

KURE BEACH PLANNING & ZONING COMMISSION  
REGULAR MEETING ♦ December 6, 2011

A regular meeting of the Kure Beach Planning and Zoning (P&Z) Commission was held on Tuesday, December 6, 2011. A quorum of the commission was present.

**MEMBERS IN ATTENDANCE**

Chairman Craig Galbraith  
Member Timothy Bullard  
Member Alan Votta  
Member Dennis Clouse  
Member Joseph Whitley

**MEMBERS ABSENT**

Emilie Swearingen, Liaison Commissioner

**STAFF PRESENT**

John Batson, Building Inspector  
Josie Fitzgerald, Administrative Assistant

Attorney Holt Moore was not in attendance

**I. CALL TO ORDER:**

Chairman Galbraith called the meeting to order at 7:00 p.m.

**II. APPROVAL OF AGENDA:**

**MOTION:** Member Bullard moved to adopt the agenda  
**SECOND:** Member Clouse  
**VOTE:** Unanimous

**III. APPROVAL OF MINUTES: (\*Transcription of Joint work session with Town Council)**

**MOTION:** Member Votta moved to approve the minutes of November 1, 2011 with correction  
Member Bullard was not present

**SECOND:** Member Whitley

**VOTE:** Unanimous

**APPROVAL OF MINUTES: (Regular P&Z Meeting)**

**MOTION:** Member Votta moved to approve the minutes of November 1, 2011  
With correction pg. 5, last paragraph before any action *will be* taken.

**SECOND:** Member Clouse

**VOTE:** Unanimous

**IV. PERSONS TO ADDRESS COMMISSION:**

Tim Upton – 653 Settlers Lane, Kure Beach  
William Talley – 769 Settlers Lane, Kure Beach  
Gary Sticklely – 125 Settlers Lane, Kure Beach

Chair Galbraith explained that alternative energy is on the agenda for discussion and the residents may address the commission under Old Business.

## **V. OLD BUSINESS:**

### **A. Alternative Energy**

Chair Galbraith received several emails (3) who expressed interest in attending our meeting. Chair Galbraith decided to wait on preparing draft of ordinance language until after the meeting so see what people had to say. He spoke with Mac Montgomery and also invited a guest from a local solar company to attend the meeting. He was hoping to have more of a work session tonight and did not draft any language yet.

#### **Mr. Upton**

He was one of the residents who emailed the Commission. He spoke about the system he had installed at his home in 2009. Mr. Upton relies primarily on the solar system and only turns on his heater when temperatures drop around 30 degrees turning the heater off around St. Patrick's Day and turning it back on around this time. He had originally installed a solar system in his previous home in 1987. He believes he was the first to install such a system in Kure Beach.

- There are solar renewable credits available from State and Federal Government
- Progress Energy also has a credit program available
- Carbon dioxide is reduced
- Substantial savings is realized
- North Carolina is a "right to solar state"
- Town of Chapel Hill in 2003 adopted a Land Use Management Ordinances which regulate solar energy. This ordinance provides strong protection for solar energy systems than the State regulations
- Technology is proven
- He encourages the Town to do whatever they can to promote solar energy systems
- He has a passive water system including 2-4x8 panels on the roof with pipes running through the attic
- At time of his research this was the most effective with the lowest payback
- His system has a life expectancy of about 20 years
- He believes there aren't more than the four systems installed in Kure Beach because of the lack of marketing funds available and it is not in the best interest for Progress Energy to promote solar.

#### **William Talley**

He spoke about the system he installed which is an electrical system which consists of 12-3x5 panels installed. He has only had his system for about a month so although does not have a history is estimating that the system will take care of about 1/3 of his electrical needs.

- In the summer there will be more power the sun since it has southern exposure
- There are credits from Progress Energy since they purchase back excess power
- He worked on panels before and was familiar with solar panels
- The cost savings is estimated to take about 15 years
- The overall cost of his system was about \$30,000 with about 2/3 State and Federal credit back
- He is researching and considering installing a wind tunnel, he would put the fan on the back side of the house where not visible since it is small and only requires minimum wind to turn the turbine.
- He does not have all the data regarding noise yet

Chairman Galbraith stated that the P&Z is trying to maintain aesthetics and not allow unattractive sights.

