



KURE BEACH PLANNING & ZONING COMMISSION
REGULAR MEETING ♦ SEPTEMBER 5, 2006

MINUTES

A regular meeting of the Kure Beach Planning and Zoning Commission was held on Tuesday, September 5, 2006 at 7:30 pm. A quorum was present.

MEMBERS IN ATTENDANCE:

Chair - Alan Votta
Vice Chair - Ken Buchert
Members: Tim Bullard, Janet Foster, James Schutta

MEMBERS ABSENT:

None

STAFF IN ATTENDANCE:

Town Clerk Nancy Avery

CALL TO ORDER:

Chairman Votta called the meeting to order at 7:30 PM.

APPROVAL OF MINUTES

August 1, 2006

August 28, 2006

ACTION – Member Foster MADE THE MOTION to approve the minutes from August 1 and August 28 with one correction in each as suggested by Member Buchert as follows:

August 1 minutes – motion to adjourn joint work session with council stated time as 7:40pm – should be 8:40pm.

August 28 minutes – indicates Ken Buchert was in attendance, but he was not
Member Buchert seconded the motion. THE VOTE OF APPROVAL WAS
UNANIMOUS

Gilbert Alphin of the ADA committee addressed the commission concerning areas within town that were not in compliance with the American Disabilities Act and requested the commission change the Building Code Ordinance regarding driveways and sidewalks to bring into compliance with Federal Guidelines.

Approved by P&Z 10/3/06



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After some discussion about regulations, the consensus of the commission was for the clerk to place this item on the October agenda and requested Mr. Gilbert to bring Federal Guidelines to this meeting for further discussion.

OLD BUSINESS

1) Revised Land Use Plan

Penny Tysinger, of the Council of Government (COG), introduced her self and Scott Logel and stated that COG had re-worked the proposed Land Use Plan using the state's guidelines. This involved strengthening policies, editing redundancies and deleting opinion statements. Ms. Tysinger also reviewed the timeline for final adoption of the plan. Ms. Tysinger commented that additional typographical errors had been found in the copy of the proposed draft provided to the commission and had been corrected.

Member Schutta asked Ms. Tysinger if the technical context of the document stayed the same and she replied that it did.

Member Schutta stated that his only concern is the commission will have to work on achieving FAR ratios, but other than that he is comfortable with the document.

ACTION – Chair Votta **MADE THE MOTION** to recommend council approve the draft Land Use Plan with items 1-6 noted from the 8/28/06 Planning and Zoning meeting with additional typographical corrections by Council of Government. Member Foster seconded the motion. **THE VOTE OF APPROVAL WAS UNANIMOUS.**
Said recommendation herein incorporated as part of these minutes as attachment A.

2) Swimming Pools in the RA3 and other districts

Commissioner Lambeth requested the commission table this item until the October meeting as the town attorney is scheduled to meet with himself, and Mayor Fuller on September 7, 2006 for further discussion. Member Schutta was invited to attend the meeting to represent the commission.

ACTION – Chair Votta **MADE THE MOTION** to tabled until the October meeting. Member Foster seconded the motion. **THE VOTE OF APPROVAL WAS UNANIMOUS**



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NEW BUSINESS

Master Plan for Kure Beach B-1 Business District – review of architect proposals

1) Ed Shifflett, of Withers and Ravenel, gave a brief overview and history of the firm and stated his experience comes from being a part of the design team at West Virginia University. Mr. Shifflett stated that Withers and Ravenel has experience with revitalization of small towns.

Questions from the commission and Mr. Shifflett's answers:

1) Has your firm done redevelopment?

Answer: in Raleigh area yes, but not much in Wilmington area

2) What about public input?

Answer: Cindee Wolfe would head up gathering of public input

3) What is the process and timeframe?

Answer: do you have a timeframe? We are willing to do whatever it takes to meet the town's timeline

4) How would you start the process?

Answer: We would start with Planning & Zoning input, then public input and develop a concept

5) What expertise do you have with mixed use regulations?

Answer: we have qualified land planners and architects on staff

2) Jonathan Wolk, of Centrepont Architecture, stated his firm:

- has worked on the Pier View project in the Kure Beach area
- would use a participatory process with business owners
- get a general vision from Planning and Zoning and Town Council, the public and business owners input and overlay that with Federal and State regulations
- would look at options such as mixed use design guidelines, modifications to parking requirements, adjusting the business district footprint
- timeline if begins in October of 2006 would be completed by end of December 2006
- is associated with Stewart Engineering who can bring expertise on utilities and DOT guidelines

Mr. Wolk stated items he believes to be issues in the area are:

- loss of hotel and motel units

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- height limit restrictions
- accessibility
- landscaping
- FEMAM zones
- CAMA restrictions

Questions from the commission and Mr. Wolk's answers:

1) How is the cost figured?

Answer: based on levels of complexity with utilities and infrastructure. The estimate won't change unless the town asks for a lot more requirements – probably low end of estimate will apply for the town.

2) Is your Chapel Hill mixed use project done?

Answer: yes, it is mostly done

3) What's involved in getting a state road closed?

Answer: A lot!

4) Does the low end estimate include a future vision?

Answer: yes, it will provide a master plan that can be worked on as money becomes available. Grants are available to help with funding

5) Are you working currently with other businesses in town?

Answer: we are talking with businesses, but there are no contracts other than Pier View. I don't see that as conflict of interest.

6) Are you working in Carolina Beach and are you involved with both private business and the town?

Answer: Yes

ACTION – Chair Votta **MADE THE MOTION** to schedule a work session for Tuesday, September 12, 2006 at 7:30 pm and invite business owners to interview the architect firms. Member Bullard seconded the motion. **THE VOTE OF APPROVAL WAS UNANIMOUS.**

Action – Chair Votta **MADE THE MOTION** to adjourn the meeting at 8:55 pm. Member Schutta seconded the motion. **THE VOTE OF APPROVAL WAS UNANIMOUS.**