



KURE BEACH PLANNING & ZONING COMMISSION
REGULAR MEETING ♦ MARCH 6, 2007

A regular meeting of the Kure Beach Planning and Zoning Commission was held on Tuesday, March 6, 2007 at 7:30 p.m. A quorum was present.

MEMBERS IN ATTENDANCE

Chair – Alan Votta

Vice Chair – Ken Buchert

Members – James Schutta and Tim Bullard

MEMBERS ABSENT

Janet Foster

STAFF IN ATTENDANCE

Building Inspector John Batson

Secretary Aimee Zimmerman

Liaison Commissioner Dean Lambeth was in attendance.

CALL TO ORDER:

Chairman Votta called the meeting to order at 7:32 p.m.

APPROVAL OF MINUTES

February 6, 2007 regular meeting.

Member Schutta indicates the only change to the minutes is that Member Bullard seconded the motion to adjourn the last meeting.

ACTION: Member Buchert made the motion to approve the minutes, with the change, from the February 6, 2007 regular meeting. Member Schutta seconded the motion. The vote of approval was unanimous.

PERSONS ADDRESSING THE BOARD

Cliff Lacy and Todd King of Pervious Solutions appeared to demonstrate their products. Mr. King passed around samples and stated:

- The pervious concrete can be dyed.
- Water passes through at the rate of 3-8 gallons a minutes depending on the compaction.
- The base material can be used as storage until the ground can absorb it. Commonly referred to as a drop pond or an infiltration basin.
- Department of Water Quality has issued a memo containing information that DENR has come out with accepting pervious surfaces and how they have started giving credit to developers who use pervious surfaces.
- Holden Beach has accepted pervious surfaces.
- These surfaces can be laid in one piece just like concrete. It is similar to concrete but without fine sand particles
- Load limit is 2500 psi.
- Pervious concrete not recommended for heavier traffic such as dump trucks unless it is poured to a depth of 8 inches. For regular traffic, 6 inches will suffice.
- At 8 inches the load limit is 3500 psi.
- There are experiments introducing fibers into pervious concrete as a means to strengthen it.
- Installation is the key to pervious solutions. In the rolling process, if it's too compacted storage space can be lost and on the other end of the spectrum, not enough compaction can cause a breakdown.
- Void content for pervious concrete is 25%.
- Mr. King's company, Pervious Solutions, has been certified in installation.
- DENR recommends Wash 57 stone for the base content. This must be above the high water table by 18 inches.
- Cobble systems are also used to allow for drainage. This can be used in conjunction with pervious concrete for aesthetic purposes.
- In response to a question of using pervious concrete as a speed bump it was stated that the company can install a "rumble strip" out of their cobble system which will serve the same purpose.
- Pervious concrete can be used with pervious pavers for a different look and it can be adjusted to fit the clients' budget.
- N C State University has tested the different types of pervious systems including the concrete products, pavers, grass pave, etc. Grass pave is a small cone system locked by a grid, filled with dirt and seeding material which is placed over a paver bed and allows cars to ride along the cones allowing grass to grow due to zero compression.
- The system will need a first flush especially if rain has not been present. A greasy film from vehicle tires can form on the concrete. The flush will go to a collection system, have the pollutants removed and is then released into estuarine streams.
- As to maintenance, DENR recommends that in the first three months, after every rain, check the surface for performance. Debris needs to be blown off. Once every 12 months afterward, surface should be power vacuumed to clean it out.

- Tests show that 80% of “perviousness” is returned after cleaning out the system.
- There are plenty of eco-friendly companies in town that will maintain the system.
- There is no further loss of concrete as the years go by.
- Pervious concrete should not be placed at a collection point. They should be in a high point and be flat. Using pervious concrete as a catch point will clog up the system faster.
- Operation and Maintenance Agreements can be entered into in order to follow DENR guidelines.
- In order to get credits back, a maintenance agreement is required.
- Surf City and Holden Beach require that anything outside the footprint of the house must be pervious. (Copy of Holden Beach ordinance was passed out).
- As to stormwater systems, infiltration systems are being used however, mostly commercially. The underground pipe must be 12-18 inches below the concrete so its not crushed. Pervious concrete is good for places with a high water table.
- House downspouts can also be directed into the Wash 57 stone to store and dissipate rainwater.
- As to cost, pervious concrete is \$1.00 to \$1.50 more than regular concrete asphalt depending on the depth of pervious concrete and the installation.
- The initial money spent for a good working system will benefit the homeowner in the long run as it will eliminate the various stormwater fees.
- Four inches of pervious concrete will give one inch of rainfall storage. DENR is looking at 1 ½ inches of rainfall being contained.
- A six inch slab of pervious concrete is approximately \$3.00/ft unfinished. It’s about \$150.00 for one yard of concrete which is about 54 square feet for a six inch pour. Pervious runs about \$5.00/sq. ft for a six inch pour. That doesn’t include any base work.
- A six inch slab in a residential setting will capture 1 ½ inches of rainfall.
- Mr. King will run a cost comparison on pervious vs. regular driveways.

OLD BUSINESS:

Floor Area Ratio

- Member Schutta believes that the floor area ratio plan can work well. With a combination of setback changes plus floor area ratio that will work for Kure Beach. Can also add in the pervious surface changes.
- Member Buchert wondered if the submission by Vagn Hansen was misstated that the last sentence should probably state “While impervious surface regulations are not currently in effect at this time..”, the word “not” should be eliminated.
- As some of the members had not had an opportunity to review Vagn Hansen’s submissions, the Board decided to table this discussion along with information on pervious concrete until next month’s meeting.

Ordinance Changes

- As to Impervious Surface Limitations, Barry Nelder indicated that the Stormwater Committee is working on this issue. There’s a blanket stormwater plan that the town can adopt. They are trying to weigh whether they can adopt their specifics to what the State is recommending. They do not have the final version yet.

NEW BUSINESS

Town of Kure Beach lawsuits

- Commissioner Lambeth advised the Commission on the status of the Robertson lawsuits against the Town. He indicated that the consensus of Town Council that the LUP was fine but that they will amend the LUP due to the costs of fighting the suits.
- The Council has, in the past, attempted to get CAMA to adjust the setback lines to no avail. CAMA states that the setback is the sea wall and not the vegetation that's 50-60 feet in front of it.
- Town Council intends on fighting the other lawsuit against the Board of Adjustments.
- Town Council will work on changes to the LUP and submit the same to P&Z for consideration. Need to make sure that any amendment will not constitute spot zoning. He further indicated that ordinance changes may be forthcoming.

Work Session with Town Council

- All members will be available for the work session scheduled for May 9, 2007 at 6:30 p.m.. Member Schutta had a conflict but will amend his plans so that he will be able to attend. The results of the B-1 Business District Survey will be tabulated and Planning and Zoning will receive something prior to this work session.

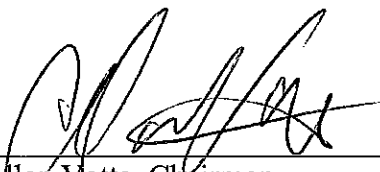
MEMBER ITEMS:

- Member Buchert questioned the second statement of Vagn Hansen on the draft minutes as to the 24% rate. Member Buchert wants to know what the current rate is. **Secretary to contact Mr. Hansen for clarification as to what the 24% pertains to.**

ADJOURNMENT:

Member Bullard moves to adjourn the meeting. Motion seconded by Member Schutta. The vote of approval is unanimous.

Meeting is adjourned at 8:55 p.m.



Allan Votta, Chairman



Aimee Zimmerman, Secretary