### **Gary Stickley**

Mr. Stickley does not feel that solar water heaters are in demand because there are electric and plumbing issues. Repair of complicated systems, possible roof shingles, etc. also need to be considered and average homeowner doesn't have the experience, finds it hard to convert and doesn't have the motivation nor financial resources even with incentives and rebates available. There are other options available like sealing up your house to make it more efficient and are not expensive. He suggested that it may be better to get developers and builders interested in alternative energy to go green. It is more efficient to build it with solar energy than converting later.

There was further discussion from P&Z members that there is no attempt to promote solar energy one way or another but merely to come up with guideline and criteria so when it does become more popular, the Town will be ready to move toward solar energy. The vision is how the Town could encourage and enable solar energy without a big cost. Could the Town offer any incentives to homeowners.

NC State Law does not prohibit HOAs to have regulations and Chapel Hill tried to stop that through local ordinances; and second they have a very complicated system to identify where the sun is shining, shadows, with a formula.

### **B. Potential B-1 expansion – K Avenue**

There was discussion on the workshop held last month. There was disappointment that more people did not attend. It was not clear that the public understood what the P&Z was attempting. The P&Z was trying to establish zoning regulations to make it easy for people to have a business and not actually bring businesses in Town.

It was agreed that the public needs to be more informed that the P&Z is trying to establish some regulations and guidelines to be in place to use and not talking about public parking or any particular business but making the option available to have an area for mixed use and staying ahead of the curve. The reality is that business is currently allowed in the area and is moving toward mixed use; and therefore, new zoning language is needed to better define and control what is allowed.

Member Votta submitted a proposal for what K Ave. could the development will work and look. A mixed use will allow but not limit options and capabilities with residence and business. RA-2 already allows certain businesses.

There was discussion of having renderings/pictures of what is proposed so people will have a clearer picture of what the Commission is trying to promote before the next public session. P&Z will see what other communities have done

Chair Galbraith asked Council Swearingen what her feeling was from Council about pushing forward. Council Swearingen stated that there are so many other things going on that it hasn't been discussed. The SLAP Committee is talking about parking; P&Z is dealing with setbacks. Ms. Swearingen suggested that the committees need to be talking to each other more to coordinate.

Chair Galbraith suggested that he go to the next Council meeting to offer a quick summary of the vision and get guidance from Council. Council Swearingen said more guidance may be offered after the Budget meetings which are coming up after the first of year. Ms. Swearingen thought this issue needs to be discussed as one of the goals. Land use plan is up for renewal soon and the Council should be made aware of what the expenses will be.

- Chair Galbraith suggested that they be put on next Council agenda in January.

- He suggested they bring in some ideas to the next P&Z meeting to present to Council.
- Sidewalks and parking was a heated issue
- Member Clouse suggested they have renderings available of some towns close by and maybe visit some nearby towns with mixed use.
- Chair Galbraith suggests they do some homework and get go ahead from Council before P&Z actually visits towns
- Beaufort was a suggested town to visit with a mixed use district
- In the study and the survey it was disclosed that 80% surveyed wanted more of everything downtown, more options, more business, more attractions
- The few people who came to workshop didn't want any change, keep things the way they are now
- Three different zoning districts are affected by the change in zoning- mixed use will need to be looked at
- Mixed use districts clearly relax parking regulations, you won't have the typical parking requirements, it just won't work.
- More parking close by is needed or sidewalks become a bigger issue, you need one or the other

**MOTION:** Chair Galbraith moved to continue this conversation at the next meeting.

**SECOND:** Member Clouse

**VOTE:** Unanimous

**VI. NEW BUSINESS:**

None

**VII. MEMBER ITEMS:**

None

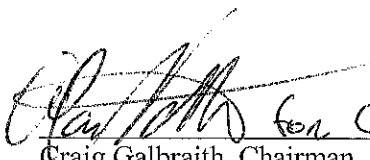
**VIII. ADJOURNMENT:**

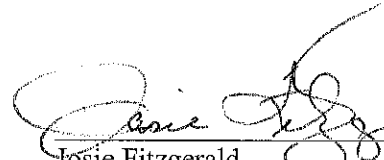
**MOTION:** Member Bullard moved to adjourned the meeting

