

KURE BEACH PLANNING & ZONING COMMISSION
REGULAR MEETING ♦ JANUARY 6, 2009

A regular meeting of the Kure Beach Planning and Zoning Commission was held on Tuesday, January 6, 2009 at 7:00 p.m. A quorum was present.

MEMBERS IN ATTENDANCE

Chair – James Schutta

Members – Alan Votta, Tim Bullard, Craig Galbraith and Janet Foster

MEMBERS ABSENT

NONE

STAFF IN ATTENDANCE

Building Inspector John Batson

Secretary Aimee Zimmerman

CALL TO ORDER:

Chairman Schutta called the meeting to order at 7:02 p.m.

APPROVAL OF MINUTES

December 2, 2008 regular meeting.

ACTION: Member Bullard made a motion to approve the minutes from the December 2, 2008, regular meeting. Member Votta seconded the motion. The vote of approval was unanimous.

PERSONS ADDRESSING THE BOARD

NONE

OLD BUSINESS:

1) Amendment to sign ordinance

- Council heard the recommendation from P&Z and scheduled a public hearing for January 20th at 5:00 p.m.

- Political signs may be an issue at the public hearing.
 - All members were encouraged to attend.
 - Secretary was asked to call Member Galbraith to make sure he will be able to attend the public hearing.
- 2) Amendment to Chapter 19 as it relates beach renourishment easements
- Army Corps of Engineers has reviewed P&Z's recommendation on this issue and came back with minor changes.
 - Member Votta asked the Building Inspector what the footprint is on the lots in question.
 - Building Inspector Batson advised the Sea Watch lots are either 35' x65' or 35' x 60'.
 - Building Inspector Batson stated that the problem is that the easement exists due to the stormwater pipes in place there.
 - The Commission was advised of the date and time for this public hearing.
- 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.
- This matter will be discussed at the February workshop with Mr. Hayes.
 - All members indicated they can attend both the workshop and the meeting.
- 4) Discussion on drive through restaurants and limiting the size of retail stores.
- This matter will be discussed at the February workshop with Mr. Hayes.
 - All members indicated they can attend both the workshop and the meeting.

NEW BUSINESS

- 1) Discussion on grants available to the Town for Purposes of burying power lines.
- Neither the Town Administrator nor Commissioner Nelder were able to attend the meeting.
 - Commissioner Nelder has some documentation on grants for the Commission's review
 - This matter will be tabled until the February meeting.
- 2) Definition of terms: Porch, Deck Sundeck, Balcony, Loft, Widow's Walk, Spire and Dome.
- Member Votta provided the commission with a list of definitions he ascertained from Webster's Dictionary.
 - Member Bullard suggested that the definitions be reviewed by Dexter Hayes at the February meeting.

- A brief discussion was held on the definitions.
- It was the consensus of the Commission that the definitions were sufficient and should be sent to Council for approval.

ACTION: Chair Schutta made a motion to send the definitions, as attached, to Council with the recommendation of adding these to the ordinances. Member Bullard seconded the motion. The vote of approval was unanimous.

MEMBER ITEMS

Vacancy of Member Foster.

The Secretary advised the Board that, as of today, Randy Crouch is the only applicant. He had indicated his interest to Town Clerk Pralle today. Member Foster indicated that there were approximately 4 applicants from the prior vacancy. Secretary is asked to locate these applications and contact these persons to see if they are still interested in being considered for the vacancy. A time will have to be scheduled to interview these applicants.

7:21 p.m. – Attorney Holt Moore and Member Galbraith arrive.


City Beautiful Study

As a special note, Member Galbraith emailed information regarding a great study done by the Federal Reserve Board in Philadelphia. This study was done to find out why people visit certain communities. A total of 388 communities were studied. Conclusions of the study indicated that leisure visitors are attracted to areas based on special traits such as proximity to ocean, scenic views, historic district, architectural beauty, cultural and recreational opportunities. This is an impressive study entitled City Beautiful and it is key to economic successes.

ADJOURNMENT:

Member Foster moved to adjourn the meeting. Member Bullard seconded the motion. The vote of approval is unanimous.

Meeting was adjourned at 7:28 p.m.



Jim Schutta, Chairman



Aimee Zimmerman, Secretary