

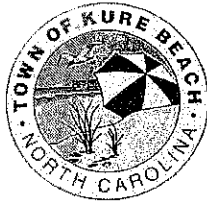
KURE BEACH
PLANNING & ZONING COMMISSION
TUESDAY, July 3, 2012, 7:00 PM

AGENDA

- I. CALL TO ORDER:** Chairman Craig Galbraith
- II. APPROVAL OF AGENDA:**
- III. APPROVAL OF MINUTES** - Regular Meeting – June 5, 2012
- IV. PERSONS TO ADDRESS COMMISSION:**
- V. OLD BUSINESS:**
 - A. K Avenue Plan
 1. Update regarding possible date for joint workshop in the Fall
 2. Update regarding visiting other areas
 3. Update on research gathered by members
 4. General discussion regarding preparation for workshop
 - B. Potential driveway ordinance revision – Amending Chapter 19, Art. IV
 1. Update from Council regarding draft submitted
Council scheduled a public hearing to receive public comments on the proposed amendments to Sec. 321.5—Hearing is first item of business at the regular Council meeting on Thursday, July 19th.
 - C. P&Z Vacancy
 1. Update on applications to fill the vacancy
 2. Update from Council regarding process to fill P&Z vacancies
Discussed but no action was taken at the regular Council meeting on June 19th.
- VI. NEW BUSINESS:**

Discussion regarding “roof pitch”
- VII. MEMBER ITEMS:**

Update regarding vacancy
- VIII. ADJOURNMENT:**



KURE BEACH PLANNING & ZONING COMMISSION
REGULAR MEETING ♦ June 5, 2012

A regular meeting of the Kure Beach Planning and Zoning (P&Z) Commission was held on Tuesday, June 5, 2012. A quorum of the commission was present.

MEMBERS IN ATTENDANCE

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

Emilie Swearingen, Liaison Commissioner

MEMBERS ABSENT

Vacancy

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 Clouse moved to adopt the agenda.
SECOND: Member Votta
VOTE: Unanimous

III. APPROVAL OF MINUTES:

MOTION: Member Clouse moved to approve the minutes of May 1, 2012 with a notation that Member Joseph Whitley is not related to Greensky representative Max Whitley
SECOND: Member Whitley
VOTE: Unanimous

IV. PERSONS TO ADDRESS COMMISSION:

None

V. OLD BUSINESS:

A. Alternative Energy

Chairman Galbraith presented the recommended changes to Council at their last meeting. The two representatives from Greensky did not appear to address Council regarding wind systems although invited. Council passed the recommended draft to Chapter 19, Art. IV, §321.5 as presented and the changes will become part of the Ordinance.

B. K Ave

Chairman Galbraith did not have any additional update other than Council is talking about a sidewalk down K Ave.

Council woman Swearingen stated that Council approved a sidewalk and there is money allocated up to \$15,000 with the understanding that the City will not pay any more than \$15,000. DOT will pay part of the cost. There was discussion of possible joint discussion regarding the sidewalk before moving forward.

- SLAP brought sidewalk issue to council
- K Ave. is a high interest topic
- Discussion about getting general opinion about this issue
- Council is very interested in pursuing although not a priority, since high interest is in finishing the park
- There may be little interest from residents during the summer months and tourist season
- Discussion about holding a workshop to be scheduled in Fall around September, after P&Z meets but before Council meeting
- There was previous discussion about a change in zoning to an overlay district for multi-purpose, form based planning
- This is a huge undertaking and members would like to view what other areas have done
- Existing business owners may be most against this because it will involve competition
- Some residents may see it as an enhancement with many different views
- P&Z will have to identify and explain the plan and outline options for all owners who may be affected--how will dynamics change and who will be affected
- It was noted that K Ave. multi-use was in the original City general plan

Chairman Galbraith suggested that a workshop be scheduled and P&Z continue research and bring visuals to use at the workshop in the fall.

