

KURE BEACH PLANNING & ZONING

REGULAR MEETING

JULY 5, 2005

CALL TO ORDER

The meeting was called to order by Chairman Tim Bullard. Chairman Bullard welcomed everyone to the meeting.

MEMBERS

Tim Bullard
Alan Votta
Janet Foster
Ken Buchert

Pat Brennan was out of town.

Building Commissioner Bill Ufferman and Building Inspector Dixon Ivey were present

VISITORS

Mayor Betty Medlin
Mayor Pro Tem Jim Dugan
Commissioner Tim Fuller

APPROVAL OF MINUTES—Meeting of June 7, 2005

**Motion by Janet Foster and seconded by Ken Buchert to approve the minutes.
Motion carried.**

OLD BUSINESS

Kure Beach Planning Application Form

Referring to the Kure Beach Planning Application Form, Chairman Tim Bullard noted that P & Z had some questions when reviewed at the last meeting and requested that Building Inspector Dixon Ivey and Building Commissioner Bill Ufferman be present at this meeting during review.

Ken Buchert questioned if the form is too restrictive and stated that he is not sure if anything important is missing from the application.

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Building Inspector Ivey asked what is meant by too restrictive and continued that he had spent maybe four days reviewing the application. He explained that the Application Form originated from a form created by the County—he went through it and blacked out some of the things that didn't pertain to Kure Beach. Some items on the form have been created for Kure Beach physically. After page 3—it pertains to Kure Beach. In referring to the information he blacked out, Mr. Ivey explained that they didn't pertain to Kure Beach, not that the blacked out items were too restrictive. He referred to the check list on page 2 and noted that these items generally were used on a daily basis. The check list came from the Kure Beach sub-division ordinance. The application is a guideline for developers to get started, before coming to P & Z.

Tim Bullard asked if this (application) is a tool to shorten up the process.

Building Inspector Ivey answered that it is—when developers come to P & Z for preliminary approval—they should have everything on the document ready for approval.

Ken Buchert asked how did the fee come about.

Building Inspector Ivey answered that the fee is based on other jurisdictions, what they charge to process paperwork. The application fee is \$100.00, with a sub-division fee being \$200.00 per lot Mr. Ivey noted that anything over 3 lots needs to go to P & Z.

Building Commissioner Bill Ufferman noted that there is still a 45 day time limit from the time plans are submitted.

Janet Foster stated that with the new application plans can be processed faster.

Building Inspector Ivey noted that under Sec. 15-72 (bold print) (**Case in point 801 Fort Fisher Blvd**) add “North” after Fort Fisher Blvd..

Janet Foster made a motion to forward the Application Form to Council. Ken Buchert seconded the motion. Motion carried.

Landscaping, Architectural Guidelines, Storm Water Retention, Signs

(submitted for review and discussion by Alan Votta)

Landscaping requirements were discussed with it being noted that landscape plan is required for residential but not for commercial property. It was noted that Jennifer LeQuire had been working on a landscape plan but had not finished it. Alan Votta and Ken Buchert would like to review Jennifer's work.

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Building Inspector Ivey noted that contractors are now calling before taking down trees and asking what can be taken down. He also commented that it is difficult to enforce landscape regulations with residential.

Lisa Heglar (resident/realtor) commented that if she planted a tree, she should be able to cut it down.

Architectural Guidelines—During discussion, it was noted by Building Inspector Ivey that there will be more flat roofs since changes in the flood maps will cause some dwellings to lose a bottom floor. Alan Votta noted that flat roofs are agreeable if designed correctly.

Building Inspector Ivey commented that with the new flood maps—bathrooms cannot be on the bottom floor (in the past, area under the house was closed in creating additional living space).

Storm Water Runoff--Storm water runoff discussed with it being noted that there is a way water can be retained on the owner's property. There are methods to do this with a system being installed under the driveway and a leech field. No runoff will go into the street.

Signs--Discussed with it being noted that ordinance needs to set a time limit for signs being displayed. All signs need to be securely anchored.

Joint Work Session with Council and Parking Committee is July 12 @ 7:00 p.m.

Recess

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

NEW BUSINESS

Mixed Use Ordinance

Regarding encouraging new and expanded business, in memo from Town Council dated June 30, 2005, Council requested that P & Z begin looking into a "mixed use ordinance" and make recommendations to Council at their August 16 Council Meeting.

Referring to the information submitted, Commissioner Tim Fuller explained that New Hanover County handles mixed use by having a special use within the business district. He also submitted a mixed use permit from Cornelius, North Carolina. Comm. Fuller explained that Cornelius is a small community like Kure Beach. In this community they have businesses with residential units above. This is a special use within zoning.

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Tim Bullard asked about traffic flow. Comm. Fuller noted that this is something that will have to be considered.

Comm. Fuller explained that what New Hanover County has is very similar to the description of Kure Beach's B-1 (purpose).

Building Inspector Dixon Ivey read: " Sec 19-243 (8) Dwelling when constructed in conjunction with permitted use provided such dwellings are an integral part of the main building of such a permitted use ." He commented that the way this has been interpreted in the past is you can have a residence above the business if the owner of the business lives there.

Lisa Heglar stated that her question to Council and P & Z is, "what kind of business do we want and what do we want to attract". Mixed use is nice but we need to have a discussion on what do we want here.

Comm. Fuller replied that we can specify what (type of business) is allowed in mixed use.

Alan Votta asked if there aren't consulting firms that will come into the town and do a study and come up with a master plan.

Comm. Fuller answered that Jim Dugan is in touch with people who do this work and they are supposed to be coming to us in the next month or so.

Further discussion and review will continue.

MEMBER ITEMS

There were none.

ADJOURN

Motion by Ken Buchert and seconded by Alan Votta to adjourn. Motion carried.
(9:30 p.m.)

Minutes by _____
I. Jones