

KURE BEACH PLANNING & ZONING COMMISSION
WORKSHOP ♦ FEBRUARY 10, 2009

A workshop for the Kure Beach Planning and Zoning Commission was held on Tuesday, February 10, 2009 at 6:00 p.m. A quorum was present.

MEMBERS IN ATTENDANCE

Chair – James Schutta

Members – Alan Votta, Tim Bullard and Craig Galbraith

MEMBERS ABSENT

NONE

STAFF IN ATTENDANCE

Building Inspector John Batson

Town Administrator Michelle James

Secretary Aimee Zimmerman

CALL TO ORDER:

Chairman Schutta called the workshop to order at 6:04 p.m.

PERSONS ADDRESSING THE BOARD

Dexter Hayes:

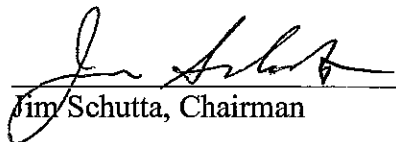
- Began by reviewing the B-1 study previously done.
- Form based zoning focused on the end product; the form of the buildings as they will sit on the property.
- Local governments regulate building. The Supreme Court, following *Euclid v. Ambler* said yes. Ordinances are all modeled after what the U.S. Chamber of Commerce created. They regulate land use and tell where structures can be placed.
- A town must first come up with comprehensive plan, develop a schematic (land use patterns, etc.) after deciding build-out of area, then develop regulations to implement the plan.
- This will eliminate multiple hearings later when businesses want to come in because they should be consistent with regulations in place.

- Form based planning has been primarily driven by California and Florida. www.formbasedcodes.org/index.html will show a presentation on Form Based Codes.
- Form based planning gives specific minimums and maximums. Examples were included in back of packet. The design scheme for the whole area would be more uniform.
- Local architects, working as volunteers, can propose designs. It is important to have community involvement.
- Must make sure structure will fit on proposed building site and that it conforms to other regulations such as CAMA.
- Most useful in areas with a lot of pedestrian activities.
- Want to make sure there is interflow and interconnectivity with surrounding areas.
- Need to come up with list of style designs for store front buildings, then buildings should correspond with that type of building.
- Location is another key to form based planning. Can be a design scheme for office park area, lower density residential, commercial district, etc.
- The two best ordinance examples are in Davidson and Huntersville along the 77 corridor going into Charlotte. They ordinance tried to retain small college town atmosphere in their community.
- There would be separate section in the ordinances to specifically address design issues.
- This also works well for mixed use properties.
- Can also control what building materials are used, however that is not necessary and few towns do that.
- Seaside Florida was one of first communities to use Form Based zoning. They started with 5 or 6 different patterns.
- Form based zoning allows individual parcels to be kept. Does not require acquisition of large parcels to bring the plan to fruition.
- Landscaping can also be addressed not necessarily on the property but within the area. A signage plan is also helpful so that they are pedestrian friendly and not obtrusive in any way.
- Chair Schutta asked how this is typically funded. Sometimes architecture students can volunteer their time or there are grant possibilities.
- Technology has advanced so that this can be digitized and planning can be viewed and changed in 3-D so it is more realistic.
- Workable plans – any changes made can be tested to see if they will work; find other examples of similar projects; and, distinguish between a good and a bad design.
- In a B-1 district you want to accommodate the pedestrians and not the vehicles.
- Beach stores such as Wings are the best example of a bad design. They dominate the landscape and are not proportionate to other things around them. Scale can be controlled.
- Review intent and purpose of current ordinances; focus on specific issues and list the short comings.
- Additional design controls can be implemented including a design overlay district. Can add these types of “layers” to the main district.
- Conditional planning requires site and design review and additional approvals but they have predetermined uses.
- Must ensure that projects are consistent with original plan.

- As opposed to conditional zoning, form based zoning does not require plan review. A zoning administrator can make the determination whether proposed plans are in line with overall view of the area.
- Regulations can be as detailed as you want them to be or as specific.
- An overlay district can be a simple way to begin the process.
- Zoning districts are no more, they are just designated areas.
- Uses can still be limited but they are not “regulated”.
- Commissioner Vatrt asked if there was a relationship to parking and the businesses. A town will want to make sure it is not too far to discourage people from walking to the area. The town had this issue with utilizing the KB Community Center for parking in the downtown district. The B-1 currently doesn’t have parking requirements. Parking is off-street or in another designated area. Some areas have parking that is not visible from the street, i.e. behind the buildings.
- As an incentive, a town can look at density, mixes of uses and the like so that they are not discouraged.
- Again, public input is mandatory.
- As the economy changes and businesses struggle, how do you manage it so there aren’t vacant businesses (from a design perspective)? Historically, the land use patterns in downtown areas have not changed but the uses of the buildings have.
- Must used the space functionally and make it attractive.

ADJOURNMENT:

Workshop was adjourned a7:14 p.m.



 Jim Schutta, Chairman



 Aimee Zimmerman, Secretary