

KURE BEACH PLANNING & ZONING COMMISSION  
REGULAR MEETING ♦ May1, 2012

A regular meeting of the Kure Beach Planning and Zoning (P&Z) Commission was held on Tuesday, May 1, 2012. A quorum of the commission was present.

**MEMBERS IN ATTENDANCE**

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

Emilie Swearingen, Liaison Commissioner

**MEMBERS ABSENT**

Member Dennis Clouse - excused

**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 7:04 p.m.

**II. APPROVAL OF AGENDA:**

**MOTION:** Chairman Galbraith moved to adopt the agenda, however agenda items will be addressed out of order discussing the K Ave. issue first.

**SECOND:** Member Whitley

**VOTE:** Unanimous

**III. APPROVAL OF MINUTES:**

**MOTION:** Member Votta moved to approve the minutes of April 3, 2012

**SECOND:** Member Whitley

**VOTE:** Unanimous

**IV. PERSONS TO ADDRESS COMMISSION:**

Two representatives from Greensky Wind Systems will be given an opportunity to have the floor and address the Commission with a Power Point presentation when the alternative energy issue is discussed under "Old Business."

## V. OLD BUSINESS:

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

Chairman Galbraith attended the Council meeting and spoke to several Council members. It was suggested that there is a lot going on in terms of what is happening in that area and public right of way issues, sidewalks, curbs, etc. They recommended P&Z have joint meetings with other committee members. We can continue the conversation to see what the next step is. Issues to discuss:

- Parking
- Center lane parking
- Have a workshop with Parking Committee and Council members.

Chairman Galbraith will discuss scheduling a workshop with Council at their next meeting and communicate with other groups and organize that.

No action will be taken by P&Z at this time until a joint workshop can be set up.

### B. Potential driveway ordinance revision

- Inspector John Batson stated that the current ordinance is basically plain and simple.
- He gets requests for pervious driveways and pavers.
- He would like to see owners having a problem with driveways and exceeding 65% of the lot, to have an option of Hatteras style driveway or gravel driveway.
- He does not suggest changing the ordinance, just adding language to allow different materials such as pervious concrete, pervious pavers, gravel or Hatteras style driveway.
- Currently gravel driveways are being allowed, but not pervious concrete or pavers.

Inspector Batson is willing to write a draft of amendment to ordinance and submit to P&Z for their review.

**MOTION:** Chairman Galbraith moved to request Inspector Batson to write a draft of an amendment to the ordinance regarding driveways and submit to the Planning & Zoning Commission for review and table further discussion at this time.

**SECOND:** Member Whitley

**VOTE:** Unanimous

### C. Alternative Energy

- Chairman Galbraith stated that two people are present who would like to discuss wind turbines.
- Issues raised at the recent Council meeting and public hearing were addressed and a few recommendations were revised in the draft.
- Council sent back the draft to P&Z for revision.
- Chairman Galbraith made revisions based on Council's request as follows:
  1. Change 110% to 150% based on advanced technology on page 1 and prohibit anything over 150%

2. Add at end of the definition add, systems that offset over 150% of the beneficiary's requirements for energy consumption on site are classified as commercial systems and are prohibited.

3. "Grandfathering," is not recommended. Understanding, however, that there are three or four systems already installed. It is not recommended to go back and fix the system if non-conforming or not. Instead of actually "grandfathering," a suggested "grandfather-type" clause be added such as: "Solar energy systems installed prior to this ordinance are not subject to conform to this ordinance. However, solar energy system equipment that replaces 50% or more of existing solar energy system equipment installed prior to the adoption of this ordinance, needs to conform with this ordinance."

In that way it will put a limit on replacement of equipment. So somewhere if panels are replaced more than 50%, they would have to conform.

*Add under 4 (c) "Nonconforming solar energy equipment installed prior to the adoption of this ordinance shall be excluded from permit requirement. Solar energy system equipment that replaces 50% or more of existing solar energy system equipment installed prior to the adoption of this ordinance, needs to conform with this ordinance."*

4 Roof mounted systems - Page 2 under item 7, add, "Roof mounted systems refers to systems mounted on the primary residential or commercial structure. Solar energy equipment or panels mounted on other structures are classified as ground mounted systems.

