



**KURE BEACH PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES
SEPTEMBER 5, 2018**

The Kure Beach Planning & Zoning Commission held their regular meeting on Wednesday, September 5, 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
Alternate Member Robert Young

P&Z MEMBERS ABSENT

Member Retha Deaton

STAFF PRESENT

John Batson – Building Inspections
Kathleen Zielinski – Secretary

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Attorney James E. Eldridge

**1. CALL TO ORDER**

Chairman Galbraith called the meeting to order at 7:00 p.m.

**2. APPROVAL OF AGENDA**

**MOTION** – Member Richardson moved to approve the agenda

**SECOND** – Member Moore

**VOTE** – Unanimous

**3. APPROVAL OF MEETING MINUTES:** August 8, 2018 Regular Meeting

**MOTION** – Member Cawthorne moved to approve the minutes from the August 8, 2018 meeting as submitted

**SECOND** – Member Richardson

**VOTE** – Unanimous

**4. PUBLIC COMMENTS**

None

**5. OLD BUSINESS**

- a. Decision by Council to take no action on changes to Sec.19-339 limiting the number of cars permitted to park at a residence

Chairman Galbraith reported that he attended the August Town Council meeting to address the recommendation for changes to Sec.19-339 that was sent back to P&Z for further clarification. He said that, after hearing varying opinions by council members on the merits of the proposal, he was hesitant to put forth effort into an amendment that does not have a good prospect of adoption. The chairman made it very specific that the commission would like to know that a majority of council members had favorable opinions before moving forward. Following some discussion, council voted 4-1 to remove the item from their calendar for any further consideration with Mr. Whitley being the dissenting vote.

- b. Text amendment to add an exception to Sec.19-373 regarding signs used by homeowner associations

Inspector Batson presented a draft text amendment regarding the exceptions to Sec.19-373, which regulates the use and size of signage. His draft included language that he thought was most fitting and provided options for descriptive parts. He was ready to take suggestions from commission members.

Discussion and consideration by members included:

- Sign height – 6' or 8'?
- Enumerate number of signs per HOA or number of signs per lot owned by HOA?
- Exceptions need to capture what appears to be currently non-conforming.
- Several districts restrict freestanding signs, but many of these have HOAs with signs.
- Maximum number should be indicated – entrances, pool, parking lots, etc.
- Non-changeable copy should be indicated to restrict large poster signs for events.
- Illumination?
- Monument signs should be addressed separately and need to be defined.

Attorney Eldridge read back proposed wording for a text amendment for Council consideration incorporating the suggestions put forth.

**MOTION** – Member Moore moved to recommend the new text amendment to Council  
**SECOND** - Member Richardson  
**VOTE** – Unanimous

Attorney Eldridge then presented a consistency statement that will accompany the text amendment upon approval of P&Z.

**MOTION** – Member Cawthorne moved to approve the consistency statement as presented  
**SECOND** – Member Richardson  
**VOTE** - Unanimous

Inspector Batson will send finalized wording to Attorney Eldridge who will type up a revised amendment and send to the secretary. Chairman Galbraith requested that the definition of monument sign be added to the October meeting agenda.

## 6. NEW BUSINESS

- a. Consideration and discussion of additional wording to permissible uses for churches under Sec.19-92

Inspector Batson reported that Kure Beach First Baptist Church has some outbuildings that are used for church events as permitted in Sec.19-92. Pastor Howell came for a permit to update the accessory building bathrooms and install showers so that they may provide shelter for disaster relief workers. The ordinance does not allow for the occupation of accessory buildings in the RA-1 District, where the church is located.



Although their current uses meet the ordinance, what they are now proposing does not. Pastor Howell drafted some language for Mr. Batson to pass on to the commission for consideration, which he has done.

Pastor Howell then presented ideas he has for potential uses of the accommodations that would be created with his proposed changes. He would like to provide shelter for disaster relief workers and house youth groups for a maximum of one week. Pastor Howell assured the commission that he does not intend to use the buildings for temporary housing for the homeless. He then distributed a draft proposed amendment and asked the commission to assist with wording if they are in agreement with his proposal.

While supporting Pastor Howell's intentions, the commission expressed several concerns, which include:

- Rehab facility and homeless shelter must be expressly prohibited.
- There should be no revenue generating activity and no rent charged.
- "Temporary" must be clearly defined to preclude permanent residence.
- Is there adequate parking? (Yes)
- Other churches should be considered.
- A maximum timeline is advisable.

**MOTION** - Chairman Galbraith moved to table the item to the next meeting

**SECOND** – Member Moore

**VOTE** - Unanimous

## 7. MEMBER ITEMS

Commissioner Whitley had wanted to begin formal discussion of language, ordinances or some way to preserve the downtown overlay district for the smaller hotels. Chairman Galbraith suggested the commission table this to the October meeting when Commissioner Whitley could be part of the discussion. In the meantime, he would like members to think about the language to preserve the small hotels in that district, given the pressure for other types of development there.

## 8. NEXT MEETING

October 3, 2018 at 7 p.m.

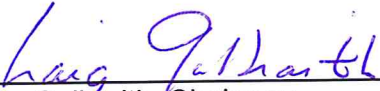
## 9. ADJOURNMENT


**MOTION** – Member Richardson moved to adjourn the meeting

**SECOND** – Member Moore

**VOTE** – Unanimous

Meeting was adjourned at 8:05

  
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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. An audio recording of the entire meeting can be found on the Town of Kure Beach website.