



PLANNING & ZONING COMMISSION MINUTES

REGULAR MEETING

Wednesday, March 1, 2023 @ 6:00 pm

The Kure Beach Planning and Zoning Commission (PZC) held its regular meeting on Wednesday March 1, 2023. A quorum of members was present and Attorney Jim Eldridge attended.

P&Z MEMBERS PRESENT

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

Chair Ashbridge called the meeting to order at 6:00 p.m.

ADOPTION OF AGENDA

MOTION- Member Galbraith made a motion to excuse Member Garibay from the meeting

SECOND- Member Dugan

VOTE- Unanimous

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

SECOND- Member Galbraith

VOTE- Unanimous

APPROVAL OF MEETING MINUTES:

- February 1, 2023 Regular Meeting

MOTION- Member Galbraith made a motion to approve the minutes as amended

SECOND- Member Barlok

VOTE- Unanimous

PUBLIC COMMENTS

None.



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OLD BUSINESS

1. Review and Report on Proposed Text Amendment to 15.08.120.I Downtown Preservation Overlay District

Attorney Eldridge stated the Commission has the revised text amendment. He has deleted the section on having the Building Inspector give a recommendation on the COA. He does still think it is important for the Building Inspector to give a report, testify and submit the report into evidence.

Member Galbraith commented he thinks it should include the Building Inspector opinion in the report.

MOTION- Member Galbraith made a motion to recommend the proposed text amendment to 15.08.120.I Downtown Preservation Overlay District with the amendment of adding “in his/her opinion” to Town Council and approve the Consistency Statement as presented

SECOND- Member Barlok

VOTE- 3-1 Vote, For- Chair Ashbridge, Member Barlok, Member Galbraith, Against- Member Dugan

MOTION- Member Barlok made a motion to approve the Consistency Statement for 15.08.120.I Downtown Preservation Overlay District

SECOND- Member Galbraith

VOTE- Unanimous

NEW BUSINESS

1. Discussion of Permitted Uses for the following districts: RA-1, RA-1A, RA-2, RA-2A, RA-2T

Building Inspector Batson commented he has mentioned in the past 6 months that it would be a good exercise to review the surveys from the Land Use Plan and look at what was liked most of Kure Beach and review what is currently in the permitted uses in different districts. To give an example in the RA-2 district you can have a one or two-family dwellings, office for a recognized profession, religious institutions, school, college, etc.

Member Galbraith commented it is easier to look at the residential zoning before the commercial zoning.

Permitted Uses Recommendations:

- 15.10.020 – Delete section C
- 15.12.020 – No changes to the ordinance
- 15.14.020 – Delete sections B, C, and E and add a new section to state “Home occupations as defined in KBC 15.02.010
- 15.16.020 – Section A amend to read “One and Two-Family Dwellings, and remove from section B “condominiums and remove section C



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- 15.18.020 – Delete sections C, D, F, and add new section to read “Home occupations as defined in KBC 15.02.010

Attorney Eldridge commented he will bring forward the recommended changes at the next PZC meeting.

Chairperson Ashbridge stated recommend all the changes at one time to Town Council once completed.

Member Dugan commented he thinks it should be divided into sections for Council to review.

CONSENSUS- PZC to discuss Permitted Uses for the following districts at the April PZC meeting: RA-3, RA-3A, RA-4, RB-1

CLOSED SESSION

MOTION- Member Barlok made a motion to go into Closed Session for Attorney-Client Privilege per (GS 143-318.11(a)(3)

SECOND- Member Dugan

VOTE- Unanimous

MOTION- Member Galbraith made a motion to return to open session

SECOND- Member Barlok

VOTE- Unanimous

Attorney Eldridge commented no actions or votes were taken in closed session.

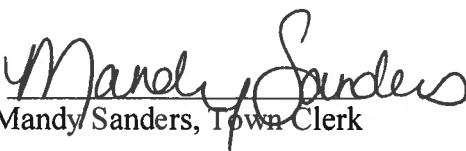
ADJOURNMENT

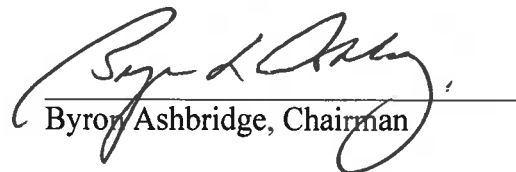
MOTION- Member Galbraith made a motion to adjourn the meeting

SECOND- Member Barlok

VOTE- Unanimous

ATTEST:


Mandy Sanders, Town Clerk


Byron Ashbridge, Chairman



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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.