



# PLANNING & ZONING COMMISSION MINUTES

**REGULAR MEETING**

**Wednesday, January 4, 2023 @ 6:00 pm**

The Kure Beach Planning and Zoning Commission (PZC) held its regular meeting on Wednesday January 4, 2023. 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  
Member Byron Ashbridge  
Alternate Member Connie Mearkle

**P&Z MEMBERS ABSENT**

Member Tony Garibay

**STAFF PRESENT**

Mandy Sanders, Town Clerk  
John Batson, Building Inspector

**COUNCIL LIAISON PRESENT**

Commissioner Dennis Panicali

**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 Garibay from the meeting

SECOND- Member Barlok

VOTE- Unanimous

MOTION- Chairman Galbraith made a motion to add to the first item of business on the agenda the Election of Chair and Vice Chair

SECOND- Member Ashbridge

VOTE- Unanimous

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

SECOND- Member Ashbridge

VOTE- Unanimous

**APPROVAL OF MEETING MINUTES:**

- December 7, 2022 Regular Meeting

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

SECOND- Member Barlok

VOTE- Unanimous



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## **PUBLIC COMMENTS**

None.

## **OLD BUSINESS**

### **1. Election of Chairperson and Vice Chair**

Chairman Galbraith commented he would like someone else to have the opportunity to serve as Chairperson as he has done so for 13 years. He would like to not be the chair this year.

**MOTION-** Member Barlok made a motion to elect Member Ashbridge as Chairperson of the PZC

**SECOND-** Member Dugan

**VOTE-** Unanimous

**MOTION-** Chairperson Ashbridge made a motion to elect Member Barlok as Vice Chairperson of the PZC

**SECOND-** Member Dugan

**VOTE-** Unanimous

### **2. Continued Discussion of Town Ordinances regarding Private Beach Access Points**

Member Barlok commented he looked into CAMA. The CAMA rules sent him to the Coastal Research Commission which has its own standards for Ocean Hazard areas. It mainly talks about when building beach accesses that you must build them in a manner that entails negatable alteration of the primary or frontal dune. It doesn't really tell you it must be so high or low. It does talk about safety and handrails and that it doesn't affect the dune. Before the Commission decides on what to do need they need to know the rules.

Building Inspection Batson commented those are pretty much the rules. His recommendation is to leave it as is.

Chairperson Ashbridge commented he agrees with that.

**MOTION-** Member Galbraith made a motion to table this item to the February agenda

**SECOND-** Member Dugan

**VOTE-** Unanimous

### **3. Continued Discussion of Green/Sustainability Planning and Zoning Elements**

**MOTION-** Member Galbraith made a motion to table this item to the February agenda

**SECOND-** Member Barlok

**VOTE-** Unanimous



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## 4. Discussion of Home Occupations

Member Galbraith commented due to Covid having a lot more home occupations so thought maybe need to expand the ordinance. May need to look at how other communities have fine-tuned this definition to anticipate problems that may occur if citizens try to abuse this idea from working from home. The Town does have a definition, but it is not very detailed. Has the Town received any complaints or have any issues with this ordinance? Are home occupations allowed in almost all residential zoning? He will work on drafting an ordinance and bringing back a recommendation.

Building Inspections Batson commented he has only received complaints regarding citizens operating businesses that are not considered a home occupation in an area that is not zoned for it. Yes, it is allowed in most residential zoning. He does not think there is currently any issues with the ordinances for enforcing. He does think we should clean up permitted uses throughout all districts.

MOTION- Member Galbraith made a motion to table this item to the February PZC meeting

SECOND- Member Barlok

VOTE- Unanimous

## NEW BUSINESS

None.

## ADJOURNMENT

MOTION- Member Barlok made a motion to adjourn the meeting at 7:12 p.m.

SECOND- Member Dugan

VOTE- Unanimous

ATTEST:

  
Mandy Sanders, Town Clerk

  
Joe Barlok, Vice 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.