



**KURE BEACH PLANNING & ZONING COMMISSION  
SPECIAL MEETING MINUTES  
JUNE 18, 2018**

The Kure Beach Planning and Zoning Commission held a special meeting on **Wednesday, June 18, 2018**. A quorum of commission members was present.

**P&Z MEMBERS PRESENT**

Chair Craig Galbraith  
Vice Chair Bill Moore  
Member Kenneth Richardson  
Member John Cawthorne  
Member Retha Deaton  
Alternate Member Robert Young

**P&Z MEMBERS ABSENT**

All present

**STAFF PRESENT**

John Batson – Building Inspections  
Kathleen Zielinski – Secretary

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Councilman Joseph Whitley, Liaison  
Attorney James E. Eldridge

Notice of this meeting was posted at Town Hall and on the website on June 15, 2018 thus meeting the 48-hour notice requirement.

**1. CALL TO ORDER**

Chairman Craig Galbraith called the meeting to order at 7:01 p.m.

Chairman Galbraith opened the meeting by declaring that the purpose of the meeting was to report and review on proposed text amendments to Chapter 19 regulating residential parking and to report and review on proposed text amendments to Chapter 10 regulating parking within the town's corporate limits. The special meeting was called in order for P&Z to submit their recommendations to Town Council on these two items prior to the council meeting the following night. He then invited Attorney Eldridge to address those in assembly about these changes.

Attorney Eldridge stated that, while both chapters will be discussed and reported upon, Chapter 19 changes will require a public hearing and therefore would not be decided upon tomorrow night. However, the commission can finalize their findings on both chapters tonight. Each chapter would be addressed separately, beginning with Chapter 10.

Counsel then distributed a memo summarizing the efforts of the ad hoc group that was formed in January to identify current parking issues and develop a plan for mitigating some of those issues in the short term. The resulting changes to parking regulations will be implemented upon council approval and then assessed at the end of the tourist season. While the focus is currently on possible short-term solutions, these changes may also benefit year-round residents as the town continues to grow. Highlights of issues addressed by the group in relation to Chapter 10 include:

- Definitions – most important one is to clearly define public right of way
- Obedience to police and enforcement
- Towing and impoundment referenced in an effort to promote compliance
- Parking rules
- Only passenger vehicles permitted in designated parking spaces
- Clearly set forth Town Council's authority
- Rewriting the regulations with detail will be more effective
- Stopping in street prohibited
- Beach access parking prohibited between 1 a.m. and 5 a.m. during the season
- Penalties

Attorney Eldridge assured those in attendance that the group took comments from the public to heart and, in fact, invited two additional members of the public to join a meeting subsequent to the last council meeting at which changes were proposed. At the conclusion of that meeting, in which very few changes were made, all were satisfied with the final proposals.

Commissioner Whitley informed the members that council plans to hold off on implementation for a one-week grace period during which warnings will be issued. Police will not be looking to write tickets, but will ticket only the most egregious offenses. The goal is to have this in place prior to the July 4th weekend. After the season, the group will reevaluate what worked and what needs to be changed. This will help some, but not all, as problems are different throughout various sections of the town.

Chairman Galbraith then opened the floor for comments from the public.

Steven Shubate spoke first and shared photos taken at the intersection of Ocean View Avenue and Fort Fisher Blvd. N. illustrating vehicles parked in the line of sight for someone trying to make a left turn onto Ft Fisher Blvd. N. He said he had recently seen three wrecks averted during a very short period of time due to improperly parked cars. He has spoken to neighbors and they understand the need for the upcoming changes. He also stated that he is fully supportive of the new regulations and enforcement.

Brian Westberger then stood to ask for clarification on parking in the right-of-way. Attorney Eldridge described right-of-way as including improved roadway as well as unimproved area for sidewalks, planting strips and utilities. A lengthy discussion on right-of-way and front yard setbacks ensued. Mr. Westberger asked if the members of the commission believe it is acceptable for people to park their vehicles in their front yards to which Chairman Galbraith concurred that cars parked in a front yard is unsightly. He went on to say that, while this has been permissible since the ordinance was adopted in 1973, any HOA can adopt more stringent regulations. There followed a lively discussion revolving around setbacks and where cars are permitted to park.



The chair then asked the members of the commission for their final thoughts to which several notions were shared:

- This may not be perfect, but it is a good first step in bringing Kure Beach into the new parking era
- Narrow streets cause a safety hazard when parked cars block emergency vehicles
- Some streets are wide enough to accommodate parking, an inventory should be made
- These changes need to be disseminated to the general public
- Illustrations will be helpful
- Parking of activity buses needs to be addressed
- A process is needed for feedback and input
- Many residents have been parking in front of their houses for years
- Don't create a problem where there is none in some sections of town

**MOTION** – Member Richardson moved that P&Z report favorably to Council on said changes to Chapter 10, noting that a recommendation be added for developing a process to identify the streets that will require designated parking and to allow for residents' requests for designated parking spaces

**SECOND** – Member Deaton

**VOTE** – Unanimous

The second topic of discussion was the recommendation on changes to Chapter 19. Attorney Eldridge reviewed a redline version of the proposed amendment which would limit the number of vehicles permitted to be parked on a property. Chairman Galbraith asked Inspector Batson for his thoughts on what that limit should be to which Mr. Batson suggested six cars for a single-family residence and four cars for each unit of a duplex. A suggestion was also made to limit the number of cars to only what will fit in the driveway. There was little discussion as consensus became clear that the stated limits constituted a reasonable regulation. When the topic of making exceptions for special events was brought forth, it was agreed that keeping it simple will be the best approach for now.

**MOTION** – Chairman Galbraith moved that Section 19-339 be amended to read under the first category that no more than six vehicles will be parked on a property consisting of a single-family dwelling and no more than four vehicles will be parked per unit for a property consisting of two dwellings

**SECOND** – Member Cawthorne

**VOTE** - Unanimous

Chairman Galbraith then invited a motion regarding the next meeting as there had been discussion about cancelling the July meeting.

**MOTION** - Member Richardson moved to cancel the July regular meeting and meet again in August

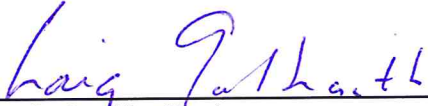
**SECOND** –Member Moore

**VOTE** – Unanimous

Councilman Whitley informed the commission that he will be out of town the first Wednesday in August and would have to miss that meeting. He will remind the members of this in the meantime in case they would like to discuss rescheduling.

**MOTION** - Member Moore moved adjourn  
**SECOND** –Member Deaton  
**VOTE** – Unanimous

Meeting was adjourned at 8:33 p.m.



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Craig Galbraith, Chairman  
Planning and Zoning Commission



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Kathleen Zielinski, Secretary

NOTE: These minutes reflect items considered and actions taken by the Planning & Zoning Committee and should not be considered a transcript of the meeting.