



KURE BEACH PLANNING & ZONING COMMISSION
REGULAR MEETING ♦ February 1, 2011

A regular meeting of the Kure Beach Planning and Zoning (P&Z) Commission was held on, February 1, 2011. A quorum of the commission was present.

MEMBERS IN ATTENDANCE

Chairman Craig Galbraith
Member Jim Schutta
Member Alan Votta

MEMBERS ABSENT

Member Anne Brodsky
Member Tim Bullard

STAFF PRESENT

John Batson, Building Inspector
Josie Fitzgerald, Administrative Assistant
Barry Nelder, Liaison Commissioner

Attorney Holt Moore was not in attendance

CALL TO ORDER:

Chairman Galbraith called the meeting to order at 7:12 pm.

APPROVAL OF AGENDA:

MOTION: Member Votta made the motion to adopt the agenda
SECOND: Member Schutta
VOTE: Unanimous

APPROVAL OF MINUTES:

MOTION: Chair Galbraith made the motion to not approve the minutes of the January 4, 2011 until clarification of correctness of SIC codes
SECOND: Member Votta
VOTE: Unanimous

Discussion on how to best review notes for clarification of what was identified as requiring special use. Two options are: One member to go through the notes and compare with the minutes or all members to listen to the recording of January 4th meeting and compare with the notes.

MOTION: Chair Galbraith made a motion to hold approval of minutes of January 4th to Old Business after review of recorded of minutes.
SECOND: Member Schutta
VOTE: Unanimous

PERSONS TO ADDRESS COMMISSION:

None

OLD BUSINESS:

A. Zoning Overlay Districts & Form Based Planning

Chair Galbraith suggested that there was nothing to discuss at this time. There is a strategic planning session with Council and thought it best until after that session before we move forward

MOTION: Chair Galbraith moved to table the Zoning Overlay for the present
SECOND: Member Votta
VOTE: Unanimous

B. Sign ordinance

Chair Galbraith stated that he attended the Council meeting last month and explained some items went to public hearing and were approved, but there were items that have not been approved and some items that did not go to Council. (See memo from Town Clerk Nancy Avery dated 1/31/11) He suggested that those items listed in memo should go to public hearing, item 10 on page 4, Section 382 and item 11, add new section 383.

Chair Galbraith recommends that P&Z members attend.

No action will be taken at this time regarding the sign ordinance

C. SIC Codes

Reviewed the table and notes made by members for comparison for accuracy of what was discussed at month's meeting.

Members listened to the recording of the January 4th to cross reference with the minutes for accuracy. It was agreed that the table was accurate with minor changes. Two cells change from B-2 to B-4 and change heading and add language in each cell for categories to be identified with (s).

There was discussion on changing the B-1 District. Inspector Batson suggested that it would be complicated to make a zoning change and would be easier to take out special uses.

There was discussion about what to allow in the RA-3 District and mixed uses. This is very broad. This is mostly residential. Some suggestions were mentioned as ideal for mixed uses, stores on bottom and residence on top. Right now mixed use is restricted. It was suggested to leave this district as is unless a developer comes with a change of SIC. They can come to us with a request to a change. Inspector Batson suggested that if someone comes in we will probably change it.

Further discussion on adding mixed use but now allowing strip malls and adding professional business if you want offices, but not allowing food stores.

Chair Galbraith suggested to hold off on mixed uses until we get to form based planning.

Discussion regarding the language for Sec. 19-79 and 19-82 where certain things can be restricted with the new paragraphs being added, i.e. book store allowed but not x-rated book stores and under arcade the definition specifically restrict sweepstakes machines.

Chair Galbraith suggested to look at specific things in SIC code that we want to restrict at our next meeting and talk about RA-3 again.

MOTION: Chair Galbraith moved to put on next month agenda continued discussion of SIC items we want to restrict and prohibit by zoning and also talk about specific things allowable in the RA-3 District.
SECOND: Member Schutta
VOTE: Unanimous

D. Sandman Property

Inspector Batson stated that the property is already recorded as one plot.

Commissioner Nelder stated that the property is subject to Kure Dunes HOA and that could be an important issue. It was originally deeded as part of Kure Dunes. If it is not in there, it needs to be added.

E. Turning Condominiums into Townhouses

There was discussion on previous minutes and definition allowing vertical but not horizontal units. The question was do we revisit horizontal and allow it.

