



PLANNING & ZONING COMMISSION MINUTES

REGULAR MEETING

Wednesday, August 2, 2023 @ 6:00 pm

The Kure Beach Planning and Zoning Commission (PZC) held its regular meeting on Wednesday August 2, 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
Member Tony Garibay
Alternate Member Connie Mearkle

P&Z MEMBERS ABSENT

STAFF PRESENT

Beth Chase, Deputy 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 Dugan made a motion to adopt the agenda as presented

SECOND- Member Galbraith

VOTE- Unanimous

APPROVAL OF MEETING MINUTES:

- July 5, 2023 Regular Meeting

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

SECOND- Member Garibay

VOTE- Unanimous

PUBLIC COMMENTS

None



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OLD BUSINESS

1. Continued Discussion of Batteries Used for Electricity Storage in the Setbacks

Chair Ashbridge commented Building Inspector Batson provided the Commission with various thoughts and options. All of these would assume nothing is done in the setback, how does this line up with generators? How do we deal with the issue of existing properties wanting to add this technology?

Building Inspector Batson commented generators are not allowed to be in the setback unless it is a corner lot. On the corner lot its allowed to be in the first 5 feet of the 10-foot setback. He provided all these options because he knew it would be a lively discussion for the Commission and it depends on what the Commission wants. He has seen some mounted in garages already and he does not know if they are all necessary to be mounted on the house. It may affect someone from mounting batteries on the house.

Member Galbraith stated this section on solar energy equipment came about 10 years ago. The NC state passed a statute 160D-914 called Solar Collectors that limited the ability of the government to regulate solar collectors. So, this was written for Kure Beach within the parameters of 160D-914. He did some research regarding the statute for solar batteries and currently no regulations regarding restricting batteries. He supports option 1 that Building Inspector Batson has provided.

Member Garibay commented he thinks as battery technology keeps changing putting parameters regarding specific sizes as its going to morph into other things. He thinks the discussion is do we really want to promote this technology to think about being green or put guardrails around it. If the Town limits the Town may be unwinding this decision it in the future.

Commissioner Panicali stated there is a reason why the Town has the 5-foot setback. There are many options as he has looked into batteries and only going to see more citizens installing battery backups. It needs to be consistent what is or is not allowed in the setback and citizens will find solutions to the problem.

Chairman Asbridge commented option 1 amended to include side/rear is what the Commission is proposing to be finalized next meeting.

MOTION- Member Galbraith made a motion to recommend staff to create a proposed text amendment for discussion next month related to option 1 with the amendment to include rear and side mounting

SECOND- Member Barlok

VOTE- Unanimous

Building Inspector Batson to have follow up discussion of just batteries at the next meeting.



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2. Continued Discussion of the Planning & Zoning Commission Land Use Plan Initiative

Chair Ashbridge stated the next item is the Land Use Plan. There was discussion of getting more involved in the recommendations in the summary at the back of the Land Use Plan. PZC is not mentioned in the plan as it is more staff assignments but there may be areas where PZC could assist. If there is anything PZC thinks they could work on would need to get approval from Council.

Member Galbraith commented he reviewed the plan and he thinks Kure Beach is going a great job and most recommendations are minor. As he was reviewing, he could not find any recommendations.

Building Inspector Batson stated it would be good for the PZC to review the survey results from the citizens responses. He will review the summary and bring a recommendation next month to the Commission.

3. Continued Discussion of Proposed Text Amendment for the SIC Codes

Member Barlok commented he is currently waiting for the proposed permitted uses to be approved before he can continue with the SIC Codes. So hopefully will have it next month for the Commission to review once Town Council approves.

NEW BUSINESS

1. Discussion of the Presentation to Town Council regarding Permitted Uses Text Amendments

Chair Ashbridge stated Council has requested this memo be included in the public record and will be published on the Town Council agenda. The main intent is just to ensure consistency of terminology and activity reflect what is feasible in the district. Building Inspector Batson has educated the Commission on certain districts that have been built out all together and some of the allowed opportunities are not even possible anymore as there is no land to do so. It is a lot of information to digest so the text amendments could raise a lot of questions.

CLOSED SESSION

None.

ADJOURNMENT

MOTION- Member Galbraith made a motion to adjourn the meeting at 6:49 p.m.

SECOND- Member Garibay

VOTE- Unanimous




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ATTEST:


Beth Chase, 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.