



# PLANNING & ZONING COMMISSION MINUTES

## REGULAR MEETING

Wednesday, February 7, 2024 @ 6:00 pm

The Kure Beach Planning and Zoning Commission (PZC) held its regular meeting on Wednesday February 7, 2024. 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

### P&Z MEMBERS ABSENT

Member Craig Galbraith

### STAFF PRESENT

Beth Chase, Town Clerk

Bethany White, Code Enforcement Officer

### 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 Barlok made a motion to excuse Member Galbraith from the meeting

SECOND- Member Dugan

VOTE- Unanimous

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

SECOND- Member Dugan

VOTE- Unanimous

### APPROVAL OF MEETING MINUTES:

- January 3, 2024 Regular Meeting

MOTION- Member Dugan made a motion to approve the minutes

SECOND- Member Barlok

VOTE- Unanimous

### PUBLIC COMMENTS

None



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## **OLD BUSINESS**

1. Text Application for Sombra Properties, LLC (Aaron and Kelligh Orlando) at 125 South 3rd Avenue

Chairman Ashbridge commented the PZC held discussion last meeting regarding the text application for Sombra Properties, LLC dealing with building a residential property in the business district. He believes both attorneys were going to move forward with a revised text amendment.

Attorney Eldridge stated he has no issues with the proposed consistency statement so can just speak with the applicant.

Applicant Attorney Steve Coggins stated he is representing Sombra Properties, LLC. Applicant Aaron Orlando has been visiting Kure Beach for the over 25 years and would like to build a home here and eventually move his family here permanently. He has run into an issue, and this is a way to correct it. He presented last month an amendment to allow if the immediate prior use was a non-conforming residential use. Since last month continued to work with the Director of Compliance and Development Batson on the proposed consistency statement to make sure the setback requirements for RA-1A would be applicable. Also, the impervious ground-covering surface does not exceed sixty-five percent of the lot.

Member Barlok stated after reviewing the minutes from last month the Commission discussed the setbacks be in accordance with RA-1 but now it says RA-1A. It is the same requirements but does differ from last month.

MOTION- Member Barlok made a motion to recommend the text amendment application for Sombra Properties, LLC to Town Council

SECOND- Member Dugan

VOTE- Unanimous

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

SECOND- Member Dugan

VOTE- Unanimous

## **NEW BUSINESS**

1. Interview the following Applicants for the full member and alternate member position:
  - John Collora (No show)
  - Brittany Evans
  - Liz Johnson
  - Tony Karboski
  - George Thomas



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## Summary of Interview Questions to Brittany Evans:

- Why do you want to be part of the Planning and Zoning Commission?
- Will attendance be an issue or will you have any conflicts?
- On the application wrote about a concern for sustainable development practices, please explain.
- At times you may have to vote against a friend or a neighbor, would this be an issue?
- Decisions made by the Commission isn't made for one property owner but the whole Town. How familiar are you with the Town ordinances?
- Have you attended a Planning and Zoning Commission meeting?
- Is there a specific reason why you wanted to apply to this Commission over another one for the Town?

Brittany Evans responded:

- She would like to be part of the Planning and Zoning Commission because she is committed to Kure Beach and keeping the vision of the small-Town community. She thinks her background and work experience would be a value in this position. Currently she is trained to be a county executive director for the USDA.
- She would have no conflicts and part of her job is outreach and to be involved in her community.
- Sustainable Development practices would include the Historic Preservation in the center of Town and taking into account the beach nourishment the Town receives. Also making sure the culture of the 2022 Land Use Plan is sustained.
- She would have no issues with conflict, she was a middle school teacher and had to deal with conflict frequently.
- She could gain more knowledge on the Town ordinances, and currently reviews federal policies at work.
- She has never attended a PZC meeting in Kure Beach but has in Carolina Beach.
- She thinks her role as an executive director has helped her gain knowledge in property boundaries and lot sizes. Her husband currently works in Public Works Department, and he tells her a lot about ordinances, so she has learned from him.

## Summary of Interview Questions to Liz Johnson:

- Why do you want to be part of the Planning and Zoning Commission?
- At times may have to vote against a friend or a neighbor, would this be an issue?
- How familiar are you with the Town ordinances?
- Do you view conflict resolution skills as a strong point for yourself?
- One of the requirements the Town must deal with is building height, do you know the building height requirement and why it's important?

