



**KURE BEACH PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES
DECEMBER 5, 2018**

The Kure Beach Planning & Zoning Commission held their regular meeting on Wednesday, December 5, 2018. A quorum of commission members was present.

P&Z MEMBERS PRESENT

Chair Craig Galbraith
Vice Chair William Moore
Member Kenneth Richardson
Member Retha Deaton
Member Robert Young

P&Z MEMBERS ABSENT

All present

STAFF PRESENT

John Batson – Building Inspections
Kathleen Zielinski – Secretary

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Commissioner Joseph Whitley, Council Liaison  
Attorney James E. Eldridge

**1. CALL TO ORDER**

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

**2. SWEARING IN OF NEW MEMBER**

Robert Young took the Oath of Office, sworn in by Kathleen Zielinski, as the newest member of the commission.

**3. APPROVAL OF AGENDA**

**MOTION** – Member Young moved to approve the agenda

**SECOND** – Member Deaton

**VOTE** - Unanimous

**4. APPROVAL OF MEETING MINUTES**

**MOTION** – Vice Chair Moore moved to approve the November 7, 2018 Regular Meeting minutes as submitted

**SECOND** – Member Richardson

**VOTE** – Unanimous

**MOTION** – Member Deaton moved to approve the November 7, 2018 Closed Session minutes as submitted

**SECOND** – Vice Chair Moore

**VOTE** – Unanimous

## 5. PUBLIC COMMENTS

None

## 6. OLD BUSINESS

- a. Chairman Galbraith reported that he attended the Town Council meeting for council's consideration of the proposed text amendments and consistency statements for regulating permitted uses for religious institutions and defining monument sign. While there was a bit of discussion, council was very supportive of the changes and will hold a public hearing prior to their next regular meeting. He plans to attend the public hearing and the meeting to follow during which the council will vote on the changes.
- b. Chairman Galbraith reported that, also at the Town Council meeting, he addressed the issue of the downtown mixed-use overlay district and requested specific direction from council for P&Z to move forward with the process of creating one. After some discussion, Council voted unanimously to request P&Z to begin the process for creating a new overlay district in the downtown area. To begin, he said it is very important to involve all concerned residents and businesses so a means to do that needs to be determined. He also wants to determine a structure for moving forward to include public meetings. He asked each member of the commission to do some homework prior to the next meeting. He then opened discussion on the topic. Several points were raised:
  - An overlay district is not limited and can overlay more than one district
  - Pedestrian and bike traffic should be considered
  - Previous B-1 studies will be helpful
  - UNCW may be of assistance
  - Obtain compatible models and templates to ensure moving in the right direction
  - Focus is on zoning regulations

Chairman Galbraith proposed continuing the discussion at the January meeting. Helpful for a productive discussion will be:

- Prior B-1 studies
- Land Use Plan
- Template
- Ordinance regarding restrictions in residential housing
- Homework by each member to bring in more information

Attorney Eldridge described the process being undertaken by Belleville in creating a Riverwalk Overlay District and offered to provide the template for that project to P&Z. Chairman Galbraith said meeting in January with that material along with other information brought by members for an informed discussion will be a good first step in this process. He would then like to schedule hearings or some mechanisms to come together with the area residents and businesses for open discussions on preserving the village feel of the downtown business district. The goal for the January meeting is to decide on a process and set a timeline.

Vice Chair Moore plans to attend an upcoming collective homeowner's association meeting with other representatives of the HOAs in Kure Beach. He will add the overlay district to their agenda for discussion. That meeting will be held on January 13, which follows the next P&Z meeting. Chairman Galbraith would like two commission members to attend.

c. Chairman Galbraith expressed his concern about the issue described by Vice Chair Moore at the last meeting regarding the propane tanks in Ocean Dunes that came loose during Hurricane Florence. While some hold the opinion that regulating the propane tanks should come under the purview of the HOA or New Hanover County, the chairman requested the topic be added to the January agenda for further discussion to decide if it is an issue that P&Z needs to address.

## 7. NEW BUSINESS

- a. Mayor Bloszinsky has formed a Naming Committee to look into a possible dedication for the new fire station. He is requesting input from citizen committees for recommendations. Commissioner Whitley explained that the mayor is looking for a citizen to be honored for time served and such and he would like suggestions of names of citizens to be considered. Member Young noted that many individuals have given a lifetime of service to Kure Beach. Chairman Galbraith expressed his opinion that buildings in a town should not be named after people and that naming rooms, benches, etc. would be okay. There was no further discussion and no action taken.

## 8. NEXT MEETING

**MOTION** – Chairman Galbraith moved to change the January meeting to January 9, 2019 at 7 p.m.

**SECOND** – Member Deaton

**VOTE** – Unanimous

## 9. ADJOURNMENT

**MOTION** – Member Richardson

**SECOND** – Member Young

**VOTE** – Unanimous

Meeting was adjourned at 7:43 p.m.

  
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Craig Galbraith, Chairman

  
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Kathleen Zielinski, Secretary

NOTE: These minutes reflect items considered and actions taken by the Planning & Zoning Commission and should not be considered a transcript of the meeting. An audio recording of the entire meeting can be found on the Town of Kure Beach website.