

PLANNING & ZONING COMMISSION

REGULAR MEETING

NOVEMBER 1, 2005

CALL TO ORDER

The meeting was called to order by Chairman Tim Bullard. He extended a welcome to all in attendance.

MEMBERS

Tim Bullard
Janet Foster
Ken Buchert
Alan Votta

Pat Brennan was out of town. Building Commissioner Bill Ufferman was present.

VISITORS

Mayor Betty Medlin
Charles Allo
Richard Collier—McKim & Creed
Kelly Dyer—McKim & Creed
Building Inspector Dixon Ivey
Code Enforcement Officer John Batson

APPROVAL OF MINUTES—Meeting of October 4, 2005

Motion by Ken Buchert and seconded by Alan Votta to approve the minutes. Motion carried. (Tim Bullard abstained from voting as he was not present at this meeting).

OLD BUSINESS

Request to remove “housing of seasonal tourist” from RA-1A
(Charles Allo)

Building Commissioner Bill Ufferman noted that an opinion is being sought from attorney of a town that enforces RA-1A. Attorney Canoutas will be in contact.

Motion by Janet Foster and seconded by Ken Buchert to table this item until information is received from Attorney. Motion carried.

Kure Beach Planning & Zoning
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Live Oak Village—810 Fort Fisher Blvd. S.

Ken Buchert mentioned that not all P & Z members received a full set of plans for review. He commented that in the past everyone received a full copy.

Article IV Contents of Plat was reviewed with the final plat submitted for Live Oak Village by Richard Collier, P.E. of McKim & Creed. All items were found to be in compliance with the exception being #9 “names of owners of adjoining properties and evidence of notification of adjoining property owners” (south side).

Mr. Collier noted that each home will have storm water trenches for drainage located on the side or back of the property.

Building Inspector Dixon Ivey noted that when the building permit is issued, if the property is in the flood zone (new map), they will have to comply with the new regulations. Currently the property flood zone rate is based on the previous flood map.

Motion by Janet Foster to send forward to Council with item # 9 to be corrected. Ken Buchert seconded the motion. Motion carried. (Alan Votta abstained from voting).

Mixed Use

Mixed use to be discussed when study of B-1 district is complete.

Section 19-323.5 Minimum Use of Lot

“A single family dwelling shall be permitted in all districts provided that it conforms to the RA-1A residential requirements.”

Attorney Canoutas’ recommendation is to add the wording “**excepting B-1 District**” after the word “**districts**”.

After discussion it was the consensus of P & Z to forward this change to Council for their consideration. **Motion by Janet Foster and seconded by Alan Votta to forward recommendation from Attorney to Council. Motion approved.**

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NEW BUSINESS:

Ashley Turner Builders—Submitted Sketch Plan--Lots 4, 5,6 Mackerel Lane

Code Enforcement Officer John Batson stated that there are 4 lots and that they want to build 4 single family homes.

During discussion, Building Inspector Dixon Ivey noted that each home can be dealt with on an individual basis, therefore eliminating the need to come to P & Z.

It was the consensus of P & Z that Building Inspector Ivey would handle this project.

Definitions: condos, town homes, multi-family

Ken Buchert asked Building Inspector Ivey if there was something he wanted to discuss re: condos, town homes, etc.

Building Inspector Ivey stated that this is something he will be discussing later.

Member Items

Ken Buchert asked if next month the new chairman and vice chairman would be nominated. Secretary noted yes.

Ken also mentioned discussing the tabled items. Janet Foster commented that the results of the new study of the town may help us when discussing the tabled items.

ADJOURN

Motion by Janet Foster and seconded by Alan Votta to adjourn. Motion carried.
(8:50 p.m.)

Minutes by _____
I. Jones