

Minutes amended to include transcript of tape by vote of Council 3/20/07.
Nancy Avery
Town Clerk



KURE BEACH TOWN COUNCIL
WORK SESSION WITH
SHORELINE ACCESS AND PARKING COMMITTEE

February 13, 2007, 6:30pm

MINUTES

A work session between Town Council and the Shoreline Access and Parking Committee was held at Town Hall at 6:30 pm on February 13, 2007. A quorum was present.

Purpose of the work session was to consider a proposal for additional parking and sidewalks on K Avenue as follows:

- 1) Add 14 parking spaces on north side of K Avenue between 4th and 5th Avenues
- 2) Add 10 parking spaces in the middle of K Avenue between 4th and 5th Avenues where the left turn lane currently exists
- 3) Add a round about traffic circle on K Avenue between 4th and 5th Avenues
- 4) Add sidewalks on the north side of K Avenue from the Town Hall property to 4th Avenue

Notice of the work session was mailed to each resident on K Avenue from 7th Avenue to Fort Fisher Avenue on January 25, 2007 and posted at Town Hall and on the Town's website on January 25, 2007.

- COUNCIL MEMBERS PRESENT:
- | | |
|---------------|----------------|
| Mayor | Tim Fuller |
| Mayor Pro Tem | Mac Montgomery |
| Commissioner | Jim Dugan |
| Commissioner | Bill Ufferman |
| Commissioner | Dean Lambeth |

- STAFF PRESENT:
- | | |
|--------------------|-------------|
| Building Inspector | John Batson |
| Town Clerk | Nancy Avery |

Town Attorney A.A. Canoutas was in attendance.

Mayor Fuller called the work session to order at 6:30pm and asked Chuck Keener, chair of the Shoreline Access & Parking Committee (SLAP) to give an over view of the proposal.

Chairman Keener stated that:

- The B1 business district and the entire town needs more parking
- Without adding a roundabout, 10 parking spaces would be lost
- Proposal includes an ADA sidewalk from Settlers Lane to the beach
- The committee previously advertised a meeting to review and no one from the public attended

Committee member comments:

- Proposed parking is designed within the Town's Right of Way only and doesn't involve any other property

Commissioner comments:

Mayor Pro Tem Montgomery stated that:

- The proposal hasn't been formerly presented to the Department Of Transportation (DOT) for approval -- that has to be done first
- An engineer needs to draw plans
- The B1 district has requested additional parking
- There have been requests from the public for pedestrian access on K Avenue to the beach in the past
- DOT won't act until a formal request has been made and then they will hold Public Hearings
- Since K Avenue intersects with state road 421, DOT approval is required
- The installation of moveable wands on K Avenue at 3rd street took 9 months to receive DOT approval

Commissioner Dugan asked the Building Inspector to clarify if the driveways of homes located between 4th and 5th Avenues on K Avenue face K Avenue.

Mayor Pro Tem Montgomery asked the Building Inspector if the Town is permitted to put sidewalks in the Right of Way.

Building Inspector Batson replied that:

- The driveways of homes between 4th and 5th on K Avenue do face K Avenue because the Code defines the narrower side of the lot as the front
- Property owners are entitled by the Town's ordinance to 24 feet of driveway beginning at the Town's Right of Way to the road
- He has issued permits for two 12 foot sections as one driveway
- The Town is permitted to put sidewalks in the Right of Way

Commissioner Dugan stated coming and going on a side street would be better than on K Avenue.

Commissioner Lambeth stated that four driveways will be permitted – there may be additional DOT standards

Public Comments:

1) Mike Fowler, representing his father Larry Fowler of 406 K Avenue, stated:

- The four lots and parking block access to current property owners on K Avenue
- Proposal will cause future loss in resale value
- Proposal takes away property owners rights – each is entitled to a 24 foot wide driveway from the property to the road as per letter received from Building Inspector Batson
- Proposal may cause threat of lawsuit
- Excessive cost will be involved
- There will be safety issues due to lack of visibility will arise
- He is submitting letters from Steven Goodson of 101 N. 5th Avenue and Roy Hall of 401 K Avenue expressing opposition to parking spaces. Both letters are herein incorporated as part of these minutes as attachments B and C

A copy of Mr. Fowler's comments are herein incorporated as part of these minutes as attachment A.

2) Fred Kanos of 402 K Avenue stated:

- His notice was sent in the name of Roy Hall
- His deed shows two lots – both 50 x 100
- He counted 160 parking spaces on K Avenue plus additional 40 spaces on side streets for a total of 200 parking spaces
- Parking is only utilized July 4th and other holidays, etc
- If parking is put on K Avenue, it will take away access of property owners
- Business district is shrinking – not growing
- He bought lots because it is a residential area – not business
- This parking will bring noise and trash
- This will hurt resale value, create congestion and poor visibility
- Traffic circle will create congestion – should be put at 3rd and K Avenue
- Only 10-14 spaces will be added – after all costs and uproar, is it worth it?

3) Mrs. Rouse of 405 K Avenue commented:

- She is concerned about safety of children
- Kids are in the road too much now and parents aren't paying attention when unpacking the car
- Approaching cars aren't going to be able to see the kids because of additional parking
- Ferry traffic is already going too fast on K Avenue
- Safety is more important than the almighty dollar

4) Chuck Mullens, owner of several lots in the area, stated:

- Where are we going to put additional business in the future -possibly on K Avenue
- I support the proposal – it is planning for the future

5) Larry Fowler, of 406 K Avenue, stated:

- Additional parking will increase the emergency response time

6) Billy Ezzell of 409 K Ave and 613 K Ave stated he wanted to be on record as against the proposal.

7) Mrs. Washlick of 514A K Avenue, stated:

- She is fond of the idea of a side walk

8) Eric Vann stated that a bad precedence has been set by allowing waiver of parking spaces in the business district

9) Robert Hill of 110 N. 5th Avenue stated that the proposal needs more consideration and review

General questions from those in attendance and responses:

How far up on K Avenue is the business district?

Mayor Fuller replied that it is up to 3rd Avenue then skips to 5th Ave to Settlers Lane, which is zoned as B2 for that one block

How far is their property line to be moved?

Mayor Fuller responded that no one's property line is going to be moved. The proposal is only within the Town's existing Right of Way.

Mayor Fuller also stated that the proposed sidewalk would extend past the Town's parking corral at Town Hall.

Who is the engineer for this proposal?

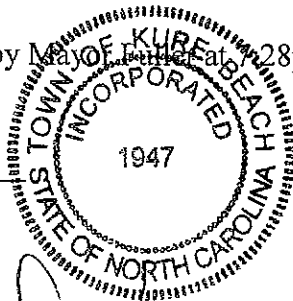
Mayor Pro Tem Montgomery replied that Brian Cox of Engineering Services did the initial conceptual drawing, but no has been hired to survey and draw to detail. If any property is affected, each property owner would receive exact specifications and drawings.

Why are the driveways on K Avenue so close to Larry Fowler's house?

Mayor Fuller responded that the Right of Way has not been surveyed yet – the drawing is only conceptual at this point.

The work session was adjourned by Mayor of KURE BEACH at 7:28pm.

Tim Fuller
Tim Fuller, Mayor



ATTEST:

Nancy Avery
Nancy Avery, Town Clerk