



PLANNING & ZONING COMMISSION MINUTES

REGULAR MEETING

Wednesday, March 3, 2021 @ 6:30 pm

The Kure Beach Planning and Zoning Commission (PZC) held its regular meeting on Wednesday, March 3, 2021 at 6:30 pm. A quorum of members was present, and Attorney Jim Eldridge attended.

P&Z MEMBERS PRESENT

Chairman Craig Galbraith
Member Kathleen Zielinski
Member Tony Garibay (VIA Phone conference)
Member James Dugan

P&Z MEMBERS ABSENT

Member Kenneth Richardson

STAFF PRESENT

Mandy Sanders, Town Clerk
John Batson, Building Inspector

CALL TO ORDER

Chairman Galbraith called the meeting to order at 6:35 p.m.

MOTION: Member Zielinski made a motion to excuse Member Richardson from tonight's meeting.

SECOND: Member Dugan

VOTE: Unanimous

ADOPTION OF AGENDA

MOTION- Member Zielinski made a motion to adopt the agenda as presented.

SECOND- Member Dugan

VOTE- Unanimous

APPROVAL OF MEETING MINUTES:

- February 3, 2021 Regular Meeting

MOTION- Member Dugan made a motion to approve the February 3, 2021 minutes as presented.

SECOND- Member Zielinski

VOTE- Unanimous

PUBLIC COMMENTS

None

OLD BUSINESS

1. Underground Utilities Update

MOTION: Member Dugan made a motion to table Underground Utilities Update.



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SECOND: Member Zielinski

VOTE: Unanimous

NEW BUSINESS

1. Interview Alternate Member Applicants

Chairman Galbraith gave a brief introduction of the job of Alternate to the Planning and Zoning Commission.

- Byron Ashbridge

Moved to Kure Estates in 2012 part time and is now here full time.

Recently bought ocean front home

Created oversized sign for Kure Estates parking area and was able to change ordinance through PZC

Has 20 years with Bank of America, left to join a Business Franchise

Looking for professional business opportunities and volunteer opportunities

Wants to contribute more to this town.

Member Garibay asked:

What was your role in Bank of America?

What brought you to Kure Beach?

Mr. Ashbridge responded:

- Regional management and transitioned into operations roles
- Planned Outer Banks trip and a hurricane cut off access and they changed vacation plans to Kure Beach. Had never heard of Kure Beach before ended up coming back several times and wanting to buy property.

Member Dugan asked:

We are not a decision-making board. Town Council makes the ultimate decisions. It can be difficult to be working on project for years and is not accepted by Council. How would you feel about getting shut down on an idea?

Mr. Ashbridge responded:

- Understands role is not decision making.
- Wants to get more involved and have influence in decisions.

Member Galbraith asked:

What are the major planning issues for Kure Beach?

What do you think Kure Beach can do better?

Mr. Ashbridge responded:

- Parking issue
- Encourage fewer rental activities

Member Zielinski asked:

What does "Through citizen and business engagement" mean?

Mr. Ashbridge responded:



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- Encourage feedback, have conversations, and be open.

- Joseph Barlok

Purchased a home in Kure Beach 6 years ago but has been a permanent resident for 1 year

Went to the University of Mississippi

Entire career has been in the utility industry. Started with TBA, worked with Con Ed in NY, became part of Entergy in NY, then worked with PSE&G in NJ

Is now completely retired

Worked with City Councils and Planning and Zoning in NY and NJ

Understands this is an advisory committee and is familiar and used to that

Member Zielinski asked:

Have you had an opportunity to go through Chapter 15 in our Code of Ordinances?

Mr. Barlok responded:

He has started going through it but is not familiar with it yet.

Chairman Galbraith asked:

What do you see as the major planning issues?

What is it about Kure Beach that has attracted you here?

Mr. Barlok responded:

- Erosion, water conservation, and stormwater
- Kure Beach is a family atmosphere. Quiet community

Member Garibay asked:

What can we do in Kure Beach to better utility?

What would be some things you would like to see this organization tackle?

Mr. Barlok respond:

- Improve reliability by improving redundancy
- No complaints, need to review ordinances.
- Beach is important, conservation and stormwater

Member Dugan asked:

What would concern you the most about the area and Kure Beach

Mr. Barlok responded:

- Power lines, wind is a big concern for utilities

Member Zielinski asked:

What do you mean by redundancy?

Mr. Barlok responded:

- If one circuit trips out, can loop into another



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- Paul Fagan

Lived in Kure Beach since 2006

Retired in 2017 and moved here permanently from Raleigh

University of Georgia

Accounting Major, became salesman at IBM

Looking for chance to make a difference for the Town now that he has time

Has skills in leadership, teambuilding and collaborating, working towards goals

Member Dugan asked:

Do you feel reasonably comfortable accepting rejection?

What do you see as biggest factor as far as outside influences and changing the community?

Mr. Fagan responded:

- Yes. Being told no as salesman is just another day. Has lots of experience with rejection.
- What drew us to Kure Beach was gaining a community after buying a home. Important that we commit ourselves to preserving what is so special. Family community. Sacred pillars hold community together.

Member Galbraith asked:

What do you see as major issues that we need to address in the future? What is it that we have done well?

This is volunteer activity. How do you feel about working in a volunteer activity?

Mr. Fagan responded:

- Kept true to soul of family-oriented beach community
- Leaders continue to listen to what citizens want and try hard to deliver. He would like to be a part of that.
- Stay true to the LUP.
- Traveled a lot and watched the joy his father got out of volunteering for Town Council in the town he grew up
- Feels all should participate in civil duty if able.

