

KURE BEACH PLANNING & ZONING COMMISSION
REGULAR MEETING ♦ May 3, 2011

A regular meeting of the Kure Beach Planning and Zoning (P&Z) Commission was held on Tuesday, May 3, 2011. A quorum of the commission was present.

MEMBERS IN ATTENDANCE

Chairman Craig Galbraith
Member Timothy Bullard
Member Alan Votta

MEMBERS ABSENT

Member Anne Brodsky

STAFF PRESENT

John Batson, Building Inspector
Josie Fitzgerald, Administrative Assistant

Barry Nelder, Liaison Commissioner not in attendance
Attorney Holt Moore was not in attendance

CALL TO ORDER:

Chairman Galbraith called the meeting to order at 7:01 p.m.

APPROVAL OF AGENDA:

MOTION: Member Bullard moved to adopt the agenda

SECOND: Member Votta

VOTE: Unanimous

APPROVAL OF MINUTES:

MOTION: Member Votta moved to approve the minutes of the April 5, 2011 meeting

SECOND: Member Bullard

VOTE: Unanimous

PERSONS TO ADDRESS COMMISSION:

None

OLD BUSINESS:

A. SIC Codes – Follow up on Council vote

Chairman Galbraith attended council meeting only one person seemed to have a concern. The minutes reflect that the codes did pass and are approved without any changes.

B. Map redistricting possibility

John Batson reminded the commission that previously the possibility of redistricting came up. He provided an outline of the process to the commission which he received from the Town Clerk. He understands it is complicated and extensive to change the maps. The information was provided even though the commission had ended the discussion at the last meeting but wanted the commission to have the information in the event it comes up again in the future.

Member Bullard stated that it would need to go before Council.

Member Votta stated it only affected a specific area in the B-2 area.

John Batson stated he believed it would be costly for reprinting maps, would involve coordinating with different departments and would be time consuming and suggested to leave it as is.

The current map was reviewed and it was agreed that it would be difficult to redistrict a specific area with commercial and business on one side of the street and residential on other lots with no separation. Cost and time involved would be too great to make it worthwhile. It was discussed that there was no further interest in recommending to council to redistrict at this time.

MOTION: Chairman Galbraith moved to take no action on recommending to council to redistrict the zoning map

SECOND: Member Votta

VOTE: Unanimous

C. Form-based Planning

There was discussion of seeing if the Council showed any interest in pursuing form-based planning and see if council will support the commission.

Chairman Galbraith suggested that the topic be placed on the June agenda and all with bring in whatever information and presentations they have to review.

No further discussion at this time.

MOTION: Member Bullard moved that no action be taken at this time regarding form-based planning and table until next month.

SECOND: Member Votta

VOTE: Unanimous

VI. NEW BUSINESS:

A. Rental Signs

John Batson stated that a resident came in and complained about a rental sign. He stated that there is nothing in the ordinance that addresses rental signs specifically. The resident suggested that it needs to be put in the ordinance.

The resident called Member Votta and asked him to put this issue on the agenda for this month.

Member Votta spoke with the resident and it appears that the issue involved commercial rental signs.

Member Bullard stated that rental signs are temporary.

There was further discussion about the different types of rental signs used, i.e. long term rental signs and individual rental signs and for sale signs.

Chairman Galbraith suggested review of the ordinance to determine changes needed to be made. Review and further discussion of whether it was required to add rental signs and enforcing the ordinance. It was noted that if it is not present in the ordinance then it should not be allowed. It was determined that rental signs comes under "Temporary sign which shall mean a sign to be used on an interim bases." Rental signs are considered the same as "for sale" signs and comes under Sec. 19-373(4).

Member Votta suggested that every type of sign cannot be listed.

Any changes to the ordinance would need to go to public hearing. John Batson feels the ordinance is broad and covers temporary signs and there is no reasonable argument that rental signs are similar to "for sale" signs.

MOTION: Chairman Galbraith moved that after discussion of rental signs it is the opinion of the Commission that rental signs are covered under Sec. 19-373 Exceptions, Sec. 4 as classified as temporary signs is intended to encapsulate all temporary signs as defined in the ordinance.
SECOND: Member Votta
VOTE: Unanimous

B. Resolution for Member Jim Schutta, deceased

Chairman suggested it would be a nice gesture to call for a resolution or request Council to have a formal resolution for the service of past member. He believes it would be nice to come from Council.

MOTION: Chairman Galbraith moved to request Council to make a resolution thanking Jim Schutta for his service and contribution to the Town and the Town's Planning and Zoning Commission.
SECOND: Member Votta
VOTE: Unanimous

John Batson suggested that the Commission send a card to Mrs. Schutta expressing how grateful we are to have served on the Commission with him and for the time he devoted to P&Z.

MEMBER ITEMS:

Member Vacancy:

Chairman Galbraith stated that he believed that task was taken away from the Commission. Council publishes, interviews and makes the decision. He believed that was a decision made by Council about a year ago.

MOTION: Chairman Galbraith moved to request that Town Council advertise for the replacement of a member to the Planning and Zoning Commission and follow the selection process.
SECOND: Member Votta
VOTE: Unanimous

Chairman Galbraith stated that he will be absent for the July meeting to attend family event. He would like a reminder to be on the June Agenda to remind Council of the vacancy and the quorum issue.

VIII. ADJOURNMENT:

MOTION: Chairman Galbraith moved to adjourn the meeting

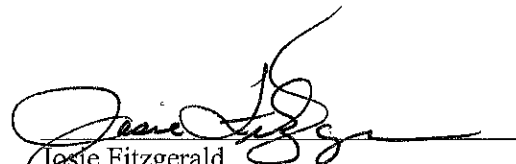
SECOND: Member Bullard

VOTE: Unanimous

Meeting was adjourned at 7:25 pm



Craig Galbraith, Chairman



Josie Fitzgerald
Administrative Assistant