

KURE BEACH PLANNING & ZONING COMMISSION
REGULAR MEETING ♦ JUNE 5, 2007

A regular meeting of the Kure Beach Planning and Zoning Commission was held on Tuesday, June 5, 2007 at 7:30 p.m. A quorum was present.

MEMBERS IN ATTENDANCE

Chair – Alan Votta

Vice Chair – Ken Buchert

Members – Tim Bullard, Janet Foster and James Schutta

MEMBERS ABSENT

None

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 7:37 p.m.

APPROVAL OF MINUTES

May 1, 2007 regular meeting.

ACTION: Member Bullard made the motion to approve the minutes from the May 1, 2007 regular meeting. Member Buchert seconds the motion. The vote of approval is unanimous.

PERSONS ADDRESSING THE BOARD

None

OLD BUSINESS:

Floor Area Ratio

- All members indicated they read the email attachments to the agenda.
- Chairman Votta indicates desire to look further into the issue of multi-family homes.
- Member Bullard states that he agrees with Scott Logel's assessment that the Town needs to decide whether it's the number of units that is the problem or simply the size of the structures. He agrees that multi-family homes need to be addressed.
- Currently the ordinances require 2500 square feet for each unit and that includes any roofed areas. Two units can be placed on a 5000 sq. ft. lot but any additional unit must have 2500 sq. ft. more. At the suggestion of Mr. Logel, that number can be increased to 3000 sq. ft.
- Vice-Chair Buchert states that if size is the problem perhaps the Commission should increase the setbacks.
- Commissioner Lambeth indicates his dislike of increasing setbacks and suggests that the Commission increase the parking requirements per bedrooms. Currently, 2 spaces are required for up to four bedrooms with an additional parking space for each added bedroom.
- Member Buchert suggests combing parking with the lowering of impervious surfaces from 65% to 60%. Member Foster concurs.
- Commission generally agrees to one parking space per bedroom and to reduce impervious surface to 60%.
- Commission needs to define the term "bedroom".
- General discussion was held regarding giving credit for utilization of pervious surfaces if contractors have an engineered system with a contract for maintenance. Town could require that driveways and sidewalks be constructed of pervious materials. A border of concrete could be added for impact control but the inside would need to be pervious.
- **Commission will continue to work on impervious surface reductions along with defining bedrooms and combining those two issues with parking restrictions. This matter is tabled until the July meeting.**

NEW BUSINESS

Zoning Ordinances and the Land Use Plan

- Commissioner Lambeth reiterated the fact that the Supreme Court has affirmed that single family residences can be built in the B-1 district if there is no other viable option for the land and if it is restricted by setbacks for which the Town has no control (i.e. CAMA).
- Commissioner Lambeth further suggested that the Commission might consider a plan with certain incentives for businesses wanting to come into the B-1. Could be a sewer tap fee waiver, some sort of tax break, etc.
- General discussion concerning the Rolling Surf property continued.

- **As the Commission is not in receipt of the final B-1 District Master Plan, the issue will need to be tabled until a later date.**

MEMBER ITEMS:

July Meeting: Member Buchert states that the next regularly scheduled planning and zoning commission meeting is July 3rd and based on the fact that that is one day before a holiday, he suggested moving the meeting to another date. After discussion amongst the members,

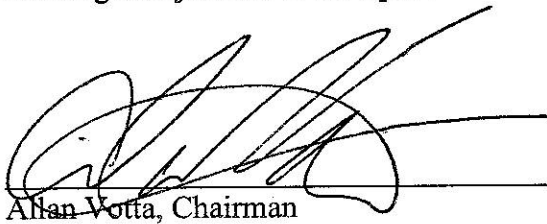
ACTION: Member Buchert moves to change the July meeting to July 10, 2007, at 7:30 p.m. Member Foster seconds the motion. The vote of approval is unanimous.

Zoning Map: Secretary showed the Commission the unofficial zoning map prepared by Carolina Beach. Copies will be provided to all commission members for their review and comments.

ADJOURNMENT:

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

Meeting is adjourned at 8:51 p.m.



Allan Votta, Chairman



Aimee Zimmerman, Secretary