

**KURE BEACH PLANNING & ZONING COMMISSION**

**REGULAR MEETING**

**AUGUST 2, 2005**

**CALL TO ORDER**

The meeting was called to order by Chairman Tim Bullard. He welcomed the members, visitors, Building Inspector Dixon Ivey and Building Commissioner Bill Ufferman.

**MEMBERS**

Tim Bullard  
Pat Brennan  
Ken Buchert  
Janet Foster  
Alan Votta

**APPROVAL OF MINUTES**—Minutes of July 5, 2005

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

**NEW BUSINESS**

Request that “housing of seasonal tourists” be removed from “Purpose” of RA-1A District—submitted by Charles Allo—resident of 954 Fort Fisher Blvd. S.

Mr. Allo requested that “housing of seasonal tourists” be removed from the purpose of RA-1A so that it would be put back to its original wording and intent. Mr. Allo also requested that the statues be studied for requirements and what was our intent originally and what the town used as its reason for changing it. He commented that this no longer holds up. You can’t differentiate between tourist and residential. He explained that the RA-1A district is composed of quiet low density residential development compatible with existing single family structures—he continued that a particular tourist rental had nine cars parked at it for two weeks in a row which appeared to be two separate rentals. This does not fit the low density or quiet definition, nor did the resulting garbage fit the standard residential unit use. He also noted water and sewer usage needs to be considered. Mr. Allo stated that it is the use that we are addressing and not the property. Addressing the use, you have two separate parking requirements. Renting less than 90 days is tourist rental. Mr. Allo referenced General Statue 42A and noted that the state has clarified it in saying yes, there is a difference between tourist rental and residential rental.

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Mr. Allo submitted justification for the text change request and asked that P & Z give consideration to his request.

Janet Foster commented that if a person is renting and a parking space is needed for each bedroom—these are large houses—they would not have a parking space for each bedroom so they would not be able to rent.

Lisa Heglar (resident and realtor) expressed concern that motels are being torn down, therefore tax revenues are down and revenues are not there for beach renourishment.

Building Inspector Dixon Ivey stated that before you act on this I would encourage you to seek the counsel of the Attorney—ask his opinion, look at the big picture—look at the beach—it is a tourist town.

P & Z thanked Mr. Allo.

#### Recess

A short recess was called.

After recess the meeting came back in session.

#### Mixed Use Discussed

This discussion is continued from the July P & Z meeting. The Town Council had requested per memo dated June 30<sup>th</sup> that P & Z begin looking into a “mixed use ordinance” and make recommendations to Council at their August 16 meeting.

General discussion regarding mixed use, i.e., type of business, parking requirements for residential, artectuaral guidelines.

Building Inspector Dixon Ivey pointed out that mixed use is already in B-1 district per ordinance. He stated that he would contact all business owners in the B-1 district regarding the upcoming work session.

It was the consensus of P & Z to discuss this item further after the work session when representatives from UNCW meet with Council on Thursday (8/4) @ 5:30 p.m. regarding suggestions for downtown area. (August 4--Council min. from work session attached).

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Continuation of Meeting

Meeting continued to August 9, 2005 at 7:30 p.m. to discuss mixed use.  
(7:30 to 9:20 p.m.)

Minutes by \_\_\_\_\_  
I. Jones