10, 2018. A quorum of members was present and Attorney Jim Eldridge attended.

P&Z MEMBERS PRESENT

Vice Chairman Craig Galbraith
Member Bill Moore
Member Kenneth Richardson
Member John Cawthorne

P&Z MEMBERS ABSENT

None

STAFF PRESENT

John Batson, Building Inspections
Nancy Avery, Town Clerk

1. CALL TO ORDER

Vice Chairman Galbraith called the meeting to order at 7 pm.

2. APPROVAL OF AGENDA

MOTION – Member Moore
SECOND – Member Cawthorne
VOTE - Unanimous

3. APPROVAL OF MEETING MINUTES: November 1, 2017

MOTION – Member Moore
SECOND – Member Richardson
VOTE - Unanimous

4. PUBLIC COMMENTS

John Ellen, former P&Z member and chairman, stated it was an honor and pleasure to serve with the commission and staff members and he looks forward to the continued work through his council membership.

5. OLD BUSINESS

None

6. NEW BUSINESS

Vice Chair Galbraith stated that:

- Chairman John Ellen resigned effective December 7, 2017 and he thanked him for his service
- Election of Officers will occur at the February meeting

7. CANDIDATE INTERVIEWS

Vice Chair Galbraith asked each applicant to step to the podium, give an introduction and state why they are interested in serving on the commission.

1. Applicant Dolores Coe stated she:

- Has been a property owner for over 25 years
- Has an extreme vested interest in how the town grows and the regulations and zoning
- Is interested in serving the community and volunteers for lot of things on the island
- Served on the Board Of Adjustment for three years and is familiar with regulations and guidelines that go along with serving the community
- Is looking to the future for her kids and grandkids and wants the town to grow into something great

Questions from commission members with answers from the applicant (Q&A):

Member Richardson – Are you in favor or against the height restriction? What is the next priority for us? What do you see as future economic growth?

Ms. Coe replied that the height ordinance is in place for military restrictions, and she is in favor of keeping as it is. Priorities are infrastructure including sidewalks, which are dismal.

There is not a lot of economic growth opportunity because the height limit does restrict it. The business owners are unable to tear down and rebuild because there is not enough return on investment. She believes the real economic growth will be property values.

Vice Chair Galbraith – How would you, as a P&Z member, increase property values?

Ms. Coe responded that she is not in favor in an increase in taxes, but in fair valuation and resulting taxes. Supply and demand will cause this increase.

Member Moore - How do you balance the law and your personal beliefs?

Ms. Coe said she leaves her personal beliefs at the door. If residents aren't resonating with an idea and that isn't what they want, she goes with the residents. She also said she goes with the laws in place.

Member Cawthorne – What is the best attribute a commissioner should have?

Ms. Coe stated it should be that you leave your personal beliefs at the door and work for the interest of the community.

2. Applicant Richard Makrickas stated he:

- Has been a resident for just over a year, but has owned a home here for 16 years. He and his wife have been beach folks since the 1970s, first in Emerald Isle and then Kure Beach
- Has a background in civil engineering and plan management
- Retired from Goodyear rubber tire after 43 years
- Moved 24 times in 43 years to 8 different countries and managed to keep the same wife
- Is looking for the opportunity to link engineering with volunteerism and wants to help the town
- Has a small job in Carolina Beach managing facilities for a cabana next door to a hotel. This is giving him a different perspective. It would be great for both communities to work together.
- Would like to see more growth in the downtown and that greenspace is kept as the town grows

Q&A:

Member Cawthorne – What is the best attribute a commissioner should have?

Mr. Mackrickas said there are two attributes:

- Being a good team player is important because this board works with other groups and the community
- Being a good listener, not just at meetings, but around the town

Member Moore – Here's a hypothetical question. Suppose Council wants a zoning law changed and the commission doesn't agree – how do you handle that?

Mr. Mackrickas responded that you need the perspective of the whole organization. You have to respect the laws or take the responsibility to change laws. There must be conflicts like this on regular basis. It is important to listen, gather data and make proper suggestions.

Member Richardson – Are you in favor of or against the height restriction? What is the next priority for us? What do you see as future economic growth?

Mr. Mackrickas said he is in favor of keeping the current height restriction. Priorities are growth that needs to be measured, watching changes in the downtown area with commercial buildings disappearing and ending up as parking lots, and more green space. We don't want to pave the remaining opportunities with concrete. Historically, the residential community is what he thinks brought all of us here. We need to continue that with architectural interests.

3. Applicant Randy McNeely stated he:

- Has been coming to the area for last 12-15 years, a homeowner for 7 years and a resident for the last 2-3 months
- Graduated from Purdue University in 1981 and have been working in building and construction since then
- Has had the opportunity to work with many municipalities and planning boards throughout the southeast
- Does not understand all the group does, but knows it is a volunteer group
- He is employed with a general contractor now
- Strongly supports the height limitation

Q&A:

Member Richardson – What should P&Z’s priorities be?