It was discussed that the members would visit other areas like Sunset Beach for a firsthand example to see how the land is used and what kind of businesses are fashioned with residential houses and issues of how parking is handled.

A few dates can be offered to Council for a joint workshop with Council and Committees. Clerk Avery will be asked to poll other committees for availability, possibly sometime in September. The workshop will be open to the public, but not necessarily for comment.

P&Z will gather information for discussion at July, August and September meetings before workshop.

C. Driveways

Inspector John Batson presented a draft of the recommended changes to the code. The current ordinance is in black with changes in red italics.

Specifically, in the second paragraph, it is recommended to add any type “**driveway or**” impervious surface.

In paragraph four, it is recommended to add, “Wooden or gravel driveway are permissible in any district when serving a single family residence, and shall be considered pervious. Any other material used to construct a driveway is considered impervious.”

There was discussion about the definition of pervious and impervious, the limitations of pervious material and the issues that arise after time.

The original intent was to limit the size of driveways.

After discussion, it was agreed that paragraph four will read as follows:

“Driveways located in the setback area of residential lots shall be limited to thirty-six (36) feet in width. Drip through wooden or gravel driveways are permissible in any district when serving a single family residence, and shall be considered pervious. Any other material used to construct a driveway is considered impervious.”

Inspector Batson suggested that the town should consider wood or gravel as pervious.

MOTION: Member Clouse moved to approve the recommended draft with changes to be submitted to Council for action.

SECOND: Member Votta

VOTE: Unanimous

VI NEW BUSINESS

None

VII MEMBER ITEMS

A. Vacancy

The vacancy is advertised on the town website and in the newsletter. There will be a inquiry to determine if there is a requirement to advertise in the paper.

There was discussion regarding the selection process. Council woman suggested that it was her opinion that P&Z should be given the opportunity to review applications and make recommendation to the board on selection. She will discuss her opinion at the next Council meeting.

P&Z members agreed that they would like input on filling vacancies. This option was taken away from them and they currently are not involved in the selection process in any way.

This issue will be put on the agenda for discussion with Council.

B. Past Member Tim Bullard will be awarded a plaque for his 20+ years service at the June Council meeting. Any and all members are encouraged to attend for the presentation.

C. It was requested that the next agenda include a discussion regarding “roof pitch.”



Kure Beach Inspections Department

117 Settlers Lane • Kure Beach, NC 28449

Office (910) 458-6535 • Fax (910) 458-4269

John Batson, Inspector

Current Ordinance – Changes in red and italicized

Sec. 19-321.5. – Prerequisite to construction, demolition, remodeling and impervious surfaces, etc.

Except as provided in section 5-62, no building, building repairs remodeling, installation, driveway, parking lot, or other ground covering impervious surfaces, other construction or demolition shall begin in the town until a permit has been obtained from the building inspector.

No permit shall be issued if the total square footage of the buildings and impervious ground covering surface will exceed sixty-five (65%) percent of the lot; excepting therefrom, those structures located in the B-1 district and the established fire district of the town. Any type *driveway or* impervious surface across the town right-of-way shall be limited to twenty-four (24) feet wide total.

Impervious surface coverage in the side setback area of residential lots shall be limited to fifteen (15%) percent of the setback.

Driveways located in the setback area of residential lots shall be limited to thirty-six (36) feet in width. *Drip-through wooden or gravel driveways are permissible in any district when serving a single family residence, and shall be considered pervious. Any other material used to construct a driveway is considered impervious.*

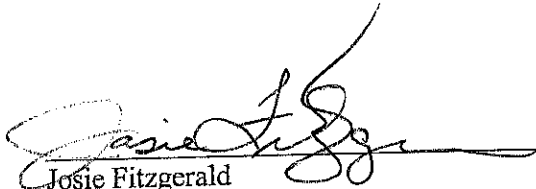
VIII. ADJOURNMENT:

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

Meeting was adjourned at 7:48 p.m.



Craig Galbraith, Chairman



Josie Fitzgerald
Administrative Assistant