



PLANNING & ZONING COMMISSION MINUTES

REGULAR MEETING

Wednesday, June 26, 2024 @ 6:00 pm

The Kure Beach Planning and Zoning Commission (PZC) held its regular meeting on Wednesday, June 26, 2024 @ 6:00 p.m. 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 Karboski
Alternate Member Brittany Evans

P&Z MEMBERS ABSENT

STAFF PRESENT

Mandy Sanders, Director of Administration
Bethany White, Code Enforcement Officer

COUNCIL LIAISON PRESENT

Commissioner Dennis Panicali

CALL TO ORDER

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

ADOPTION OF THE AGENDA

MOTION – Member Dugan made a motion to adopt the agenda as presented

SECOND – Vice-Chair Barlok

VOTE – Unanimous

ADOPTION OF MINUTES

- April 3, 2024 Regular Meeting

MOTION – Member Dugan made a motion to adopt the minutes

SECOND – Member Galbraith

VOTE – Unanimous

PUBLIC COMMENT

None



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OLD BUSINESS

None

NEW BUSINESS

1. Review and Report on the Special Use Permit Application for Seabirds Motel

Attorney Eldridge recognized Dan Tollens, who appeared as the agent for property owner Seabirds Motel at Kure Beach LLC, the entity seeking to use the grass portion of its parcels for paid parking within the allowable special use permitted within the current zoning. Attorney Eldridge stated that this is just an advisory meeting, and Town Council will make a decision on the Special Use Permit (SUP) in July or August. He commented that will be an evidentiary hearing, which will require the applicant to present evidence in support of four elements, not just opinions. Attorney Eldridge stated that if the applicant does not meet the burden of proof, the SUP will not be approved.

Chairman Ashbridge asked Mr. Tollens to give his presentation. Mr. Tollens stated that he and Code Enforcement Officer White are working through a few different issues, including the SUP for paid parking on the property's parcels, combining three of the parcels into one to be separate from the motel zoning, and acquiring the proper amount of assigned parking for the motel at 1.2 spots per room. He commented that he has been working with an architect and the parking group, and he passed out a drawing that is hereby incorporated into the minutes. Mr. Tollens stated they are trying to improve the community and value and are seeking to have 14 paid parking spots within the property boundary lines.

Attorney Eldridge asked several questions to understand the orientation of the drawing.

Chairman Ashbridge commented that counsel recommends PZC members not go to a site before it is discussed so they can hear a presentation fresh without any pre-conceived notions. He asked what is currently on the site of the proposed spots. Mr. Tollens stated it is grass, adding that there are some spots further in on the property and parking stops moved back to the property line due to plans for a pickleball court, but they have since changed their mind about that use because it has the tendency to become more of a liability than an asset.

Vice-Chair Barlok asked if the current parking on 3rd and J belongs to the motel or the Town. Mr. Tollens stated there was a miscommunication on their part and where they have it currently set up now is Town right-of-way, but what they are proposing is to have people come around to park on the inside portion of that grass. Vice-Chair Barlok asked if the Town would have to give up one or two spots to allow access through there. Mr. Tollens commented no, that's just a Town right-of-way.



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Member Galbraith asked Mr. Tollens if they are planning to do anything to the proposed parking spots to make them more aesthetically pleasing. Attorney Eldridge reminded PZC members to use the aforementioned four elements to guide their questions. He stated that with quasi-judicial decisions, Town Council may impose conditions that are reasonable. Member Galbraith stated that his question fits in with the third element (will not substantially injure the value of adjoining property). Mr. Tollens commented that they do not plan to do any beautification and want to see how the season goes, but if that's something that would entice the decision to move forward then they would entertain the idea.

Chairman Ashbridge asked if the intent is for it to be a grass lot, and Mr. Tollens said yes.

Attorney Eldridge stated that the application should be supplemented to show other things that will be done to get the parking lot ready.

Chairman Ashbridge asked for Code Enforcement Officer White's perspective. She stated she is still working with the applicant on required parking for the hotel, which needs six to seven more spots, adding that this is a separate issue from the SUP application.

Member Galbraith commented that it would be beneficial for the application to provide some more design details to help them visualize everything better and satisfy any questions Town Council may have. Mr. Tollens stated he has met with a landscape architect and exterior design expert for help as they go through the next phase of improving the property.

Chairman Ashbridge stated PZC members are hearing support and not objections, but they want to offer recommendations that the applicant make the property as aesthetically pleasing as possible and find ways to provide visual details.

Member Galbraith suggested tabling the matter following the recommendations made tonight. Mr. Tollens stated they would be ready next month. Chairman Ashbridge stated the next PZC meeting is on August 7, so the matter would be tabled until then.

MOTION – Member Galbraith made a motion to table the matter

SECOND – Member Dugan

VOTE – Unanimous

Member Galbraith commented that he may not be able to attend the August meeting due to a conference. Chairman Ashbridge stated they need to be sure there is a quorum at the next meeting.



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ADJOURNMENT

MOTION – Vice-Chair Barlok made a motion to adjourn the meeting at 6:30 p.m.

SECOND – Member Dugan

VOTE – Unanimous

ATTEST: Mandy Sanders
Mandy Sanders, Director of Administration

Byron Ashbridge
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.