Chair Galbraith suggested that they already had a good discussion and have the definition in our minutes of June 1, 2010 and did not feel the need to revisit it.

Inspector Batson stated he brought it up because he received a call from an owner.

Chair Galbraith stated he thought they should stand on what their decision was.

MOTION: Chair Galbraith moved to approve the minutes of January 4, 2011 meeting with minor changes as noted.
SECOND: Member Votta
VOTE: Unanimous

VI. NEW BUSINESS

None

VII. MEMBER ITEMS

None

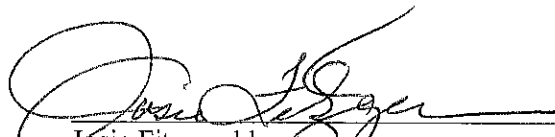
VIII. ADJOURNMENT

MOTION: Member Schutta
SECOND: Member Votta
VOTE: Unanimous

Meeting was adjourned at 8:44 p.m.



Craig Galbraith, Chairman



Josie Fitzgerald
Administrative Assistant

SPECIAL USE PERMIT

Special use is designated to show that there is something unique about the business and would require special conditions placed upon them. Those business are identified with an (s)

SECTION	DISTRICT	
19-243 Permitted Uses	B-1	SIC codes/categories Identified with (s) (4) Bus terminals (10) Service Sta. w/car wash (19) Arcades (20) Theaters
19-243(18)	B-1	Add SIC codes - Sec.243(18) in B-1 5331, 5399, 5712, 5722, 5731
19-264(5)	B-2	Identify following with (s) . Parking lots (7521) to be consistent with B-1
19-282	B-3	Identify following with (s) (3) Hotels, motels (7011) (4) Conference Center (5) Schools (8211) (6) Public buildings & facilities (7) Churches etc. (8661) (8) Museums, art galleries, libraries (8221, 8211, 8231) (9) Hospital and clinics (8062) (10) Banks, etc. (6021, 6022) (11) Colleges, business etc. (12) Food stores, personal service establishments (4451,7231,7241,5611 &5651) (13) Offices for professional business activities (80-11,21,31,41,42,43,49; 8711,12,21; 8111) (14) reserved (15) Accessory uses incidental to permitted uses
19-314	B-4	Eliminate the words "corrosion testing"
19-315	B-4	Eliminate (2) Laboratories to include, chemical, clinical, dental, medical, environmental, etc.
19-303	RB-1	Identify following with (s) (6) Restaurants (7) Food stores with or w/o gas pumps, drug stores, barber and beauty shops (7231 & 7241)
19-91	RA-1	Identify following with (s) (3) Colleges, schools, public libraries, public museums, art galleries, etc. (8221, 8211, 8231)

19-92	RA- B-1	Identify SIC codes/categories with (s) (3) Colleges, schools, public libraries, public museums, art galleries, etc. (8221, 8211, 8231) Add Home Occupation as defined in 19-1
SECTION	DISTRICT	
19-152	RA-2	Identify following with (s) (5) Colleges, schools, public libraries, etc.
19-167	RA-2A	Add - Home occupation as defined in 19-1
19-177	RA-2T	Identify SIC codes/categories with (s) (6)Colleges, schools, public libraries
19-187	RA-3	Identify following with (s) (2) Boarding houses, guest houses, etc. (5) Schools, institutions, etc. (8) Public museums, art galleries, etc. (9) Hospitals and clinics
19-79 District regulations	Gen.	ADD paragraph - <i>More than one permitted use can be located on a particular site or within a particular building. All uses on a particular site or within a particular building must be permitted. If a use is not on the permitted use table, it is then prohibited. In addition, the permitted use table also identifies specific uses with a particular SIC code that may be prohibited. If a proposed use cannot be classified into a normal SIC code, the senior Zoning Administrator shall classify it with the use in the table most similar to it. If the senior Zoning Administrator should determine that a use is not listed and is not similar to a use in the Permitted Use Table, then said use is prohibited. A business in operation may not add another use to their existing operation that is not permitted.</i>
19-82 Special Use Permits	Gen.	ADD to end of first paragraph language that permitted special uses are identified with an “s” i.e. A special use is designated to show that there is something unique about the business and would require special conditions placed upon them. Those businesses are identified with an (s)