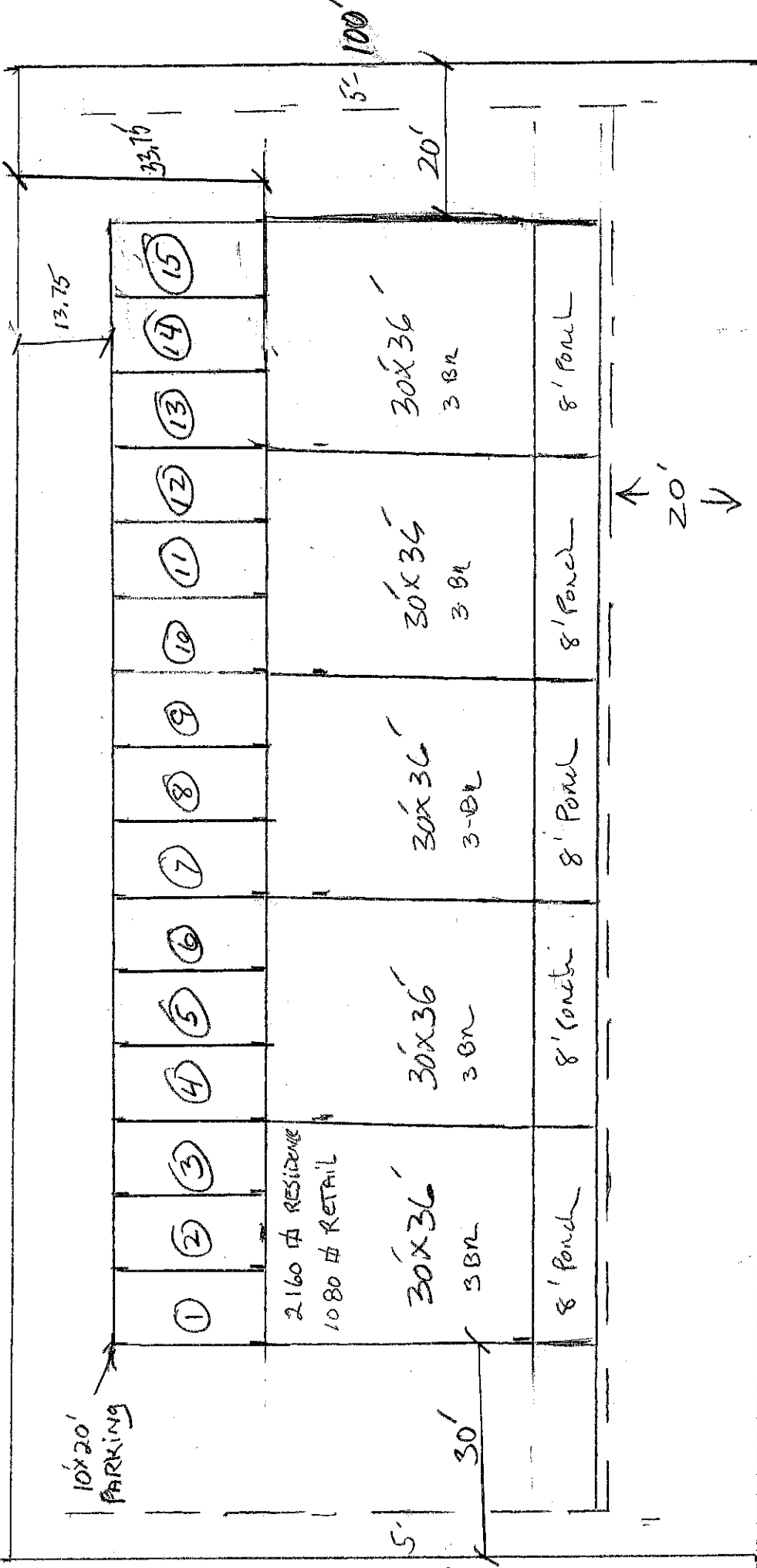
**SECOND:** Chair Galbraith

**VOTE:** Unanimous

**Meeting was adjourned at 7:55 p.m.**

  
 Craig Galbraith, Chairman

  
 Josie Fitzgerald  
 Administrative Assistant



200'

K AVE.

1"=20'