



# TOWN COUNCIL MINUTES

## PUBLIC HEARING

**May 20, 2019 @ 5:00 PM or  
soon thereafter**

The Kure Beach Town Council held a Public Hearing on Monday, May 20, 2018 at 5:00 pm. The Town Attorney was present and there was a quorum of Council members present.

### COUNCIL MEMBERS PRESENT

Mayor Craig Bloszinsky  
MPT David Heglar  
Commissioner Joseph Whitley  
Commissioner John Ellen  
Commissioner Allen Oliver

### COUNCIL MEMBERS ABSENT

### STAFF PRESENT

Town Clerk – Nancy Avery  
Building Inspector – John Batson

Mayor Bloszinsky called the meeting to order at 5:00 pm stating the purpose of this public hearing is to receive public comments on the proposed amendments.

### Public Hearing # 1 – Special Use Permit (SUP) Application

Purpose: Receive comments on an application from Sun Fun Rentals for a Special Use Permit to operate a golf cart rental/taxi cab service on property located at 112 Fort Fisher Boulevard South

### Public Hearing # 2 – Proposed text amendment to Code of Ordinances

Purposed: Receive comments on proposed text amendment to Chapter 19 (Zoning), Article III (District regulations), Division 10 (B1 business district), Section 243 (Permitted and Special Uses in the B1) to add 'Golf cart rentals' with a SIC code of 7999 as an allowable use only via a Special Use process and associated amendment insert in the conversion table of the Code

Notice of the public hearing was posted at Town Hall and on the Town's website on May 1, 2019 and published as legally required by N.C.G.S. 160A-20 in the newspaper on May 1st, 8th, and 15th 2019.

Mayor Bloszinsky opened the public hearing for comments at 5:00pm.



# TOWN COUNCIL MINUTES

## PUBLIC HEARING

**May 20, 2019 @ 5:00 PM or  
soon thereafter**

Darrell Snider at 118 S 3<sup>rd</sup> Ave stated

- Two issues he liked to address are safety and culture
- Regards to safety located at the property 112 S Fort Fisher Blvd located beside the Kwik mart is a busy and congested area during tourist season
- Majority of golf carts will be turning left from the rental establishment creating a traffic pattern
- Wondering if there have been any studies done conducting the traffic patterns
- In regards to culture he purchased his cottage in Kure Beach because he wanted a small family beach town unlike the crowded beach town Carolina Beach is becoming
- Has there been a study to determine if this is an appropriate business for our Town and how will this impact our culture
- Also concerned about the increase of dust that will blow onto residents property
- Seems like this has been a hasty decision so property owners would not be aware of the issue or have time to prepare to rebuttal
- Still has not received a notification letter and only found out through a neighbor
- Application is vague and requests the committee to postpone for 60 days to investigate

Patrick Melvin at 103 S 3<sup>rd</sup> Ave stated:

- One question regarding the permit
- It states it only allows for 40ft but if the businesses choose to extend and lease the remainder of parking lot would this permit allow this
- The challenge on 3<sup>rd</sup> Ave is the cars turn north and make a left on K to go west not realizing they can't go that way
- This becomes a daily problem in the summer time

Mayor Bloszinsky commented yes it would allow this.

Building Inspector Batson stated any changes to the sizes would have to go back through the same process to expand.

Mike Benton at 117 S 3<sup>rd</sup> Ave stated:

- If the Town is going to have this business it should be a right turn only
- Another consideration to the applicant is to gravel the lot
- This business impacts him the most as he backs right up to the lot
- Also if the Town is going to have more traffic can the Town put more speed limit signs in that area



# TOWN COUNCIL MINUTES

## PUBLIC HEARING

**May 20, 2019 @ 5:00 PM or  
soon thereafter**

Dan Altienl at 114 3<sup>rd</sup> S stated:

- Half owner of two other properties in Kure Beach
- Safety is a major concern
- For the last 42 years he has been coming to this Town and he sees how the community has been changing over time
- The downtown area is a great location for businesses and appreciates the efforts of the Town
- One issue to consider is currently there is no parking in Kure Beach and if we allow another business to open where are people going to park
- The second issue is people don't realize they can't make the left hand turn onto K Ave and has over 100 cars turning around in his driveway
- If another business is opening then a traffic study is needed

Bruce Smith at 126 S 3<sup>rd</sup> St asked:

- Would the applicant have to reapply for the lease?
- Second question is if there is a problem can you bring back to Council before the lease expires

Mayor Bloszinsky stated it becomes a situation between the property owner and the individual who leases the property as they would have a business relationship to extend the lease. The applicants would only need to come back to Council if they need to change the footprint. All residents can bring concerns to Town Council and if it is against the law Council will make sure to get it taken care of.

Applicant Dan Embler stated:

- Appreciates all of the residents' concerns
- In his business plan, because of the congestion they will have to hang a sign stating right turn only
- The issue on the dust and gravel he hadn't thought about but thinks it's a good idea
- Agrees with the residents concerns on 3<sup>rd</sup> Ave and putting a sign stating left turn only could help cut down on the confusion
- Delivered over 200 golf carts to Kure Beach last year
- Taxi service has had numerous compliments
- Wants residents to know he is willing to work with them on their concerns
- There will be no parking in the lot for customers as they pick up and deliver the golf carts free of charge
- All golf carts are inspected and they service them weekly
- About 20-25 golf carts will be in the lot depending on the size



# TOWN COUNCIL MINUTES

## PUBLIC HEARING

**May 20, 2019 @ 5:00 PM or  
soon thereafter**

- During the winter months besides holiday weekends the golf carts will not be in service
- The Building is required to be 150 mph hurricane proof but they're making it 180 mph hurricane proof and it's up to all code requirements
- To rent a golf cart you must be a licensed driver and agree to the rules and regulations by signing the contract
- No alcohol beverages are permitted at any time

Anne Brodsky commented she is a Kure Beach, Carolina Beach and Key West property owner and also a business owner. She sees the importance of what Sun Fun Rental is offering the Town. They're trying to create something that is safer for our community. She appreciates how they're willing to work with the residents.

Kure Beach Pier Owner Mike Robertson stated:

- His concern is for Sam Khatib owner of Island Kwik Mart as he bought those 5 lots to keep Wings out of Kure Beach years ago
- He currently has to pay property taxes on all 5 lots
- The business district helped him for the first few years with paying the property taxes
- Sun Fun Rentals will go away if you help Mr. Khatib with paying the property taxes
- It is a congested area but it is part of living in a beach town
- Residents need to appreciate the tourists who visit

Mayor Bloszinsky adjourned the public hearing at 5:45 p.m.

Mayor Bloszinsky opened the second public hearing at 5:46 p.m.

No one signed up to speak

Mayor Bloszinsky adjourned the public hearing at 5:49 p.m.

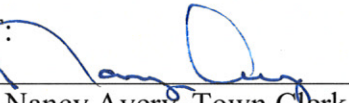


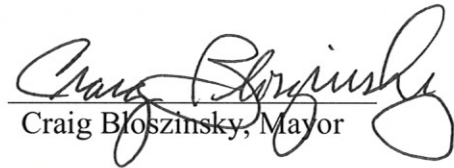
# TOWN COUNCIL MINUTES

**PUBLIC HEARING**

**May 20, 2019 @ 5:00 PM or  
soon thereafter**

ATTEST:

  
\_\_\_\_\_  
Nancy Avery, Town Clerk

  
\_\_\_\_\_  
Craig Bloszinsky, Mayor

NOTE: These are action minutes reflecting items considered and actions taken by Council. These minutes are not a transcript of the meeting. A recording of the meeting is available on the town's website under government>council.