



PLANNING & ZONING COMMISSION MINUTES

REGULAR MEETING

Wednesday, May 4, 2022 @ 6:30 pm

The Kure Beach Planning and Zoning Commission (PZC) held its regular meeting on Wednesday May 4, 2022. A quorum of members was present and Attorney Jim Eldridge attended.

P&Z MEMBERS PRESENT

Chairman Craig Galbraith
Vice-Chair Jim Dugan
Member Tony Garibay -
Member Joe Barlok
Alternate Member Byron Ashbridge

P&Z MEMBERS ABSENT

Member Kathleen Zielinski -

STAFF PRESENT

Mandy Sanders, Town Clerk
Beth Chase, Deputy Town Clerk
John Batson, Building Inspector

COUNCIL LIAISON PRESENT

CALL TO ORDER

Chairman Galbraith called the meeting to order at 6:00 p.m.

ADOPTION OF AGENDA

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

SECOND- Member Zielinski

VOTE- Unanimous

APPROVAL OF MEETING MINUTES:

- March 2, 2022 Regular Meeting

MOTION- Member Barlok made a motion to approve the minutes as presented

SECOND- Member Dugan

VOTE- Unanimous

PUBLIC COMMENTS

None.



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OLD BUSINESS

1. Land Use Plan Update

Wes Macleod with the Cape Fear Council of Government stated he has been working with the Town preparing this document for the past 10 months. The Land Use Plan Committee helped draft the plan and held public input sessions and did a survey to citizens. The Committee in March made the recommendation to forward the plan to the Planning & Zoning Commission for review. If there are any items in the document now is the time to ask those questions. Once PZC recommends approval of the plan to Town Council it will be sent to the Division of Coastal Management for a 90-day review period to make sure the plan is compliant. Once the Division of Coastal Management review is complete then Town Council will approve the plan.

Chairman Galbraith commented he is familiar with the process as he was the Chairperson of the Land Use Plan Committee. He has made his comments during the process of developing the plan.

Member Barlok stated he has the following recommendations:

- All 12 Maps say "2021 Land Use Plan"
- Page i, change Bryon to Byron
- On Page 2-6, the Table 2.5 estimates the day trip visitors at 3,792 he believes that is a high number because it assumes that all 632 parking spaces are used by day trippers which they're not
- On Page 2.7 at top of page. How can the plan state that "growth from births will be offset by the natural population decline from deaths" when the highest age percentage is from 55 to 74. That is much lower births than deaths
- The Hazards section on page 3-5, due to proximity, should we mention Brunswick Nuclear Plant?
- On Page 3-19, Action 3.2.D.1, and Page 4-14, Action 4.1.B.1 maybe we should consider incentives for residents to do this?
- On Page 4-6, Snow's Cut Bridge Replacement in 2040 - Better start the Plan & Design now, or it will end up in 2050
- On Page 4-9 mentions dogs off leash at the dog park but does not mention anything about dogs on beach
- On Page 4-12 and page 4-17 Policy 4.2.I, the plan does not mention "Paid Parking" anywhere
- On Page 5-3 the table says 22.6 total, but words below it states 35
- On Page 5-5, Town Center, second sentence typo states "in in".
- On Page 6-1 Existing Program, states that PZC acts as the Towns HPC and that is incorrect as they are separate commissions
- On Page 6-2 Historic Preservation, the sentence begins with the word "Recently" which is a useless word and a moving target in this application
- On Page 2-7 the last two sentences addresses the wind turbines off the coast



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- On page 4-1 it states per FEMA guidelines water must be provided 24/7 but during a hurricane the Town shuts off the water

Wes Macleod stated he will add a clause regarding the amount of day trippers. He will also add a statement regarding the low natural population growth and make corrections to all the typos from the list.

Member Dugan commented the hazards listed are all-natural hazards.

Town Attorney Eldridge commented the Dogs on the beach is a code ordinance and the Committee agreed to not put it in the plan.

Member Garibay commented he does not see the need to include the wind turbines in the plan based off the information the Town has today.

Wes Macleod commented the FEMA guidelines mean the Town needs to be able to supply water to all citizens on the peak days.

Member Dugan commented on Page 4-3 it states the Town of Kure Beach has two water wells that could be used for future Fire prevention needs. The well on N Avenue must be sampled before it can be used so the well would not be used in the case of a fire as it would take too long to test the water.

MOTION- Member Dugan made a motion to forward the Land Use Plan subject to the amendments for Town Council to send to Division of Costal Management before adopting the plan

SECOND- Member Garibay

VOTE- Unanimous

MEMBER ITEMS

None.

ADJOURNMENT

MOTION- Member Dugan made a motion to adjourn the meeting at 6:47 p.m.

SECOND- Chairman Galbraith

VOTE- Unanimous



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ATTEST: Mandy Sanders
Mandy Sanders, Town Clerk

Craig Galbraith
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.