

PLANNING & ZONING COMMISSION

REGULAR MEETING

JUNE 7, 2005

CALL TO ORDER

The meeting was called to order by Chairman Tim Bullard. He welcomed all members and visitors.

MEMBERS

Tim Bullard
Janet Foster
Pat Brennan
Ken Buchert
Alan Votta

Building Commissioner Bill Ufferman was unable to attend.

APPROVAL OF MINUTES—Meeting of May 3, 2005
Emergency Meeting of May 9, 2005

Motion made by Janet Foster and seconded by Pat Brennan to approve the minutes. Motion carried.

Motion by Janet Foster and seconded by Ken Buchert to approve the minutes of the Emergency Meeting. Motion carried. (Tim Bullard was not present at this meeting so he abstained from voting).

Land Use Plan

Tim Bullard noted that Haskell Rhett has sent the Land Use Plan to Coastal Management for their review and comments. After Mr. Rhett hears back from Coastal Management he will return to P & Z.

Kure Beach Planning Application Form

The application form was reviewed and discussed, however since there were several questions, **motion was made by Janet Foster to table until the next meeting and ask that Building Inspector Dixon Ivey and Comm. Ufferman be present during review. A work session can be arranged—if not, table until the next meeting. Ken Buchert seconded the motion. Motion carried.**

Kure Beach Planning & Zoning
June 7, 2005

Encouraging New & Expanded Business (Submitted by Comm. Fuller)

Planning & Zoning was asked to review the information submitted by Comm. Fuller and submit their recommendations to Council. During discussion and review, comments were as follows:

- Do not have parking requirements in the business district.
- Businesses could pay a fee to the Town each year. (Need 4 spaces—pay fee)
- It was noted that the businesses need to be able to expand.
- Possible extra parking was noted, i.e., Community Center, lot in front of Town Hall, ball field, etc. Signs needed to direct to available parking areas.
- Flat parking impact fee.
- Parking restrictions would not be changed for motels and residential units.

It was the consensus of P & Z to lift parking restrictions (B-1 District only) for businesses only, with motels and residential units being excluded.

Ken Buchert noted concern regarding the height limitation—it should stay the same (35').

In order to gain input, plan a work session with P & Z, Council, Parking Committee, Police Chief, Fire Chief, Public Works Director and Building Inspector .

Motion by Janet Foster to allow businesses in B-1 District to expand or upgrade with some type of impact fee or parking allowance paid to the Town for use of increased parking facilities for the future. (Fee to be determined by Council). No parking restrictions are for businesses only—exception would be motels and residential. (Provide off-street parking, i.e., I Avenue, Sixth Avenue, also potential for business to operate with valet-type parking). Include signage to direct to available parking. Also ask for a work session with Council, Fire Police, Public Works, Inspection Departments, and Shoreline Access and Parking Committee. Motion seconded by Ken Buchert.

Recess

After recess, meeting called back to order by Chairman Tim Bullard.

Kure Beach Planning & Zoning
June 7, 2005

Web Site--Pat Brennan

Pat Brennan noted that Ron Griffin is doing an excellent job with the web-site. He commented that every committee has a cover sheet and mission statement except P & Z. Mr. Brennan suggested adding to the web site parts of the codes of ordinances. In continuing, he stated that duties of zoning officers can be listed. Pat Brennan volunteered to be the liaison between Ron Griffin and P & Z.

Janet Foster commented that that is a wonderful idea.

Landscaping, Architectural Guidelines, Storm Water Retention, Signs

Alan Votta distributed information and suggestions on Landscaping: planting 3 trees per dwelling (8' tall), landscaping to be completed before certificate of occupancy is issued, preserving natural vegetation and trees on lots may be exempt from planting additional trees, require multi-family, commercial and sub-division projects to submit landscape plans. Architectural Guidelines: Prohibit buildings being constructed with a flat roof. Min. roof pitch shall be 5/12. Storm Water Retention:..... Storm water run off to be retained on owners property. Require a \$6,000 storm water fee.....Waive storm water fee if engineered drawing is submitted.... Signs: Allow one standard realtor for sale sign and one standard general contractor sign per project.....

Budget for F/Y 2005-2006

Motion was made by Janet Foster and seconded by Ken Buchert to request that \$200.00 be placed in the Planning & Zoning budget for F/Y 2005-2006.

ADJOURN

Motion was made by Janet Foster and seconded by Ken Buchert to adjourn.

(Meeting time to be 7:30 p.m. unless Land Use Plan is to be discussed).

(7:00 p.m. to 9:10 p.m.)

Minutes by _____
I. Jones