



PLANNING & ZONING COMMISSION MINUTES

REGULAR MEETING

Wednesday, September 7, 2022 @ 6:00 pm

The Kure Beach Planning and Zoning Commission (PZC) held its regular meeting on Wednesday September 7, 2022. A quorum of members was present and Attorney Jim Eldridge attended.

P&Z MEMBERS PRESENT

Chairman Craig Galbraith
Vice-Chair Jim Dugan
Member Joe Barlok (Via Conference Call)
Member Tony Garibay
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 excuse Member Zielinski from the meeting
SECOND- Member Garibay
VOTE- Unanimous

MOTION- Chairman Galbraith made a motion to adopt the agenda as presented
SECOND- Member Dugan
VOTE- Unanimous

APPROVAL OF MEETING MINUTES:

- June 1, 2022 Regular Meeting

MOTION- Member Garibay made a motion to approve the minutes as presented
SECOND- Member Dugan
VOTE- Unanimous

PUBLIC COMMENTS

None.



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OLD BUSINESS

None.

NEW BUSINESS

1. Discussion of Multi-Use Zoning on K Avenue

Chairman Galbraith commented a prior Town Mayor had a strong stance on the Town having a mixed used zoning on K Avenue, so the Town put an overlay district onto K Avenue for mixed use. This would allow Commercial activity on the first floor and residential on the second floor. The Town has received zero applications for it. He wasn't sure if the Commission wanted to review changing this ordinance.

Building Inspector Batson commented there is not a lot of citizens trying to open a business in Kure Beach.

Chairman Galbraith it has been 10 years since the overlay district was implemented. Member Zielinski is absent tonight but asked that he mention that she is in favor of raising the height limit from 40 feet to 42 feet in the business district. He is not personally in favor of this change.

Member Garibay asked was this just on K Avenue?

Chairman Galbraith commented yes it would just be in the Business District.

Member Dugan commented need to consult the Town Attorney but if anything is changed for any portion of the Town it would have to go through Raleigh?

Attorney Eldridge stated the current limitation is by legislative action so yes that is correct. He would also note in PZC interviews the one question he always heard being asked to applicants was their stance regarding the height limit.

2. Discussion of Green/Sustainability Planning and Zoning Elements

Chairman Galbraith commented the PZC could be more proactive and think about items the Commission could develop. Is there anything the Commission wants to consider for green sustainability for the Town? He will personally bring back more ideas next month to the Commission to review.

Building Inspector Batson commented the Commission can always consider items like watering your grass with rain barrels etc.

Chairman Galbraith stated he will review surrounding similar Towns and bring back more ideas next month to the Commission to review. There was an organization that presented to Town Council regarding the planting of trees, but he is unsure what was decided.

Deputy Town Clerk stated she will bring the information to the October Town Council meeting.



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3. Discussion of Non-Conforming Ordinance

Chairman Galbraith stated the only thing he wanted to mention was during the presentation to the Town Council he tried to point out that text amendments effect the whole Town and not to look at the individual situation. Is there any other items the Commission want to discuss or thinks the Commission could be proactive at?

Building Inspector Batson commented he will be sending the Commission a whole list of items to review next month.

OLD BUSINESS

None.

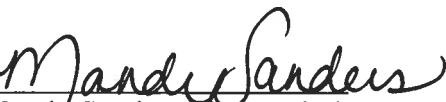
ADJOURNMENT

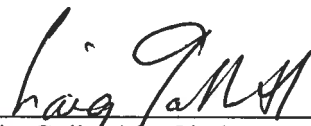
MOTION- Member Dugan made a motion to adjourn the meeting at 6:28 p.m.

SECOND- Chairman Galbraith

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](#).