

Planning & Zoning Commission Questioner

David Gadalla

1. Tell us about yourself and why you are interested in serving on the Planning & Zoning Commission? What useful experience, knowledge, or perspective do you bring?

My wife and I have lived in Carolina Beach for 7 years. I work for a General Contractor in Wilmington and feel my 20+ years of experience would be my contribution to our Town. I would really love to be involved with the Town and feel this is the best way for me to provide my expertise.

2. Are there any changes you might like to see or new regulatory tools you might favor?

I would be interested in seeing how future development will be managed and regulated. Also, what can be done to help boost the property on the North End.

3. How do you view the role of Town staff in terms of their interaction with the Planning & Zoning Commission?

I view the role as providing a thorough review of any proposals and making the presentations of the proposals to the Town Council if we feel that the project is meeting the requirements of P&Z.

4. What do you view as being the duties of the Planning & Zoning Commission?

Reviewing potential development and changes to existing developments.
Working as a team to determine if the proposal should be and can be presented to Town Council.
Presenting proposals to council and answering questions for the citizens
Have knowledge of the P&Z rules & regulations. Also make changes as necessary.

5. In the process of trying to reach a conclusion on a proposed regulation, rate the following in order of importance with one (1) being the most important.
 - a. Compromising to reach consensus 4
 - b. Listening to and understanding others points of view 2
 - c. Articulating and ensuring others understand your point of view 3
 - d. Being respectful of others 1

6. How long have you lived in the Town of Carolina Beach?

7 years.

7. In creating Land Use Code, do you favor regulations that are strict (little to no room for interpretation) or flexible (room for interpretation)?
Flexible without a doubt. Rules must change as the community changes.

8. What do you see as the role/purpose of a Land Use Plan/comprehensive plan?
To set a guideline but not necessary an absolute for proposals to be developed around. Some interpretation and flexibility must be built in to the review process.

9. What do you see as important land-use issues confronting us? – things you'd look forward to working on?
We are running out of land so trying to focus on redevelopment would help save some of the open lots and spaces.
Different types of residential projects. Are we providing the opportunity for low income as well as single family mansions?
Are we providing adequate parking for commercial development?

10. Will you have time for the work? -- meetings 2nd Thursday 6:30p.m., plus subcommittees, research and packets of information to review.
Yes.