

KURE BEACH PLANNING & ZONING COMMISSION
TUESDAY MARCH 4, 2008 @ 7:30pm

MINUTES

The Kure Beach Planning and Zoning Commission held its regular March meeting on Tuesday, March 4, 2008. Vice Chairman Janet Foster called the meeting to order at 7:35pm.

MEMBERS IN ATTENDANCE

Vice Chair – Janet Foster
Members – Alan Votta, Tim Bullard, Craig Galbraith

MEMBERS ABSENT

Chair – James Schutta

STAFF IN ATTENDANCE

Town Administrator Michelle James
Building Inspector John Batson

Liaison Commissioner Barry Nelder and Attorney Holt Moore were in attendance. A quorum of the commission was present.

APPROVAL OF MINUTES: February 5, 2007

ACTION –Member Votta **MADE THE MOTION** to approve the February 5th, 2008 minutes with one correction:

Attorney Holt Moore was listed as being present and he was not. Member Bullard seconded the motion. **THE VOTE OF APPROVAL WAS UNANIMOUS**

PERSONS TO ADDRESS THE BOARD

None

ORGANIZATIONAL ITEMS

Oath of Office Craig Galbraith

Town Clerk Avery administered the oath of office to new member Craig Galbraith.

OLD BUSINESS

1. use of impervious surfaces

Discussion highlights:

- this was talked about at past meetings and reducing lot coverage was discussed
- thought P&Z was waiting on storm water retention regulations to be established and the commission may need to address now since the storm water ordinance addresses only 25% of the Town
- the storm water ordinance addresses retention for new buildings, not existing

- don't think we should allow paved driveways
- the driveway is the next largest part of the lot to be covered after the footprint of the house
- thought when we changed the density by limiting # of bedrooms and keeping the footprint smaller, we addressed the impervious surface issue
- couldn't we have some type of requirement that runoff from driveways drain somewhere on the property
- any house built should have water retention system as part of the design
- could require every lot in Kure Beach to have a storm water retention system. One problem is that homeowners that purchase a lot in a planned community have already received a storm water permit - it wouldn't be right to charge that owner another fee

ACTION - consensus - add discussion of driveways and impervious surfaces to the April agenda and invite the chairman of the storm water committee to the April meeting.

2. verify mixed use is taken care of with special use

Discussion highlights:

- Council asked P&Z to come up with mixed use ordinance to provide guidelines for regulation
- nothing in the ordinance outlines or requires site plan information be provided for mixed use. Only reference to mixed use is permitted use # 8 in B1 district
- what happens if special use not followed by builder?
- special use doesn't always address mixed use and isn't necessarily tailored to cover mixed use when you want to require restrictions
- we should spend time and effort to develop mixed use process, particularly if we want to encourage it in B1 and other districts
- we can consider having a mixed use ordinance that offers incentives rather than restrictions
- we need to be careful about what we allow- may end up with more vacant buildings

Administrator James stated she likes the concept of incentives because she hears this from business owners as to what they can do with their business. She suggested she and Building Inspector Batson research what other towns are doing and bring back suggestions.

ACTION – Member Galbraith MADE THE MOTION to research model mixed use ordinances for possible use. Member Votta seconded the motion. THE VOTE OF APPROVAL WAS UNANIMOUS

3. stringent land use check off procedure (as per CAMA Land Use Plan)

ACTION – Member Bullard MADE THE MOTION to table until the April meeting. Member Foster seconded the motion. THE VOTE OF APPROVAL WAS UNANIMOUS.

VI NEW BUSINESS
None

VI. MEMBER ITEMS

Member Votta asked Building Inspector Batson what he would say if someone wanted to build a Hardee's or Wings next to Citgo. Building Inspector Batson replied he would deny it.

Member Votta stated he was concerned about how the Town would regulate it.

Member Galbraith stated sic codes listed are four digits and sic codes define more in five and six digits, so we may need to look deeper into the sic code and refine the allowable uses.

ACTION – consensus – add to the April agenda, the review of sic codes for allowable businesses in B1 district and a discussion of permitted uses in B1. Member Galbraith volunteered to get a list of more refined sic codes for the next meeting.

Member Votta stated:


- he has noticed the use of hurricane shutters on egress windows – using “lexann” panels which are a fire safety issue
- he isn't sure the public is aware of this and maybe the Town could do an educational program – possibly the fire chief could do

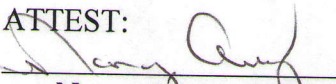
Building Inspector Batson stated the Town doesn't currently require a permit to install hurricane shutters, so we can't regulate.

Administrator James said she would discuss providing educational information with the fire chief.

ADJOURNMENT

ACTION – Member Bullard MADE THE MOTION to adjourn at 9:05pm. Member Votta seconded the motion. THE VOTE OF APPROVAL WAS UNANIMOUS.


Janet Foster, Vice Chairman

ATTEST:

Nancy Avery, Clerk