Liz Johnson responded:

- She thinks she has a diverse background; she is also a certified teacher currently not working in the field and has served on the board of multiple non-profits. She has a research legal degree and is familiar with grant writing, has taken real estate 101 and 102 and was also a



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project manager. She has been coming to Kure Beach with her father since 1983 when he bought in Ocean Dunes and then he built in 1994 Kure Beach Village. She bought his property in Kure Beach Village about a year and half ago.

- She has the ability of looking at things from multiple perspectives and does not see that being an issue.
- She has seen some but could learn more. She has attended Town Council meetings but has not attended a Planning and Zoning Commission meeting.
- She has dealt with conflict as a teacher and has worked with plenty of ministries where you have to deal with conflict.
- The height limit is 35 feet, and she knows why she likes it but unsure why that certain number was picked.

## **Summary of Interview Questions to Tony Karboski:**

- Why do you want to be part of the Planning and Zoning Commission?
- Just want to acknowledge that he has attended multiple Planning and Zoning Commission meetings.
- What skill sets do you bring to the Planning and Zoning Commission?
- Any questions for us?
- Are you familiar with the Town ordinances?
- Would you be able to take a position against your wife?
- Do you know the difference between a right of way and a setback?

Tony Karboski responded:

- He just wants to be more involved in the community. He served on the Land Use Plan Committee and is also the treasurer of the Island Men and wants to give back to the community.
- He does not have any issues with conflicts based on neighbors or his business background and is a clear thinker. He believes he could be helpful.
- He believes the Commission members knows who his wife is and if that is a conflict at all then take his name off the list.
- He knows the ordinances but not in depth, so it would be a learning experience.
- He would absolutely be able to take a position against his wife.
- A setback is along side the house and the right of way is the right for the Town to have access to the property.

## **Summary of Interview Questions to George Thomas:**

- Why do you want to be part of the Planning and Zoning Commission?
- Have you attended a Planning and Zoning Commission or Town Council Meeting?
- Have you reviewed any of the Town Ordinances?
- How do you tell which zone a property is in?
- What do you see as continuing problem for Kure Beach?



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- Did you personally have to have knowledge of the various Zoning Ordinances based on the type of work in your career?

George Thomas responded:

- He wants to have an active participation in managing the progress of the Town. He lived in Florida and has seen a lot of change come into the Town he lived in before.
- He has not attended any meetings currently as he has only been full time resident for a couple months.
- Since he applied, he has been reviewing the Town ordinances.
- He would use the Town Zoning map to know where the property is.
- The expansion, the lots are being bought up and eventually the property on the normal streets may be used to expand other businesses over time.
- He did need to know the ordinances in his career.

## Commission Discussion:

Member Barlok stated the conflict resolution and her willing to learn he felt Brittany Evans had great answers to the questions. Tony Karboski with his Land Use Plan Committee experience is a big plus and has also attended multiple meetings. He thinks Tony Karboski could hit the ground running the best and he likes Brittany's enthusiasm.

Chairman Ashbridge stated the PZC is only recommending to Town Council to interview and for the Town Council to appoint. He really likes George Thomas's experience and Tony Karboski's involvement with the Town. Brittany and Liz both presented very well. He agrees with Member Barlok's assessments.

Member Dugan stated every member had something to offer.

MOTION- Member Barlok made a motion to recommend to Town Council Tony Karboski as a full member to the Planning and Zoning Commission

SECOND- Member Dugan

VOTE- Unanimous

MOTION- Member Barlok made a motion to Member made a motion to recommend to Town Council Brittany Evans as an alternate member to the Planning and Zoning Commission

SECOND- Member Dugan

VOTE- Unanimous

## CLOSED SESSION

None.



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## ADJOURNMENT

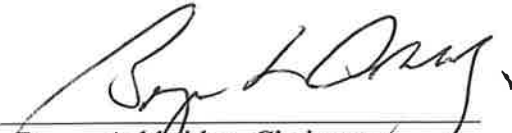
MOTION- Member Barlok made a motion to adjourn the meeting at 6:50 p.m.

SECOND- Member Dugan

VOTE- Unanimous

ATTEST:

  
Beth Chase, Town Clerk

  
Byron Ashbridge, 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.