

KURE BEACH PLANNING & ZONING COMMISSION
REGULAR MEETING ♦ JANUARY 8, 2008

A regular meeting of the Kure Beach Planning and Zoning Commission was held on Tuesday, January 8, 2008 at 7:30 p.m. A quorum was present.

MEMBERS IN ATTENDANCE

Chair – James Schutta

Vice Chair – Janet Foster

Members – Alan Votta, Ken Buchert, Tim Bullard

STAFF IN ATTENDANCE

Town Administrator Michelle James

Building Inspector John Batson

Administrative Assistant Nancy Hewitt

Liaison Commissioner Barry Nelder, Attorney Holt Moore and Mayor Montgomery were in attendance.

Mr. Dexter Hayes of Hayes Planning was in attendance.

CALL TO ORDER:

Chairman Schutta called the meeting to order at 7:35pm.

APPROVAL OF MINUTES

ACTION - Member Votta MADE THE MOTION to approve the December 4, 2007 minutes with no changes. Member Buchert seconded the motion. THE VOTE OF APPROVAL WAS UNANIMOUS.

ORGANIZATIONAL ITEMS

Oath of Office

Oath of Office was administered to Tim Bullard by Mayor Montgomery for renewal of his membership with the Planning and Zoning Commission.

Applicants

Chairman Schutta stated that there were 4 candidates who applied to be members of the Planning & Zoning Commission. Member Buchert wanted to know if there was a deadline for applications, since former Mayor Tim Fuller had told him he was interested in applying to be a member. Nancy Hewitt will check the vacancy advertisement that was

posted in the Island Gazette to see if there was a deadline date to receive applications. Chairman Schutta asked that a time be set for the committee to interview the candidates.

ACTION – Consensus of Commission - The Planning and Zoning Commission's next meeting will be held at 6:30pm on Tuesday, February 5th. The earlier meeting time will give the commission time to interview each applicant for membership in the commission.

PERSONS TO ADDRESS THE BOARD

None

OLD BUSINESS

Mr. Dexter Hayes of Hayes Planning addressed the commission regarding the B-1 District and his proposed updates to some of the Height Measurement Zoning Ordinances.

SECTION 19:333(b).

ACTION – Consensus of Commission - The following changes will be made: delete “monuments, domes and spires” from the wording; delete “masonry” from the wording; and “observation decks” will replace “scenery lofts.” It was also requested that a separate exception be written for observation decks which states they cannot exceed 150SF in size if the height of the building structure is 35’feet.

Mr. Hayes stated he would make the necessary updates and bring the updated proposal back for the February meeting.

SECTION 19-1 Definitions.

Commissioner Nelder mentioned that it might be possible to fit 4 floors in a 35’ foot height limit. Inspector Batson said that the roof would probably have to be a flat roof or a mansard roof to accommodate 4 floors. Member Votta began discussing the issue of roof pitch. Mr. Hayes suggested the language could include that roof pitch is a safety concern.

ACTION – Consensus of Commission - Mr. Hayes to include a 4/12 roof pitch in the definition.

SECTION 19-242 Purpose

Mr. Hayes reviewed the changes that Planning and Zoning asked him to make at their last meeting regarding Section 19-243 Permitted Uses.

Mr. Hayes presented his proposed changes to Section 19-246 Parking, 19-334 Off-street parking requirements and 19-336 Combination of required parking space. Mr. Hayes also gave everyone a handout with a proposed provision allowing Off-site or Remote Parking facilities, section 19-340. He reiterated that this is only to remove it from the B-1 District.

Mr. Hayes submitted his proposals for section 19-323 Lot of record, 323.5 Minimum use of lot and 19-357 Continuance of nonconforming situation. He recommended that the

exception for single-family dwellings in the B-1 District should be deleted from the ordinance. The first provision, section 19-323, should be deleted and the wording combined under section 19-357. The new language would exclude “for a single-family dwelling.” Member Votta gave an example of a single-family dwelling located just inside the B-1 District that is appropriate to its location. Mr. Hayes suggested that the district line could be redrawn to exclude that property from the B-1 district.

