



PLANNING & ZONING COMMISSION MINUTES

REGULAR MEETING

Wednesday, October 2, 2024 @ 6:00 pm

The Kure Beach Planning and Zoning Commission (PZC) held its regular meeting on Wednesday, October 2, 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

P&Z MEMBERS ABSENT

Alternate Member Brittany Evans

STAFF PRESENT

Beth Chase, Town Clerk
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.

MOTION- Member Barlok made a motion to excuse Member Brittany Evans from the meeting

SECOND- Member Dugan

VOTE- Unanimous

ADOPTION OF THE AGENDA

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

SECOND – Member Barlok

VOTE – Unanimous

ADOPTION OF MINUTES

- June 26, 2024 Regular Meeting

MOTION – Member Barlok made a motion to adopt the minutes as presented

SECOND – Member Dugan

VOTE – Unanimous



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PUBLIC COMMENT

None

OLD BUSINESS

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

Attorney Eldridge reviewed the document included in the agenda packet labeled “Special use Permit Application”. He stated the PZC will do a review and comment tonight and the Chairperson will sign the comment from the Planning & Zoning Commission for the November Council hearing. The PZC will need to answer the 4 questions to come to their conclusion.

Applicant Tollens presented the following documents to the PZC: Site Plan, Copy of the Survey, and Two Additional pictures of the property including an overlay of the property.

Attorney Eldridge asked for the Applicant to speak on the combining of the parcels.

Director of Compliance and Development White answered it has been signed off on and just needs to go to the courthouse to be recorded.

Chairperson Ashbridge stated one carry over issue was the required number of parking spaces for the motel. How has this been addressed?

Applicant Tollens stated it has been addressed in the site plan. The spaces have been marked and have met the requirements.

Member Barlok stated doesn't there have to be a certain amount of parking for handicap?

Director of Compliance and Development White answered she isn't sure if there are requirements in a private parking lot, but she will review and report back.

Chairman Galbraith commented he has concerns regarding the lighting as the Town does have an ordinance regarding light trespassing.

Applicant Tollens stated he does not currently have a plan for any lighting.

Director of Development and Compliance White stated she has reviewed the application and sees no issues with the Special Use Permit request as the Applicant has met the requirements.



PLANNING & ZONING COMMISSION MINUTES

REGULAR MEETING

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Applicant Tollens stated the provider for the private parking lot will be Premium Parking.

PZC reviewed the following questions to determine the Commission's review and comment to Town Council:

1. Will not materially endanger the public health, safety, or welfare if located where proposed?

PZC CONSENSUS - No it will not. The PZC thinks it will add to the safety and welfare of the community.

2. Meets all required conditions and specifications under the Town Code?

PZC CONSENSUS - Director of Development and Compliance White stated it was in full compliance with the code and she will follow up on the handicap parking requirements for private lots.

3. Will not substantially injure the value of adjoining property (or alternatively, is a public necessity)?

PZC CONSENSUS – Commission thinks it will add to the value of properties.

4. If developed and used as proposed, will be harmonious and compatible with the area in which it is proposed to be located and is generally consistent with the Town's comprehensive plan?

PZC CONSNUS - Agreed that it is fine.

MOTION- Member Galbraith made a motion to authorize Attorney Eldridge to draft a comment of the findings for the Chairperson to sign and present to Town Council

SECOND- Member Barlok

VOTE- Unanimous

NEW BUSINESS

2. Discussion on Proposed Text Amendments to KBC Chapters 8-10 and 15

Member Barlok reviewed the proposed text amendments to KBC Chapters 8-10 and 15 with the PZC and the proposed text amendments are hereby incorporated into the minutes.



PLANNING & ZONING COMMISSION MINUTES

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Attorney Eldridge to bring forth an updated draft of the proposed text amendments for PZC to review.

3. Discussion of future P&Z initiatives

Member Galbraith stated this item can be tabled till next month. He thought it would be interesting to see what other PZC communities are currently working on and sent an email with some big topics. The PZC may want to consider looking at affordable housing, environmental issues, and the quality of life as these are some big issues to discuss.

Director of Administration Sanders commented in the future before starting new projects that require Attorney hours it will need to be approved by Town Council so it can be budgeted appropriately.

OLD BUSINESS

None.

ADJOURNMENT

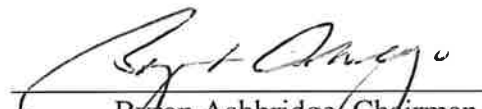
MOTION –Member Barlok made a motion to adjourn the meeting at 8:03 p.m.

SECOND – Member Karboski

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.