5. Add 7 (i) The Town of Kure Beach recognizes that there are continuous improvements in solar equipment technology. Non-reflective solar cells that are completely integrated into normal building material such as roof tiles may be exempt from Sections 7(c) and 7(d). The Building Inspector will determine if the proposed system is sufficiently integrated into the building material to qualify for this exemption.

Requirements for installation were discussed. The State has statutes regulating installation and we are more liberal in terms of allowing alternative energy. State ordinance can prohibit visual appearance from the street, and we are allowing that option.

**MOTION:** Member Votta moved to adopt the recommended changes as stated above and re-submit draft to Council

**SECOND:** Member Whitley

**VOTE:** Unanimous

Chairman Galbraith turned the floor over to Chris Wollman and Max Whitley, representatives from Greensky Wind Systems for discussion regarding a particular wind systems, Zephyre. A short Power Point presentation was displayed.

To summarize and highlight the presentation, it was stated:

- This company has designed small wind turbines after five years of research-different than wind farms
- The design is vertical instead of horizontal – three different models available; 1, 3 and 5 kw
- The system is virtually silent and can take turbulent winds and turn in any direction
- Wind turbines are becoming more widespread
- The system emits approximately 25 decibels noise at the slowest point
- It takes winds of about 8 to 9 mph before it starts to make power.

- These systems empower individuals to cut costs and conserve energy-They focus on the individual
- Will pay for itself in about 6 years
- The system is made of composite material; fiberglass and nylon, metal pole
- Since there is no vibration, there is no roof damage.
- The system is about 4'x6'

There was further discussion that the noise decibels jump up dramatically when wind picks up. Many systems generate about 80-90 decibels and increases 10% over ambient noise. The major concerns are aesthetics and noise. Kure Beach is a tourist driven community sensitive to looks and noise. Some surrounding communities have had problems with wind turbines. Mounting the system on the roof would create an eyesore and noise enters through soffits of house. The size of the system cannot be reduced much because it is the swept area that produces the energy and if smaller it would not be as powerful or energy efficient.

Chairman Galbraith expressed appreciation for the input and presentation and asked for further comments and recommendations from the members regarding including wind turbine systems in the ordinance. It was generally agreed that this type system may not be right for a beach tourist area like Kure Beach.

**MOTION:** Chairman Galbraith moved to adopt the changes as already discussed but not recommend wind turbines be included  
**SECOND:** Member Votta  
**VOTE:** 3 yes (Galbraith, Bullard, Votta)  
 1 no (Whitley)  
**ACTION:** The changes to the draft being submitted to Council will not include wind turbine systems

**VI. NEW BUSINESS:**  
 None

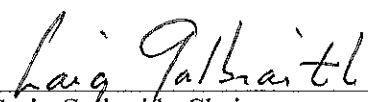
**VII. MEMBER ITEMS:**  
 Member Bullard resigned. He stated that after more than 20 years participation on the Commission, he felt it was time for a change. He expressed appreciation for time spent working with P&Z. Members expressed their appreciation for his service and stated that he will be missed.

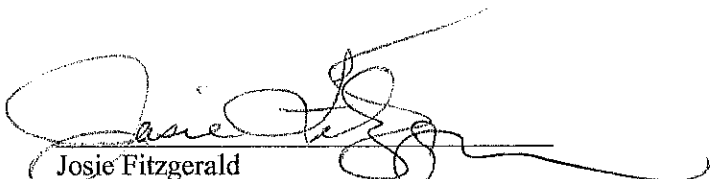
Chairman Galbraith accepted the resignation and noted that an ad will be placed for Council to fill the vacancy.

**VIII. ADJOURNMENT:**

**MOTION:** Member Bullard moved to adjourn the meeting at 7:56 p.m.  
**SECOND:** Member Votta  
**VOTE:** Unanimous

Meeting was adjourned at 7:56p.m.

  
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 Craig Galbraith, Chairman

  
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 Josie Fitzgerald  
 Administrative Assistant