



**KURE BEACH PLANNING & ZONING COMMISSION
REGULAR MEETING ♦ September 4, 2012**

A regular meeting of the Kure Beach Planning and Zoning (P&Z) Commission was held on Tuesday, September 4, 2012. A quorum of the commission was present.

MEMBERS IN ATTENDANCE

Chairman Craig Galbraith
Member Alan Votta
Member Joseph Whitley
Member Thomas Theisen

MEMBERS ABSENT

Member Dennis Clouse

STAFF PRESENT

Emilie Swearingen, Liaison Commissioner - absent

John Batson, Building Inspector
Josie Fitzgerald, Administrative Assistant

Attorney Holt Moore was not requested to be in attendance

I. CALL TO ORDER:

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

II. APPROVAL OF AGENDA:

MOTION: Member Whitley moved to adopt the September agenda.

SECOND: Member Votta

VOTE: Unanimous

III. APPROVAL OF MINUTES:

MOTION: Member Whitley moved to approve the minutes of August 7, 2012

SECOND: Member Votta

VOTE: Unanimous

V. OLD BUSINESS:

A. P& Z Vacancy

Welcome to new member, Tom Theisen.
Swearing in by Nancy Avery, Town Clerk
P&Z now has a full faction of members

B. K Avenue Plan

1. Joint workshop is scheduled for Oct. 2nd at 6:30 and will be published

Chairman Galbraith briefed Member Theisen and brought him up to date regarding the status of the K Ave. extension proposal. The change will offer a mixed use area combining residential and commercial use for retail and residents on top. We already held one workshop several months ago to get public input. At that time, the public was concerned about the sidewalk and parking issue. We have continued to move forward to see the feasibility of this change.

In the last couple of months, we have been looking at other areas who have done this for not only mixed use but also architectural requirements regarding an architectural theme and form-based planning. We now have agreed upon a joint workshop session with Council to be held October 2nd at 6:30. This will take the place of our regular meeting and will be the only topic on the agenda unless something comes up in the meantime.

Other town committee chairs will be invited to attend for input as it relates to their committee, i.e. Beautification Committee, Marketing Committee and SLAP Committee.

2. Update of visit to Sunset Beach (Aug. 22nd)

Chairman Galbraith and Member Clouse went to Sunset Beach and met with Sandy Woods which was very informative. Sunset Beach is a large area which is well planned and organized, developed about 30-40 yrs. ago by a single developer. They took an undeveloped portion and did a mixed use zoning area. It almost looks like Mayfaire — retail on bottom and residential on top.

Overall, they have had good success and are very proud and it is the focal point of the entry to Sunset Beach. However, it is different from what we are doing which is an overlay district of what is an existing developed area. They shared their ordinance requirements and it appears to be a mixed-use zoning and form-based planning.

Wrightsville Bch was also contacted. They did an overlay mixed use about 5 yrs. ago similar to what we are proposing but have not had a single request for the mixed use. In order to encourage more interest they are going to propose to their Council to relax the height restriction of 40 feet now in place. Chairman Galbraith will try to get additional information from them.

It was also suggested to check into Southport, another local area appearing to have mixed use. Member Theisen will contact the director of planning or the building inspector to obtain information before the workshop.

A target date to coordinate was a week before the workshop which is September 25th. A power point presentation can be put together and/or a hand out. A slide show can be made from the pictures that were taken of the areas visited. Members should submit all information gathered by the 25th.

After the workshop, we will see if Council feels a need to pursue the potential of establishing an overlay or not.

C. Potential ordinance revisions – Public hearings Sept. 18th

1. Driveway – Inspector Batson stated that the revision discussed last month was resubmitted and it is now in the hands of Council and subject to the Public Hearing.

2. Roof Pitch – Inspector Batson summarized the change in language and stated it also is now in hands of Council subject to the Public Hearing.

VI NEW BUSINESS

None

VII MEMBER ITEMS

Chair Galbraith had discussed our new alternative energy ordinance with a Wrightsville Beach representative. Our ordinance when put into place may become a model for the area.

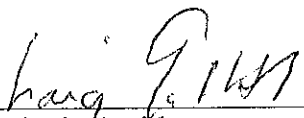
VIII. ADJOURNMENT:

MOTION: Member Theisen moved to adjourn the meeting.

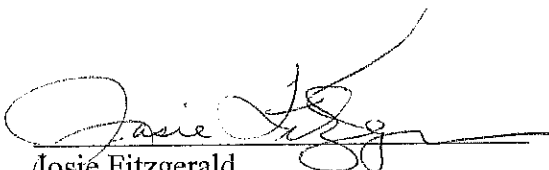
SECOND: Member Votta

VOTE: Unanimous

Meeting was adjourned at 7:22 p.m.



Craig Galbraith
Chairman



Josie Fitzgerald
Administrative Assistant