



**KURE BEACH TOWN COUNCIL**  
**JOINT WORK SESSION**  
Planning and Zoning Commission  
August 1, 2006

**MINUTES**

At the July 18, 2006 Town Council meeting, the council voted to hold a joint work session with the Planning and Zoning Commission on August 1, 2006 at 7:30 pm for the purpose of discussing mixed use zoning. Notice of the work session was posted at Town Hall on July 19<sup>th</sup> and provided to the Island Gazette, thus complying with the Open Meeting Laws.

On August 1, 2006, Mayor Fuller called the joint work session of the Kure Beach Town Council and the Kure Beach Planning and Zoning Commission to order at 7:35 pm. A quorum was present. Mayor Fuller then turned leadership of the meeting over to Planning and Zoning Chairman Votta.

**COUNCIL MEMBERS PRESENT:**

Mayor	Tim Fuller
Mayor Pro Tem	Mac Montgomery
Commissioner	Jim Dugan
Commissioner	Bill Ufferman
Commissioner	Dean Lambeth

**COUNCIL MEMBERS ABSENT:**

None

**STAFF PRESENT:**

Town Clerk	Nancy Avery
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Chairman Votta stated the concern of the Planning and Zoning Commission members is that they don't have a guideline to give developers for mixed use projects for items such as setbacks. With the way the ordinance is written, the Commission can only request not force compliance.

**Discussion highlights:**

- existing requirements need to be more clearly spelled out rather than being left to interpretation. The ordinance doesn't define mixed use, but has been used to make it fit
- council would like P&Z to recommend specific requirements concerning mixed use and whether mixed use should be allowed in all business districts
- there is no master plan or concept – in what percentage of the business district do want to allow mixed use
- concerned that the Town will end up with empty retail spaces
- developers won't invest unless the Town puts out guidelines for what is allowed
- need a conceptual plan

- developers will give up retail space to get residential space – with building on pilings, the ground floor is the cheapest space
- mixed use should be geared towards pedestrian traffic
- a streetscape plan would be helpful
- losing parking wouldn't be good but may have to encourage pedestrian traffic
- should ask same of mixed use as we do for subdivision
- couldn't we work through the checklist provided by Chris May from Council of Government

**Consensus of work session:**

Request preliminary proposals from at least three architectural firms to develop an integrated plan for the B1 business district with the goal of providing a downtown environment that helps existing businesses expand and prosper and encourages new businesses to invest in the Kure Beach Business District. Scope of proposals to include:

- Revision of existing zoning regulations and development of new innovative regulations including mixed-use
- Recommendations on location and design of utilities
- Signage
- Development of a "pedestrian friendly" design for the district
- Building regulations consistent with the goals of the master plan
- Landscaping and appearance of public spaces
- Accessibility for residents and visitors
- Parking
- Conducting venues for public input into master plan
- A consistent design theme to maintain the small, "beach town" atmosphere characteristic of Kure Beach
- Firm's qualifications; experience with other similar projects; references; fees or pricing suggestions; and a proposed time schedule.

Proposals are to be submitted to Chairman Votta by August 30<sup>th</sup> for review. All proposals received will be discussed at the September 5<sup>th</sup> regularly scheduled meeting of P&Z.

**ACTION - Commissioner Ufferman MADE THE MOTION to adjourn the joint work session of the Town Council with P&Z at 7:40 pm. Commissioner Dugan seconded the motion. THE VOTE OF APPROVAL WAS UNANIMOUS.**

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Tim Fuller, Mayor

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Nancy Avery, Town Clerk