Mr. McNeely replied that we are all here for the same reason. It is a great community with great green space, a wonderful downtown with outdoor amphitheatre that he would like to see used more, disc golf tournaments, a great dogpark and a lot of amenities that the town offers that should be promoted more. There should be more festivals to bring visitors to the island to help the businesses. There is a good quality of life. He doesn’t want to shut down growth too much, because that’s why most of us are here.

Member Galbraith P&Z is a little different from other volunteer groups because it acts a little like staff in writing ordinances. People seem to think we are only zoning but we are also planning. How do you see planning as a role for P&Z?

Mr. McNeely said part of what we need to do is look at how we can best utilize the space we have. We do it to serve the community. Do we need to look at reducing green space or reducing parking? We have to plan and must listen to the community. He thinks it is important to be involved, not just by talking about the stuff we think is wrong or right, but we have to help create the vision of where Kure Beach wants to be in 25 years.

Member Cawthone – If I asked your spouse, best friend, pastor, etc., what you are best known for professionally, what would they say?

Mr. McNeely responded that his pastor would say professionalism and his wife would say he is a good husband and more importantly a good father in raising his three boys.

4. Applicant Robert Young stated:

- His wife Patricia and he bought here in 2009
- He has been a board member on the Kure Village HOA and he has addressed a lot of problems and resolutions with the community
- As head of the HOA architectural review board, he worked to revise standards and brought them up to date
- He developed a good relationship with John Batson (Building Inspector)
- He worked for four years for the NC Ferry service

Q&A:

Member Cawthorne - If I asked your spouse, best friend, pastor, etc., what are you best known for professionally, what would they say?

Mr. Young stated he thinks they all would say he is am open to working and listening with the public. He said that coming from up north, relationships are shallow. Here people work together and try to make things work.

Member Moore – What would you say about the parking issues?

Mr. Young asked how do you work with council to be open about parking? Residents are pro and con and he understands from the police department there is problem. We also face it in Kure Village with growth of families with lots of cars and where do they park them? The increase in the summer time is worse, where do you put all the cars? He said he is very open to working with this board and council to find out what people in the community have to say.

Member Galbraith - If parking represents an issue council asks us to look at, what is another issue you think should be addressed?

Mr. Young said infrastructure such as building and swimming pools are important, getting community input is important. If laws become antiquated, they need to be looked at.

Member Richardson – How do you feel about the height limit?

Mr. Young replied he would keep it the same

5. Applicant Retha Deaton stated she:

- Graduated from Wake Forest with degree in math
- Bought here in 2012 after the death of her husband and became a full time resident January of 2014
- Is familiar with conflict that can occur when trying to put a building in the ground.
- Was born and bred in Tarboro, NC which is a fairly depressed town. Back in the 1990s when it was growing, she served on the planning board for 12 years, with the last 8 as chair. They rewrote all of the unified development ordinances. After Hurricane Floyd, they had to rewrite ordinances for flood insurance. The most controversial item during her tenure was to convert a private alcohol and substance abuse facility into a department of corrections for women who were trained and placed in jobs in the community. It was a win/win situation because it took a facility that was going to sit and rot and remain dormant and gave it a great solution. There were a lot of legal obstacles and resident concerns to overcome which took many, many meetings.

Q&A:

Member Richardson – How do you feel about the height limit? What are priorities for the commission and what does she think about economic growth?

Ms. Deaton said she wants to keep it as it. Priority is the goodly number of retirees that need recreation facilities such as a bike path and an indoor pool facility. We would have with Carolina Beach for this. We also need forward planning because we have a finite resource here on this mound of sand we call our home. The ocean can create lots of problems, plus a river and the Sunnypoint terminal. That's going to be a long term planning option that will drive how we can grow.

Vice chair Galbraith – What skills do you recommend from your former P&Z service?

Ms. Deaton said it is important to do your homework, particularly if someone is asking for a variance. Tide around the neighborhood, talk to people to read the ordinance and make sure you understand it.

Member Cawthorne - What do you think is your best attribute?

Ms. Deaton said it is that she is a detail oriented person and and a problem solver.

Vice chair Galbraith explained that the Town Council has the final decision and P&Z makes a recommendation. He asked the attorney if they can have a closed session. Attorney Eldridge replied it qualified under the Personnel exemption.

MOTION – Member Moore made the motion to go into closed session as per N.C.G.S. 143-318.11(a)(6) for a personnel matter at 7:50 pm.

SECOND – Member Richardson

VOTE – Unanimous

MOTION – Member Moore made a motion to return to open session at 8:11 pm.

SECOND – Member Richardson

VOTE – Unanimous

MOTION – Vice chair Galbraith made a motion to recommend to Town Council that Retha Deaton be the permanent member and Robert Young be the alternate member with recognition that all five are qualified candidates.

SECOND – Member Moore

VOTE -Unanimous

8. MEMBER ITEMS

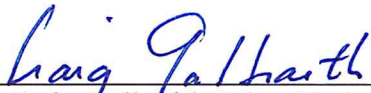
None

9. ADJOURNMENT

MOTION – Member Cawthorne made the motion to adjourn at 8:12 pm.


SECOND – Member Richardson

VOTE - Unanimous



Craig Galbraith, Vice Chair

ATTEST:



Nancy Avery, Town Clerk