



**KURE BEACH PLANNING & ZONING COMMISSION  
REGULAR MEETING ♦ Tuesday, February 4, 2014**

**A regular meeting of the Kure Beach Planning and Zoning (P&Z) Commission was held on Tuesday, February 4, 2014. A quorum of the Commission was present.**

**P&Z MEMBERS IN ATTENDANCE**

Craig Galbraith, Chair  
Joe Whitley, Vice Chair  
Member Tom Theisen  
Member Alan Votta

**ABSENT**

Member John Ellen

Liaison Craig Bloszinsky  
Attorney Holt Moore

**STAFF PRESENT**

John Batson, Bldg. Insp.  
Josie Fitzgerald, Administrative Assistant

**I. CALL TO ORDER:**

Chair Galbraith called the P&Z meeting to order at 7:00 p.m.

**II. APPROVAL OF AGENDA:**

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

**SECOND: Member Votta**

**VOTE: Unanimous**

**III. APPROVAL OF MINUTES:**

**MOTION: Member Theisen moved to approve the P&Z minutes of January 7, 2014**

**SECOND: Member Whitley**

**VOTE: Unanimous**

**IV. OLD BUSINESS:**

**A. K Avenue mixed-use District**

Chairman Galbraith attended January Council meeting and presented recommendations.

- Was received positively by audience
- Talked about the article that stated the mixed-use should increase values
- Talked about the additional language identifying residential properties
- No questions from Council and topic was tabled until their next meeting
- Language of our recommendations is subject to Council approval.

## B. LED lighting

- The proposed language was presented to Council at the public hearing and was passed back with suggestions and one question
- Council questioned how many businesses would be affected by the LED lighting – P&Z tabled this last month because the difficulty in determining during holiday season since many businesses are closed at this time
- Chairman Galbraith drove around town to investigate--the gas station took down their lights
- Suggestions made by Council: (1) make sure that emergency lighting would not be affected eg. Motel emergency lighting; Security lighting on sensors would not be affected.  
(2) This would not be applied to residential area, eg people having backyard parties; (3) The pier and Jack Mackeral's have lighting around the open area and they want to make sure that some sort of decorative lighting would not be covered and suggested additional language in terms of "decorative lighting would need to be approved."
- Language should try to avoid unattractive lighting
- The Wrightsville Beach language can be used
- Items to be excluded: emergency and security lights on motion detection
- Our sign ordinance states what does not apply

Proposal: "This section does not apply to a) emergency lights and b) security lights on motion detectors."

Further discussion regarding decorative lights

- Language for decorative lights- request for decorative lights should come for approval.
- Difficult to define what is attractive and what may not be attractive
- The same language that is in the sign ordinance can be used
- One concern is to try to keep uniform and consistent
- The problems may need to be identified.
- Business owners did not seem to have a problem with the lighting regulation as long as it did not affect emergency or security lights.
- The overlay district should have similar language as in 19-378
- Existing lighting can be grandfathered in and not allow new stuff
- Trying to avoid buildings outlined with neon, LED, rope lights, whole building outlined, etc. like what is in Carolina Beach.
- It can be discretionary without having to articulate.
- The purpose of the advertising lighting is to attract-but it is distractive to drivers and people and could be a safety issue.
- Some lighting can be prohibited but allow some sort of lighting

There can be an approving process requirement, i.e. – "unless approved as part of a lighting program."

There are two different sections we are discussing, 19-378 and lighting in the new overlay district.

**MOTION:** Chairman Galbraith moved to add language to the earlier proposal and present to Council after . . .holiday lighting permitted from Thanksgiving through January 15<sup>th</sup> of the new year, *“unless approved as part of a planned lighting program. This Sec. 19-378 does not apply to a) security lighting on motion detection, b) emergency lighting and c) residential dwellings.”*

**SECOND:** Member Theisen

**VOTE:** Unanimous

Chairman Galbraith will check with Wrightsville Beach to see if their language has been challenged, see if they had any problems and how they are handling them.

### **C. Free-boarding**

Inspector Batson updated the Commission.

- Town has been approved and accepted into the CRS program (Community Rating System)
- Currently we are under the Building Code which may or may not change
- New flood maps will come out in June 30 and flood plain will go down for Kure Beach
- Prior to 2006 we were in floor plain--we should have a significant reduction
- The 1ft freeboard will still be in effect until the 2015 Code comes out
- If the 1ft freeboard is not removed, we will have to comply and raise the height requirement.

### **V. NEW BUSINESS:**

**A.** Attorney Holt Moore is resigning as P&Z attorney and will be taking a City Attorney position in Lumberton. This is his last meeting.  
Council will be hiring a new attorney for P&Z

**B.** Chairman Galbraith asked for clarification regarding rules concerning attendance for P&Z. Sec. 2-42 (Secretary will confirm)

Liaison Bloszinsky – updated commission on topics currently being discussed and considered:

1. Council was considering downtown parking but is now off the table
2. A pool at 510 was not approved and P&Z should be aware of circumstances
3. Inspector Batson will be looking into the property at Sandman; 5 lots used to be one big lot which was subdivided; original talks were never pursued. Council considering selling and turning it into homes for tax impact. This may come back to P&Z
4. Inspector Batson and Liaison Craig Bloszinsky have been engaged in discussions with owner of land next to Creekmore. Intention is to turn it into downtown parking for summer guests and homeowners. It will provide some business opportunities. Owner was not interested at this time. They will address with owner again in April.

**VII. ADJOURNMENT :**

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

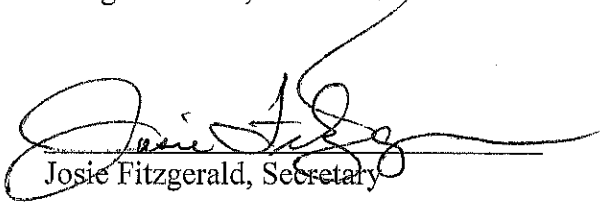
**SECOND:** Member Whitley

**VOTE:** Unanimous

**P&Z Meeting was adjourned at 7:46 p.m.**



Craig Galbraith, P&Z Chairman



Josie Fitzgerald, Secretary