



KURE BEACH PLANNING & ZONING COMMISSION
REGULAR MEETING ♦ February 7, 2012

A regular meeting of the Kure Beach Planning and Zoning (P&Z) Commission was held on Tuesday, February 7, 2012. A quorum of the commission was present.

MEMBERS IN ATTENDANCE

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

Emilie Swearingen, Liaison Commissioner

MEMBERS ABSENT

None

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: 01 00 p.m.

II. APPROVAL OF AGENDA:

MOTION: Member Clouse moved to adopt the agenda

SECOND: Member Bullard

VOTE: Unanimous

III. APPROVAL OF MINUTES:

MOTION: Member Bullard moved to approve the minutes of January 3, 2012

SECOND: Member Votta

VOTE: Unanimous

IV. PERSONS TO ADDRESS COMMISSION:

None

V. OLD BUSINESS:

A. Alternative Energy

Chairman Galbraith stated that he believes that they are on the cusp of dealing with something very important. He has reviewed over 100 websites on the internet and has come up with a "straw man" ordinance for the Town of Kure Beach which will address solar and wind alternative energy. There are

some technical aspects that we will consult with Building Inspector Batson . There are several concerns other communities faced. Chairman Galbraith stated that he took ideas from other municipalities regarding what can be allowed and what to avoid. One issue is the roof line, keeping panels 6” short of the roof edges, placing them on the back side. He stated that most of the complaints noted were related to ground- mounted systems because they were unattractive, reflective and he suggested that they should not be allowed.

Chairman Galbraith requested that the members and Inspector Batson take a look at the draft.

Chairman Galbraith also researched websites for examples of windmills.

- There seemed to be a push from the industry that produces windmills to have ordinances.
 - For approximately \$300 you get 1600 watts generated
 - Windmills are noisy and could be a problem
 - Wind powered generators decrease property values basically because of the noise according to a local Realtor--Wrightsville Beach is already having a problem
 - Solar energy is probably better although ground- mounted solar systems may cause a problem with aesthetics
 - There is no research that solar systems negatively affect property values
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- ❖ Chairman Galbraith stated that this is just a starting point and P&Z need to go through the draft now before presenting it to Council. He suggested that members get on the internet and look at some of the systems.
 - ❖ Inspector Batson was requested to review the draft from a technical point of view and make suggestions.
 - ❖ John will review the draft and make changes (in red) and put it in the packet for next month’s meeting
 - ❖ Any changes will be reviewed at the next P&Z meeting
 - ❖ Next step would be to present the draft to Council

It was agreed not to take any action at this time and place this item on the agenda for next month.

B. Potential B-1 expansion – K Avenue

Chairman Galbraith presented this issue to the Town Council and they basically agreed for P&Z to go ahead. The next step would be to continue the public hearings, formalize a plan and look at it in a legalistic view because it would require a zone change (B-7)

Some issues to be considered:

- The mixed use would require a form-based zoning process
- Make sure it is built and looks a certain way.
- Take a look at other communities
- Continue with future workshops
- SLAP to coordinate parking

Member Clouse suggested that the Commission formulate the goals and come up with style and design that will be recommended to the Town Council for them to bring to the community. He also suggested having a rendering and a draft of the ordinance for the potential B-7 zoning. He suggested they follow a step-by-step process, and goal setting should be the first step.

Chairman Galbraith wanted to make it clear that this will not be a B-1 expansion, but an additional zone called B-7 that will not be primarily commercial, but will be a mixed use.

- There was discussion regarding having another workshop and what should be available to show residents. It was suggest that the members look at some communities and take pictures.
- There was further discussion regarding the rezoning issue if a B-7 is established. The legal process would need to be followed to make the zoning change.
- Another question is, do we want to have an overlay—form-base with some criteria regarding design issues, i.e. broken roof lines?
- Streets are usually the boundary lines but can be by adjacent property lines as already exist.
- There will be the potential to have the ground floor as light retail with an option on the second and third floor to be residential – a multi use.
- Seasonal rental parking may create a problem.
- 50x100 lot size may be a problem for some uses like a coffee shop that would require a dumpster out back and parking requirements.

Chairman Galbraith suggested that they all do a little research for next month and bring some examples of what other communities have done with multi-use on a small scale. He suggested that this is a huge undertaking that will probably take another ten meetings.

No action taken at this time. This issue was tabled for further discussion at the next meeting.

C. P&Z Committee

1. Member Term Limits:

Five-year terms was discussed previously by Council, but P&Z was excluded because of the complexity of the issues P&Z handle. Typically, if a member wants to stay on, the decision is up to Council to reappoint.

2. Revisit future member appointment procedures with Council:

Liaison Emilie Swearingen suggested that P&Z interview potential candidates and recommend to Council for either approval or denial.

It was agreed to keep the procedure currently being followed.

No action to be taken at this time.

D. NC Flood Rating Program – Update by John Batson

Inspector Batson stated that a representative came to Town Hall. She was going to recommend Kure Beach be accepted into the Community Rating System program and didn't see any reason why we wouldn't be accepted. It appeared that the Town was doing all that was required regarding maintaining the correct records.

Inspector Batson stated that there is a new building requirement that recently came out that required a 1' free board on all properties in the flood plain. This is being disputed by the NC Home Builders Association as well as the DOI and Realtors.

No action to be taken at this time.

E. Driveway limitation and potential ordinance revision

- Inspector Batson received a request for a turn around on a driveway on ocean property. Our ordinance states that driveways have a 36' maximum width limit. This requirement was included in our ordinance to cut down on rain water runoff and limit the amount of cars from parking all over the property.
- There was another request to use pavers instead of concrete to extend the driveway. Currently that is not allowed.

- There was another property that installed a “Hatteras” style driveway.
- Although Inspector Batson does not have a recommendation at this time, he likes the idea of a “Hatteras” style driveway and believes would be better for rain water runoff.
- Inspector suggested that members look at 313 Atlantic Ave. as an example of a “Hatteras” style driveway to see if that is something that may be considered.
- This may be a way to address the rain water runoff.
- There are many types of pervious material that can be used.
- For the time, Inspector Batson will enforce the ordinance and disapprove driveways that exceed the 36’ limit.

Inspector Batson stated that this is for informational purposes and P&Z could have future discussion to see if modifications of the ordinance should be considered.

MOTION: Chairman Galbraith moved to table any action at this time to modify ordinance language regarding driveways.
SECOND: Member Clouse
VOTE: Unanimous

VI. NEW BUSINESS:

VII. MEMBER ITEMS:

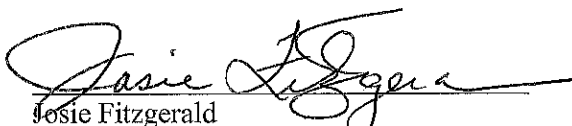
VIII. ADJOURNMENT:

MOTION: Member Clouse moved to adjourn the meeting at 7:48 p.m.
SECOND: Member Bullard
VOTE: Unanimous

Meeting was adjourned at 7:48 p.m.



 Craig Galbraith, Chairman



 Jessie Fitzgerald
 Administrative Assistant