



KURE BEACH PLANNING & ZONING COMMISSION
REGULAR MEETING ♦ SEPTEMBER 1, 2009

A regular meeting of the Kure Beach Planning and Zoning Commission was held on Tuesday, September 1, 2009 at 7:00 p.m. A quorum was present.

MEMBERS IN ATTENDANCE

Members – Jim Schutta, Alan Votta, Tim Bullard, Tim Fuller and Craig Galbraith

MEMBERS ABSENT

STAFF IN ATTENDANCE

Building Inspector John Batson
Secretary Aimee Zimmerman
Liaison Commissioner Barry Nelder

CALL TO ORDER:

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

APPROVAL OF MINUTES

August 4, 2009 regular meeting.

ACTION: Member Fuller made a motion to approve the minutes from the August 4, 2009 regular meeting. Member Bullard seconded the motion. The motion carried unanimously.

OLD BUSINESS:

1) Amendment to sign ordinance

- BI Batson provided measurements of signs currently in the B-1.
- Original proposal from P&Z had provision for maximum size. Concern was that signs would become non-conforming.
- These measurements must be changed into square footage. Member Galbraith will transfer these to square footage and provide that to the Board next meeting.

ACTION: Member Galbraith moved to table this issue until the October meeting. Member Bullard seconded the motion. The motion carried unanimously.

2) Discussion on grant on grants available to Town for purposes of burying power lines (James)

- Administrator James and Member Galbraith still need to meet with John Elliot from Progress Energy.
- There are no other grants from economic stimulus to look at.
- Currently there are only energy grants for the oceanfront park
- Member Fuller mentioned FEMA has predisaster mitigation grants. Town went after that last year but the area they are looking at is not in the flood zone and are automatically disqualified. Administrator James will revisit.

3) Zoning Overlay District

- Council sent letter to committee members to join the new ad hoc committee for the zoning overlay working group.
- This committee would provide recommendation to council.
- P&Z wants to hear from the members of the other committees as to what they want to include in the overlay district.
- Chair Schutta recommended that someone from P&Z work on this new ad hoc committee to act as a liaison.

ACTION: Member Fuller made a motion that P&Z start with a working idea that they designate all of Fort Fisher Boulevard from Alabama; K Avenue from Dow to the Pier and Atlantic Avenue from the Pier to N Avenue as a potential overlay district and ask Member Galbraith to serve as liaison to the ad hoc committee in order to education the committee on what an overlay district is and see what they want. Member Fuller also moved that the ad hoc committee give their recommendation to P&Z and to send to council. Member Galbraith recommended that there may be 3 separate overlay districts instead of limiting it to one. Member Galbraith recommended starting an information process with this ad hoc committee and to get recommendations from NC State and see what they have recommended. Member Bullard seconded the motion. The motion passed unanimously.

4) Seawatch Subdivision Issue

- That issue is resolved at this time. An email was sent to the realtor listing the lots. That was forwarded to the property owner and then to the attorney. They are deeded and recorded as regular Town lots or deeded to the Seawatch Subdivision.
- BI Batson will also discuss this with Attorney Moore for a second opinion and provide answers to the Board at the next meeting.
- BI Batson will forward email to Board along with documents

NEW BUSINESS

NONE

MEMBER ITEMS

- Member Galbraith will meet with Governor Purdue's economic development person. This will be mostly to discuss Titan Cement Plant. They will also talk about vision of Cape Fear Area. Member Galbraith asked if there was anything P&Z wanted him to pass along.
- Commission Lambeth asked that Member Galbraith mention the coastal insurance issue.
- Member Galbraith also mentioned the issue of when a Town incorporates they typically stop paying the County taxes for services. That does not happen here. He intends on visiting this issue at the meeting.

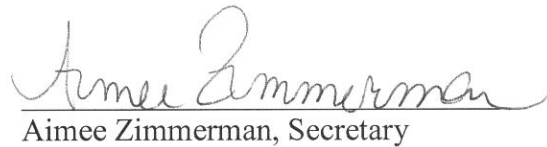
ADJOURNMENT:

ACTION: Member Galbraith made a motion to adjourn the meeting. Member Bullard seconded the motion. The motion carried unanimously.

Meeting was adjourned at 7:29 p.m.



Jim Schutta, Chairman



Aimee Zimmerman, Secretary