8:45pm to 8:55pm - Chairman Schutta allowed for a 10-minute meeting break.

Discussion continued regarding single-family homes in the B-1 District, but a consensus couldn't be reached.

ACTION – Consensus of Commission - it was agreed to table the discussion until the next meeting.

NEW BUSINESS

Mr. Hayes submitted his recommendations for proposed zoning ordinance language changes for Signs.

1. Freestanding – The scale of these signs should be reduced to 35sq ft and limited to 10'feet in height.
2. Marquee – Their size should be limited to no more than 20% of the aggregate area of the face of the projecting structure.
3. Projecting – Signs that project from the buildings wall should not exceed 12SF and project no more than 18” inches from the building.
4. Roof – Any sign extending above the roof line should NOT be permitted.
5. Shingle – These should be smaller signs oriented toward the pedestrian, not exceeding 4SF.
6. Temporary – Should be allowed for no more than 60 days per year and should not cover more than 10% of the interior window area.
7. Wall – Can be used in lieu of projecting signs and should be limited to 15% of the buildings façade or window area.
8. Sandwich Board – For future consideration; sidewalks are too narrow at present.

Commissioner Nelder said that the Beautification committee is looking into making recommendations for signage in Kure Beach. Chairman Schutta, Commissioner Nelder and Inspector Batson asked Mr. Hayes to proceed with putting the sign list into an ordinance text format.

Chairman Schutta said that he skipped over the hotels/motels because he had heard Mr. Hayes mention condominiums. Mr. Hayes said that a lot of jurisdictions are allowing hotels/motels to turn condominium. He said that new ordinance language should be strong to state that if the hotels/motels become condominiums they should still be run like a hotel/motel.

ACTION – Chairman Schutta **MADE THE MOTION** to approve the proposed changes to Section 19-242 (B1 district purpose), and also approve the proposed changes to Section

19-243 (B1 permitted uses), deleting numbers 2, 6, 7, 13, and 22, and changing uses numbered 8 and 14 to Special Use to present to council the recommendation to adopt these changes. Member Votta seconded the motion. THE VOTE OF APPROVAL WAS UNANIMOUS.

ACTION – Member Votta MADE THE MOTION to adopt the parking amendments as proposed by Mr. Hayes for Section 19-336, Section 19-246 and Section 19-334. Member Bullard seconded the motion. THE VOTE OF APPROVAL WAS UNANIMOUS.

ACTION – Member Foster MADE THE MOTION to send Mr. Hayes proposed changes regarding Section 19-323, 19-323.5 and 19-357 to council for approval. Chairman Schutta seconded the motion. THE MOTION WAS DENIED as follows:
Chairman Schutta and Member Foster FOR
Members Votta, Bullard and Buchert AGAINST.

Regarding the issue of single-family homes in the B-1 District, Town Administrator James stated that she and Inspector Batson would get together and bring back a staff recommendation containing some alternative plans to the commission. This would offer the commission a variety of ways to make changes to the wording of the ordinances.

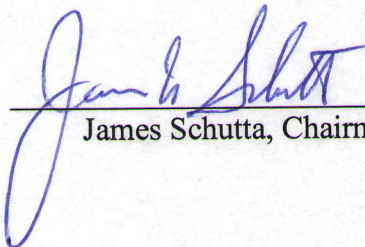
Mr. Hayes will bring back his sign language in a text format as well as the modifications to the language for height exceptions and roof-pitch for the next meeting.

MEMBER ITEMS

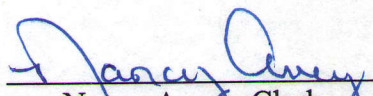
None

ADJOURNMENT

ACTION - Member Foster MADE THE MOTION to adjourn at 9:32 pm . Member Bullard seconded the motion. THE VOTE OF APPROVAL WAS UNANIMOUS


James Schutta, Chairman

ATTEST:


Nancy Avery, Clerk

