



**KURE BEACH PLANNING & ZONING COMMISSION  
REGULAR MEETING ♦ Tuesday, May 7, 2013**

**A regular meeting of the Kure Beach Planning and Zoning (P&Z) Commission was held on Tuesday, May 7, 2013. A quorum of the Commission was present.**

**P&Z MEMBERS IN ATTENDANCE**

Member Tom Theisen  
Member Alan Votta  
Member John Ellen

**ABSENT**

Chairman Craig Galbraith  
Member Joe Whitley

Liaison Emilie Swearingen

**STAFF PRESENT**

Josie Fitzgerald, Administrative Assistant

John Batson, Building Inspector

**I. CALL TO ORDER:**

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

**II. APPROVAL OF AGENDA:**

**MOTION:** Member Ellen moved to adopt the Agenda

**SECOND:** Member Theisen

**VOTE:** Unanimous

**III. APPROVAL OF MINUTES:**

**MOTION:** Member Theisen moved to approve the P&Z minutes of April 2, 2013

**SECOND:** Member Ellen

**VOTE:** Unanimous

**IV. OLD BUSINESS:**

**Potential K Avenue mixed-use plan (Conditional Use Permit)**

It was suggested to table this issue until next meeting to get Attorney Holt's opinion.

**MOTION:** Member Ellen moved to table the K Ave. mixed use plan issue until next month

**SECOND:** Member Theisen

**VOTE:** Unanimous

**V. NEW BUSINESS**

None

**VI. MEMBER ITEMS:**

None

**VII. ADJOURNMENT:**

**MOTION:** Member Theisen moved to adjourn the meeting.

**SECOND:** Member Ellen

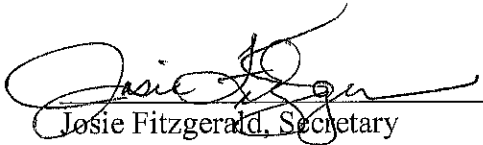
**VOTE:** Unanimous

**P&Z Meeting was adjourned at 7:05 p.m.**



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Craig Galbraith, P&Z Chairman



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Josie Fitzgerald, Secretary

## **K Avenue Mixed-use District (Overlay District)**

**Definition:** Overlay districts or zones are established to define certain subareas within which development is subject to restrictions over and above those applicable to the underlying district. Within these overlay districts, any development that occurs must be in compliance not only with the regulations applicable to the underlying district but also with the additional requirements of the overlay district. The "K Avenue Mixed Use District" is such an overlay district. Overlay zones are not required to be mapped on the official zoning map if the description of such zones in the zoning ordinance is sufficient to define their extent and application to specific properties.

### **A. Purpose and intent:**

1. Provide for development consistent with the Town of Kure Beach Land Use Plan adopted in 2006;
2. Allow commercial activity along K Avenue to provide a link between the Commercial District and a commercial area in the interior of the town that is zoned as neighborhood business and is in close proximity with key buildings such as the Town Hall and Fire and Police Stations;
3. Allow a mixture of complimentary land uses that may include housing, retail, offices, commercial services and civic uses, to create economic and social vitality;
4. Develop commercial and mixed-use areas that are safe, comfortable and attractive to pedestrians;
5. Reinforce streets as public places that encourage pedestrian and bicycle travel;

**B. Overlay zone:** The K Avenue Overlay District is an overlay zone. The land use regulations applicable to the underlying zone remain in full force and effect except where superseded herein. Where there is a provision not expressed in the underlying zone, or where a provision hereof is in conflict with the underlying zone, the provision of the overlay ordinance shall be controlling.

**C. Location:** The K Avenue Overlay District shall apply to lots, parking the entire length of K Avenue between Third Avenue to Seventh Avenue.

### **D. Permissible and prohibited uses:**

1. Churches and other places of worship, including parish houses and Sunday schools;
2. Colleges, schools, public libraries, public museums, art galleries, and other public buildings;
3. Offices of resident members of a recognized professions, such as doctors, dentists, engineers, lawyers, architects, where such professions are carried on in the premises.
4. Customary home occupations..
5. Light retail and light food service.

**E. Application:** Applicant for a use permitted in the K Avenue Mixed Use District must apply for a Permit from the Town of Kure Beach Building Inspector for preliminary review; thereafter the application will be presented for informal hearing before the Planning and Zoning Commission for recommendation and presentation to Town Council for a decision.

Applications for a use in the K Avenue Mixed Use District shall include a site plan prepared by a qualified professional based upon current land records information. The plan shall be drawn to an accurate scale and legible sizes as required by each parcel and contain the following information:

- (1) Names of the owner, developer and design professionals;
- (2) Scale, dimensions, date, north arrow, property boundaries;
- (3) Location, height, number of stories, floor area, setbacks and proposed uses of all structures;
- (4) Open space and recreational areas and impervious surface calculations;
- (5) Buffering and screening areas, fencing, walls and landscaping indicating the type, number and size of all plantings;
- (6) Location and geometry of all parking, loading and sanitation pickup;
- (7) Conceptual grading, site preparation and stormwater management plans;
- (8) Lighting details including type, location and radius and intensity in footcandles;
- (9) Location, height and dimensions of all proposed signs; and
- (10) Any additional conditions and requirements that represent greater restrictions on development and use of the site than the underlying zoning district.