



**KURE BEACH PLANNING & ZONING COMMISSION
REGULAR MEETING ♦ Tuesday, April 1, 2014**

A regular meeting of the Kure Beach Planning and Zoning (P&Z) Commission was held on Tuesday, April 1, 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
Member John Ellen

ABSENT

Liaison Craig Bloszinsky

STAFF PRESENT

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

I. CALL TO ORDER:

Chair Galbraith called the P&Z meeting to order at 7:02 p.m.

II. APPROVAL OF AGENDA:

MOTION: Member Theisen moved to adopt the Agenda

SECOND: Member Votta

VOTE: Unanimous

III. APPROVAL OF MINUTES:

MOTION: Member Votta moved to approve the P&Z minutes of February 4, 2014

SECOND: Member Ellen

VOTE: Unanimous

IV. PUBLIC COMMENTS:

Charlie Allo appeared to address the Commission:

- Expressed concern about impact of parking and traffic
- Increase of summer traffic, will have bottle necks and density of traffic on Fort Fisher Blvd. and will increase each year
- We are only beach community that does not have parking meters
- People are parking in business district or predominantly where businesses are located and cuts out traffic for business.

- **Problem is residences that are actually commercial in use and are recognized as a different use. The need more parking**
- **Large homes are actually commercial buildings. They are residential in type but not in use.**
- **If there is something new coming that will increase of police service, sewer/water, etc. it might be good idea to suggest something be put into place, get information and suggests Dow Rd. be continued to Ft. Fisher with State and Federal support**
- **Suggested that Town committees be combined to work together to address these problems.**
- **It was noted that parking regulations had changed approximately three years ago to require more parking for residences**
- **Also noted that CAMA restricts parking requirements**
- **Future legislation may be coming within five years coming from the State from a safety standpoint as a result of incidents that occurred in Brunswick County where a house burned killing occupants and another where the deck collapsed**
- **We could add something to our Ordinance to restrict parking**
- **Many short term rentals have privilege licenses**
- **Room tax is enforced by the County**
- **Real Estate companies are trying to regulate amount of cars at rental properties**
- **Discussion about other areas have rental certificates**
- **The Town attorney should have input regarding initiating possibility of rental certificates**
- **The “rental certificate” issue will be presented for discussion at next Council meeting**

IV. OLD BUSINESS:

A. K Avenue mixed-use District

- Presenting the illumination for K Ave and illumination in the general area caused some confusion
- Council made suggestions for amendments for emergency lighting, motion detection, etc.
- P&Z added additional wording
- Language was added to separate residential and commercial areas and be more specific
- This section does not affect businesses

B. Illumination Sec. 19-378

- Was sent back because Council wanted more specificity
- Language needs to be added requiring final approval by Town Council

MOTION: Chairman Galbraith moved for language to be added ONLY for Sec. 19-378. Illumination as: approved by Planning and Zoning “with final approval by Town Council.”

SECOND: Member Whitley

VOTE: Unanimous

- Chairman Galbraith will find out what Council has approved for K Ave. and then we can resubmit the suggestions
- K Ave. suggestions will be held off until there is clarification.

C. Kure Beach owned property

Building Inspector submitted for review a preliminary survey of a proposal for dividing the Sandman property.

- This is one of the options suggested by Council to present to P&Z
- A new subdivision is not being created, just extending Anchor Way and subdivide the property
- After review this issue will be discussed further at the next meeting.
- This topic will be placed on the next agenda
- Storm water provision already there.
- There are requirements for a storm water permit for this area
- This issue will need to go before a public hearing

V. NEW BUSINESS:
None

VI. MEMBER ITEMS:

Commission does have a “faithful attendance” requirement. A copy of the regulations was distributed to all members

VII. ADJOURNMENT :

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

P&Z Meeting was adjourned at 8:05 p.m.



Craig Galbraith, P&Z Chairman



Josie Fitzgerald, Secretary