



**KURE BEACH  
PLANNING & ZONING COMMISSION  
TUESDAY, OCTOBER 7, 2008**

## **MINUTES**

The Kure Beach Planning and Zoning Commission held its regular meeting on Tuesday, October 7, 2008. There was a quorum present.

Member in attendance

Chair – James Schutta

Members: Alan Votta, Tim Bullard, Craig Galbraith

Members Absent

Vice Chair – Janet Foster

Staff in attendance

Town Administrator Michelle James

Clerk Nancy Avery

Building Inspector John Batson

Others in attendance

Attorney Holt Moore

Liaison Commissioner Nelder

Call to order

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

Approval of minutes

**ACTION** – Member Votta **MADE THE MOTION** to approve the minutes from the September 2, 2008 regular meeting as presented. Member Bullard seconded the motion. **THE VOTE OF APPROVAL WAS UNANIMOUS.**

Organizational

**ACTION** – consensus - reschedule the November meeting from November 4 to Tuesday, November 11, 2008 at 7:30 pm as November 4, 2008 is election day.

Persons to address the board

None

Old business

1. Amendment to sign ordinance

Comments from Beautification Committee members:

1. Candace Clark stated the committee:

- Wants to know if there is a list of all signs in the Town, and what, if anything, can be done with stop signs and informational signs.
- Is working with Ruth Allen Graphics on a proposal for plan on sign design.
- Is not doing anything with business signs and is not planning to.
- Wants to know if P&Z is interested in any communication from them regarding colors or designs of business signs. Some committee members would like to see uniform signs such as real estate signs.

2. Beautification chairman Ken Withrow stated he would like for his committee to review the draft ordinance and bring back comments to the November meeting.

Member Galbraith stated:

- Our current ordinance is broad based but we haven't addressed whether Town signs are part of it or not.
- This ordinance and most sign ordinances don't deal with color or design for signs for the overall community or how signs fit in. In doing that you move into a form based zoning with an architectural review committee to review those types of things.
- We are trying to get as much feed back from the community as possible.

Chair Schutta commented that Planning and Zoning would appreciate feedback from the Beautification committee and requested the information be provided in time to be in their agenda packets that are received on the Friday before the meeting.

Chair Schutta made the following comments on the draft sign amendment:

1. Page 2 - Sec 19-372a – computation of area of individual signs. This seems confusing and I think we need to discuss it further.

Member Galbraith stated that he will look at other wording.

2. Sec 19-372b – the second line needs to be reworded regarding 1 and ½

3. Sec 19-373 exceptions – we need to discuss further to look at 'sale' signs.

Member Galbraith stated:

- He thought business signs were addressed elsewhere in the ordinance – possibly in section 19-379 temporary signs. We might want to limit temporary signs to once a year.
- He will bring language to protect historic signage to the November meeting.

**ACTION – Member Galbraith MADE THE MOTION to table discussion of the proposed amendments to the sign ordinance until the November meeting. Member Bullard seconded the motion. THE VOTE OF APPROVAL WAS UNANIMOUS.**

2. Amendment to exceptions to 35 foot height limit  
Draft ordinance 19.333.1 Height Exception Requirements

**ACTION – Member Galbraith MADE THE MOTION to approve and recommend to Council the draft ordinance 19.333.1 Height Exception Requirements as presented. Member Bullard seconded the motion. THE VOTE OF APPROVAL WAS UNANIMOUS.**

3. Discussion on verification that mixed use is taken care of with the establishment of the special use permit process and discussion on model mixed use ordinances.

Town Administrator James will research form base zoning conferences, seminars or tutorials available and bring that information to the December meeting.

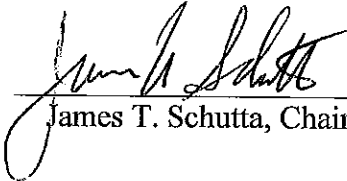
4. Discussion on drive through restaurants and limiting size of retail stores.  
No discussion

New Business

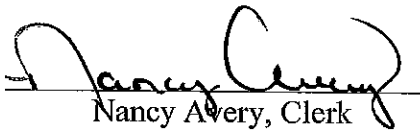
None

Adjournment

ACTION – Member Bullard MADE THE MOTION to adjourn the meeting at 8:13pm.  
Member Votta seconded the motion. THE VOTE OF APPROVAL WAS UNANIMOUS.

  
James T. Schutta, Chairman

ATTEST:

  
Nancy Avery, Clerk

