



KURE BEACH PLANNING & ZONING COMMISSION
REGULAR MEETING ♦

A Regular Meeting of the Kure Beach Planning & Zoning Commission was held on
Wednesday, May 6, 2015
A quorum of the Commission was present.

P&Z MEMBERS IN ATTENDANCE

Chairman Craig Galbraith,
Vice Chair Joe Whitley
Member Alan Votta
Member John Ellen
Member Bill Moore

ABSENT

Council Liaison: Craig Bloszinsky
Attorney: James E. Eldridge

STAFF PRESENT

John Batson, Building Inspector.
Josie Fitzgerald, Administrative Assistant

I. CALL TO ORDER

Chairman Galbraith called the meeting to order at 7:01 pm

II. APPROVAL OF THE AGENDA

MOTION: Member Moore moved to approve the Agenda

SECOND: Member Ellen

VOTE: Unanimous

III. APPROVAL OF THE MINUTES

MOTION: Member Votta moved to approve the revised the minutes of April 1, 2015 to add
Member Bill Moore in attendance

SECOND: Member Ellen

VOTE: Unanimous

IV. Public Comments

. None

V. OLD BUSINESS:

A. Parking on Hwy. 421

Council said they will get back to P&Z. This issue will be taken off the agenda until contact from Council.

B. Vacation Rentals

1. ROT

- Council recognizes that there is a problem regarding ROT
- ROT is not a P&Z issue to address
- Council will continue to look into that issue
- ROT is a County issue

2. Data collection – permitting process

- P&Z will not pursue permitting, but instead will work within existing ordinance
- An ordinance needs to be passed to identify what constitutes a “violation”
- How to track violations
- Council requested P&Z to look into what other communities are doing regarding a permitting process
- Police record violations, but are not always sure if the violation is on rental property, need addresses to track
- Many communities had a permitting process prior to the 2011 statute which eliminated the permitting process; two are Fayetteville and Asheville.
- Prior to 2011, the permitting process was extremely effective
- P&Z needs to:
 - a. See what other communities are currently doing
 - b. Come up with a list of nuisances as violations if ordinance is passed
 - c. See how to track violations
- P&Z will continue to look into what other communities are doing in more detail.
- Fayetteville has passed an extremely broad noise ordinance including electronic decibel meter readings so they can track violations.
- Asheville established an ordinance defining what a nuisance is.

No action taken, item tabled until next meeting

3. Excess Parking at Rentals

This issue will be on the agenda as a lead in for parking on Hwy 421.

VI. NEW BUSINESS

Home manufacturing was checked into and nothing found at this time

VII. MEMBER ITEMS

A. Alternate Member – Council passed an ordinance for an alternate member for P&Z when a member leaves in order to shorten the interview and replacement process. Ken Richardson has been confirmed as an alternate member to P&Z

B. Review of ordinance § 14.7 (d) Planting in the right of way

- It is unlawful to plant . . . on any public street without having first obtained a permit from the building inspector/code enforcement officer

- Each planting is treated separately
- There is an approval process
- Sea Watch did major planting and DOT approved it; it is on their property
- Kure by the Sea is requesting planting of palm trees; adjoining property owners will be requested to agree.
- Review of parking ordinance in residential areas was discussed.
- The number of parking spaces is determined by bedrooms
- Duplexes create a problem because ground floor areas are converted into bedrooms creating a parking issue.
- The ordinance defines a parking space as 9x20 ft.
- Should duplexes have a separate requirement?
- Duplexes could be changed to be defined as multifamily requiring more parking spaces
- Parking space requirement could be calculated using square footage of building or require one space for each bedroom
- Condos and townhouses have different requirements than single family residences

This issue will be checked into further and tabled until next meeting for further discussion

VIII. ADJOURNMENT:

MOTION: Member Ellen moved to adjourn the meeting at 7:55

SECOND: Member Whitley

VOTE: Unanimous

P&Z Meeting was adjourned at 7:55 p.m.



 Craig Galbraith, P&Z Chairman



 Josie Fitzgerald, Secretary