



KURE BEACH PLANNING & ZONING COMMISSION REGULAR MEETING

A regular meeting of the Kure Beach Planning & Zoning (P&Z) Commission was held on Wednesday, October 7, 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

ABSENT

Member Bill Moore
Alternate Kenneth Richardson

P&Z Attorney James E. Eldridge
Council Liaison Craig Bloszinsky

STAFF PRESENT

John Batson, Building Inspector
Nancy Hewitt, Deputy Town Clerk

I. CALL TO ORDER

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

II. APPROVAL OF THE AGENDA

Chairman Galbraith asked that Item C under Old Business be removed from the agenda as no further discussion was needed on fences.

MOTION: Chairman Galbraith moved to approve the meeting agenda, as amended.

SECOND: Member Ellen

VOTE: Unanimous

III. APPROVAL OF THE MINUTES

MOTION: Member Whitley moved to approve the minutes of the September 2, 2015 P&Z meeting.

SECOND: Member Ellen

VOTE: Unanimous

IV. PUBLIC COMMENTS

None

V. OLD BUSINESS

A. Follow up on Text Amendment Request to Section 19-320

Council Liaison Bloszinsky said that council agreed with P&Z's recommendation not to approve the text amendment because there was no hardship and therefore no reason to consider it.

Chairman Galbraith said that the town may be seeing more of this in the future where people who don't follow the code properly begin to apply for text amendments to the code.

B. Duplex – Parking issue

MOTION: Member Votta moved to table the issue until the next meeting.

SECOND: Member Ellen

VOTE: Unanimous

VI. NEW BUSINESS

A. Manufactured/Shipping Container Homes

Chairman Galbraith said he suggested this topic be put on the agenda because a (shipping) container home has been put in Carolina Beach, and he thought P&Z should begin discussing the possibility of one being put here. He said he has driven by it on a daily basis to watch its progress and, although they have made holes for the windows and framed the inside, it still looks like a shipping container.

Other comments made on this topic were, as follows:

- The town's code says it's okay to have manufactured housing that is manufactured to be a house, but shipping containers are not manufactured for that reason. (Bloszinsky)
- G.S. § 160A prevents discrimination against manufactured homes, and it includes a definition of manufactured homes in detail. The other way to look at it is how the code defines and regulates "dwelling units." (Eldridge)
- We shouldn't limit it since Kure Beach is a progressive community and millennials and younger people like that sort of dwelling and a "Spartan" lifestyle. (Whitley)
- Some container homes involve stacking multiple containers together to make larger homes, and some have actually been resurfaced on the outside so that they don't even resemble shipping containers and look very nice. (Ellen)
- If they are put together the right way, they are actually pretty cool. This probably stems from the whole idea of "mini-houses." (Votta)
- Because we don't have an architectural review, if it is allowed, someone could just put a container on their property. (Galbraith)
- Based on the town's current ordinance and its definitions regarding manufactured/mobile homes, any proposals and permit requests would be denied; but someone could always request it as a special use permit. (Batson)

Chairman Galbraith asked P&Z Attorney Eldridge to look at state statutes and the town's ordinances to see all of the legalities and to see if it is possible to provide language in the ordinance to restrict that sort of building in Kure Beach. He said that P&Z and council may find they don't have a problem with it, but it would be good to know what can and can't be done.

MOTION: Chairman Galbraith moved to table this discussion to the next meeting to give the attorney time to look into the legal implications of this topic.

SECOND: Member Ellen

VOTE: Unanimous

VII. MEMBER ITEMS

Vacation rental issues – Follow up of status of data collection

Member Whitley said he still needs to get together with Chief Cooper regarding the rental certificates and nuisance violations data that was being tracked over the summer.

Next Meeting Date

Discussion ensued whether or not members wanted to cancel the November P&Z meeting.

MOTION: Member Ellen moved to cancel the November P&Z meeting and meet again for the regularly scheduled December meeting.

SECOND: Member Whitley

VOTE: Unanimous

Chairman Galbraith asked that the following topics be placed under Old Business on the December P&Z meeting agenda:

- Duplex Parking Issue
- Manufactured/Shipping Container Homes
- Vacation Rental “Nuisance” Violation Data

Chairman Galbraith pointed out that, by the December P&Z meeting, Member Whitley will no longer be able to serve on the commission since he will be a council member at that point. He said he will call Alternate P&Z Member, Kenneth Richardson, to notify him of his automatic appointment as a regular member on P&Z and that he will need to be sworn in at the next meeting, scheduled on December 2, 2015.

VIII. ADJOURNMENT

MOTION: Member Ellen moved to adjourn the meeting.

SECOND: Member Votta

VOTE: Unanimous

The P&Z meeting adjourned at 7:18 p.m.



Craig Galbraith, P&Z Chairman



Nancy Hewitt, Deputy Town Clerk