



**KURE BEACH PLANNING & ZONING COMMISSION
REGULAR MEETING**

A regular meeting of the Kure Beach Planning & Zoning (P&Z) Commission was held on Wednesday, December 2, 2015. A quorum of the Commission was present.

P&Z MEMBERS IN ATTENDANCE

Chairman Craig Galbraith
Member John Ellen
Member Kenneth Richardson
Member Alan Votta

ABSENT

Member Bill Moore

P&Z Attorney James E. Eldridge

Council Liaison Craig Bloszinsky

STAFF PRESENT

John Batson, Building Inspector
Josie Fitzgerald, Secretary

I. CALL TO ORDER

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

II. APPROVAL OF THE AGENDA

MOTION: Member Ellen moved to approve the Agenda

SECOND: Member Votta

VOTE: Unanimous

III. APPROVAL OF THE MINUTES

MOTION: Member Votta moved to approve the minutes of the October 7, 2015 P&Z meeting.

SECOND: Member Ellen

VOTE: Unanimous

Oath of Office administered – Ken Richardson

IV. PUBLIC COMMENTS

None

V. OLD BUSINESS

A. Duplexes – parking issues

Seems after public awareness of this issue was made, the problem has decreased. Therefore, this issue tabled until further notice.

B. Manufactured/Shipping Container Homes

Attorney Eldridge presented a memorandum for discussion

- The question is whether these units will be allowed or not in Kure Beach
- By the general definition of a building and a single family dwelling, shipping containers fit the criteria for residential use and can be permitted
- These units are not mobile homes since there is no chases and not trailers since they are not vehicles on wheels
- However, these units were not built for residential purposes
- “General Statutes prohibit banning manufactured homes, but they can be limited to certain zones.”
- These units are not mobile homes, manufactured or modular homes
- Do we want them, and if so will they be limited to certain areas and how can they be regulated effectively?
- If not done properly, they may detract from property values, but if done properly and aesthetically improved, they could be fine.
- They could be incorporated with mobile homes by tweaking Chapter 19
- P&Z can regulate location and permitted use, and which districts they can be put.
- Design and color cannot be regulated

Chairman Galbraith suggested presenting to Council to get guidance from them to see what direction to go. Until we get feedback from council, this issue should be tabled.

C. Vacation rental nuisance violation data collection

Police are aggressively gathering information. Councilman Whitley will continue to work on this issue. Member Ken Richardson will work with Councilman Whitley

VI. NEW BUSINESS

Proposed Ordinance amendment – Chapter 19-373(7)

Attorney Canoutas presented verbiage for an amendment at the request of Council

- First Amendment could be violated if signs are not allowed.
- A few changes are suggested to the current ordinance as follows:

Political signs may be erected on any privately owned premises. One may erect non-illuminated political signs for a period of seventeen (17) days prior to any primary or general election. Political signs shall be removed five (5) days after the general or run-off election to which the sign pertains or after the termination of a candidacy, whichever occurs first. Political signs may not exceed six (6) square feet in size. Political signs will not be allowed within the right-of-way in the town limits or any publicly owned property. Political signs in the extraterritorial jurisdiction shall be placed near the tree line from the edge of the road. Political sign may be erected within one hundred (100) yards of the Town Hall or polling place twenty-four (24) hours prior to the scheduled election subject to limits imposed by the New Hanover County Board of Elections.

MOTION: Chairman Galbraith moved to present the recommendation to Council as attached with the Consistency Statement to read based on, "consistent with the comprehensive plan, and encourages appropriate use of land for political signs."

SECOND: Member Votta

VOTE: Unanimous

VII. MEMBER ITEMS

Resignation by Member Whitley resulted in the position of Vice Chair to be open and we will elect a Vice Chair tonight

MOTION: Chairman Galbraith nominated Member Votta to serve at Vice Chair

SECOND: Member Ellen

VOTE: Unanimous

VIII. ADJOURNMENT

MOTION: Chairman Galbraith moved to adjourn the meeting.

SECOND: Member Richardson

VOTE: Unanimous

The P&Z meeting adjourned at 8:05 p.m.



Craig Galbraith, P&Z Chairman



Josie Fitzgerald, Secretary