Member Zielinski asked:

On your application you were HOA board member for Kure Estates, any zoning issues while on that board and why were you on it for only one year.

Mr. Fagan responded:

- Asked to be on it as an intermittent member until they could vote on a new one. Was currently serving on one in Raleigh at the same time
- No zoning issues at the time.

Member Galbraith recommends Paul Fagan due to his level of volunteering

Member Zielinski recommends Joseph Barlok because Planning and Zoning experience and utilities and stormwater

Member Dugan recommends Joseph Barlok based on experience

Member Garibay recommends Joseph Barlok due to experience and knowledge for utilities. Could be crucial to providing guidance in future projects.



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MOTION: Member Zielinski Made a motion to recommend to council Joseph Barlok as alternate member of the Planning and Zoning Commission.

SECOND: Member Dugan

VOTE: Unanimous.

2. Land Use Plan Survey Discussion (Galbraith)

Continued from HPC meeting. Survey is herby incorporated into the minutes.

Chairman Galbraith - Will send changes and recommendations on Word document to Town Clerk Sanders.

Chairman Galbraith commented that he feels that being a member of HOA board is possibly a conflict of interest to being on the Planning and Zoning Commission.

Attorney Eldridge commented that conflict of interest is simple, but appearance is a greyer area. Need to look at procedures. They can be recused on certain matters that have an apparent conflict.

ADJOURNMENT

MOTION: Member Garibay made a motion to adjourn at 7:40 p.m.

SECOND: Member Zielinski

VOTE: Unanimous

ATTEST:


Mandy Sanders, Town Clerk


Craig Galbraith, Chairman

NOTE: These are action minutes reflecting items considered and actions taken by Planning and Zoning Commission. These minutes are not a transcript of the meeting. A recording of the meeting is available on the Town's website under Government>Planning and Zoning/Historical Preservation.



Town of Kure Beach: Land Use Plan Survey

In an effort to better understand the issues most important to the citizens, property owners, and visitors of Kure Beach and to assist in the Land Use Plan update, the Town requests that you complete this short questionnaire. We will tabulate the responses and integrate your concerns into the updated Land Use Plan. Results will be available on the Town's website once complete. Your participation is important and should only take a few minutes. Thank you!

*** 1. How important are the following business and commercial activities to the future of Kure Beach?**

	Very Important	Somewhat Important	Neutral	Not Important	Not at all Important
Locally owned restaurants/food service	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Small-scale shopping/stores	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Service-oriented businesses and offices	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mixed-use development (commercial/residential combined)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Franchise restaurants/food service	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Hotels and motels	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Small businesses oriented toward needs of tourists	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Small business oriented toward needs of residents	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other (please specify)

*** 2. How important are the following residential development and housing types to the future of Kure Beach?**

	Very Important	Somewhat Important	Neutral	Not Important	Not at all Important
High-density residential development (i.e. condos, townhomes, apartments)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Low-density residential development (i.e. single-family detached and duplex housing)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Accessory dwelling units - attached or detached (i.e. mother-in-law suite or garage apartment)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Designated affordable and workforce housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Short-term rentals and seasonal vacation rentals	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other (please specify)	<input type="text"/>				

*** 3. How important are the following recreational activities to the future of Kure Beach?**

	Very Important	Somewhat Important	Neutral	Not Important	Not at all Important
Parks and playgrounds	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Open and natural spaces	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sidewalks for pedestrians	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Designated off-road bicycle paths	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Designated off-road walking paths	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Community "outdoor" recreational facilities (tennis courts, etc.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Community oriented "indoor" recreational facilities (gym, etc.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Recreational programs, classes and activities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public art (statues, art displays, etc)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other (please specify)

*** 4. How important are the following transportation and infrastructure issues to the future of Kure Beach?**

	Very Important	Somewhat Important	Neutral	Not Important	Not at all Important
Beach renourishment and erosion	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Road maintenance	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Stormwater management and maintenance	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Hurricane preparedness	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Parking availability for beach access	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Parking availability in the downtown	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Parking availability on interior streets	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other (please specify)

*** 5. How important are the following environmental and natural resource issues to the future of Kure Beach?**

	Very Important	Somewhat Important	Neutral	Not Important	Not at all Important
Public access to environmental/natural resource sites	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public access to the beach	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Land and wildlife conservation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Cleanliness of the beach strand	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Drinking water quality	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Ocean water quality	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Recycling	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Pet waste and litter reduction	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other (please specify)

*** 6. Kure Beach is often referred to as having a “small town” ambiance/feel. How important is it that Kure Beach retain this “small town” ambiance/feel in the future?**

Very Important	Somewhat Important	Neutral	Not Important	Not at all Important
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

*** 7. How important is it that Kure Beach retain its current 35-foot height limit on development and buildings?**

Very Important	Somewhat Important	Neutral	Not Important	Not at all Important
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

*** 8. In your opinion, how important are building and development regulations in promoting the type of development in Kure Beach that you would like to see?**

Very Important Somewhat Important Neutral Not Important Not at all Important

*** 9. Which statement best describes your relationship to the Town of Kure Beach?**

- Business Owner
- Second Home Owner or Property Owner
- Seasonal Visitor/Tourist
- Year-Round Resident: Property Owner
- Year-Round Resident: Renter
- Other (please specify)

10. What is your favorite thing about Kure Beach?

11. If you could improve one thing about Kure Beach, what would it be?

12. Please provide any other comments you may have.

Thank you for your time! If you have any further questions please contact the Deputy Town Clerk, Beth Chase, at 910-458-8216.