

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

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

MEMBERS IN ATTENDANCE

Member Dennis Clouse
Member Alan Votta
Member Joseph Whitley

MEMBERS ABSENT

Chairman Craig Galbraith
1 Vacancy

STAFF PRESENT

Emilie Swearingen, Liaison Commissioner

John Batson, Building Inspector
Josie Fitzgerald, Administrative Assistant

Attorney Holt Moore was not requested to be in attendance

I. CALL TO ORDER:

Member Votta called the meeting to order at 7:00 p.m.

II. APPROVAL OF AGENDA:

MOTION: Member Clouse moved to adopt the August agenda.
SECOND: Member Whitley
VOTE: Unanimous

III. APPROVAL OF MINUTES:

MOTION: Member Whitley moved to approve the minutes of July 3, 2012
SECOND: Member Clouse
VOTE: Unanimous

IV. PERSONS TO ADDRESS COMMISSION:

None

V. OLD BUSINESS:

A. K Ave. Plan

There was discussion relating to selecting a date and time to hold a workshop with Council. The suggested dates to present to Council for approval are Oct. 2nd and Oct. 9th which are preferred and Oct. 23rd can be a backup date. The time suggested is 6:30 pm and suggest approximately 1 ½ hour time slot. The allotted time can be adjusted as the need arises subject to discussion, public attendance and participation. The workshop can be followed up on the website or another workshop if need be. If the workshop is to be held on Oct. 2nd, that will be our entire agenda for the P&Z meeting.

Member Clouse contacted Sandy Wood, Building Inspector, Sunset Beach regarding visiting the area and meeting with him to discuss what was involved and ask questions about their successes and complications. The sooner to meet the better so the information acquired can be digested and analyzed, photos can be taken. Member Clouse will get back to members to confirm a meeting with Sandy Wood. Tentative schedule will be to take the ferry around noon and meet with Inspector Wood around 2:00 pm. Councilwoman Swearingen would also like to go to see the solar powered recycle system at the pier. She would like to meet with the public works man and see how it works. Clouse will get back to all in a couple of days. Protocol and risk/waiver, insurance will be checked with Nancy Avery.

Building Inspector Batson presented architectural renderings of a form-base plan which can be used at the workshop. The renderings depict a street view, site/first floor plan, overhead view, different elevations and second and third floor plans. Perhaps these can be blown up or put into a power point presentation to show what we are talking about. We need to keep it simple so it is not confusing—if called an overlay plan, we are just adding this to the existing zone and not changing the zoning.

B. Potential driveway ordinance revision- Art. IV

Update on July 19, 2012 a public hearing - Council sent the draft back to P&Z. Councilwoman Swearingen thought people misread or did not understand the ordinance and the potential changes. The adversity was related to the different types of driveways and material used to construct them. There was an issue with the material as being pervious. The intention was to control and defer the usage of pervious driveways. The perception was that the impervious surface amount was being changed. Consideration is made for storm water permits which are more restrictive by State regulations and what our ordinance allows.

Building Inspector John Batson suggested revising the last paragraph, last sentence, to end after “residence” and omit the rest of the sentence and the ordinance will still say the same thing. The problem with some pervious material has been the upkeep of them.

MOTION: Member Votta moved to revise the draft of the proposed amendment of Chapter 19, Art. IV Supplemental district Regulations, Section 321.5. Prerequisite to construction, demolition, remodeling and impervious surfaces, etc. to read as follows:

Draft amendment adds "driveway or" in paragraph two and adds two sentences to the end of paragraph four as follows in underlined text:

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 there from, 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.

Integrate everything (Ord. of 8-19-03; Ord. of 2-16-10)

SECOND: Member Clouse
VOTE: Unanimous

C. P& Z Vacancy

No applications have been received to date. It was noted that Tom Theisen of Windjammer Construction may be putting in an application.

The process to fill vacancies was discussed at the Council meeting but no action was taken at their meeting. Councilwoman Swearingen believes thought that there seems to be a misunderstanding as to what the P&Z would prefer. She thought from what she heard from Council, that P&Z wanted the process taken out of their hands. P&Z members disagreed and would like to see the previous policy reinstated and believed the process to fill vacancies affects other Commissions as well, i.e. Board of Adjustment, Parks and Recreation and Storm Water. No action taken at this time.

D. Roof Pitch modification

Member Votta discussed his recommendation for roof pitch. The current roof pitch comes close to the 35' maximum height allowed. The question is, can we change the rule? If it is changed, it can be limited to only ocean front for the 1' free board. A minimum could be 3 pitch and it would not be that noticeable. Member Votta would recommend 3/12 pitch be considered. The change could affect nine foot ceilings.

Inspector Batson would like to get away from a flat roof and that was the purpose of going with the 4/12 pitch and suggests to take it slow and see how it works out. The current ordinance says to measure from driveway in front of the house to determine height.

MOTION: Member Clouse moved to present to Council the change of the minimum roof pitch to 3/12 as follows:

“The main roof pitch for all residential structures shall be a minimum of 4/12.
Oceanfront houses shall be allowed to be 3/12. The main roof is that portion of the roof covering the largest habitable part of the structure.”

SECOND: Whitley
VOTE: Unanimous

VI NEW BUSINESS

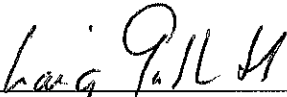
None

VII MEMBER ITEMS

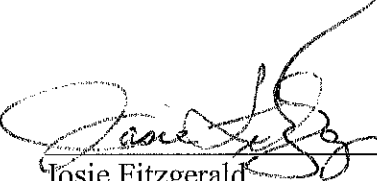
VIII. ADJOURNMENT:

MOTION: Member Whitley moved to adjourn the meeting.
SECOND: Member Clouse
VOTE: Unanimous

Meeting was adjourned at 7:59 p.m.



Craig Galbraith
Chairman



Josie Fitzgerald
Administrative Assistant