



TOWN COUNCIL MINUTES

REGULAR MEETING

December 14, 2020 @ 6:00 p.m.

The Kure Beach Town Council held its regular meeting on Monday, December 14, 2020 at 6:00 p.m. 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 – Mandy Sanders
Building Inspector – John Batson
Deputy Town Clerk – Beth Chase
Police Chief – Mike Bowden
Fire Chief – Ed Kennedy
Recreation Director – Nikki Keely

Mayor Bloszinsky called the meeting to order at 6:00 p.m. and Commissioner Ellen gave the invocation and Pledge of Allegiance.

APPROVAL OF CONSENT AGENDA ITEMS

1. Minutes:

- November 16, 2020 Regular

MOTION- Commissioner Oliver made a motion approve the consent agenda as presented

SECOND- Commissioner Ellen

VOTE- Unanimous

ADOPTION OF THE AGENDA

MOTION- MPT Heglar made a motion to add discussion of Stormwater Issues on MOTSU land West of Settlers lane

SECOND- Commissioner Whitley

VOTE- Unanimous

MOTION- MPT Heglar made a motion to adopt the agenda as amended

SECOND- Commissioner Whitley

VOTE- Unanimous



TOWN COUNCIL MINUTES

REGULAR MEETING

December 14, 2020 @ 6:00 p.m.

PUBLIC COMMENT

None.

DISCUSSION AND CONSIDERATION OF PERSONS TO ADDRESS COUNCIL

Wes MacLeod, Cape Fear Council of Government, Land Use Plan Presentation

Wes MacLeod gave a presentation on the Land Use Plan, herein incorporated as part of these minutes.

Mayor Bloszinsky stated staff needs to add to the January agenda discussion of the Land Use Plan.

Attorney Eldridge stated he does not think staff, the Committee or himself can complete the task of updating the plan. His recommendation to Town Council is to development a plan on how Town Council wants to move forward to handle the update.

MOTION- MPT Heglar made a motion to authorize Commissioner Whitley to request a proposal from the Cape Fear Council of Government to update the Town for Land Use Plan

SECOND- Commissioner Oliver

VOTE- Unanimous

DISCUSSION AND CONSIDERATION OF COMMITTEE BUSINESS

1. Historical Preservation Commission

- Discussion of the Kure Beach Final Draft of the Designation Report for the Kure Beach Downtown Preservation and Historic District

Chairman Galbraith gave a presentation on the HPC Final Designation Report, herein incorporated as part of these minutes.

Mayor Bloszinsky commented if a citizen were to buy a building in the downtown district, could the citizen tear it down and build something new?

Chairman Galbraith answered yes. The Commission only wants to control the design to make sure it fits in with the feel of the current downtown district the Town already has. The proposed design standards are very flexible and encourage development.

Attorney Eldridge stated the Commission has been extremely mindful not to put any hindrances on property development.



TOWN COUNCIL MINUTES

REGULAR MEETING

December 14, 2020 @ 6:00 p.m.

2. Land Use Plan Committee

Commissioner Whitley stated the Commission did not meet this month. Deputy Town Clerk Chase gathered all the ordinance changes since 2006 and have distributed it to the Committee members. The committee will meet again in January.

3. Parking Committee

Mayor Bloszinsky stated the Parking Committee has met a few times and received 6 parking proposals. The Committee has narrowed it down to the final 3 proposals and will be meeting with the venders later this week. The Committee will bring a recommendation to Town Council at the January meeting.

4. Planning & Zoning Commission

Chairman Galbraith commented PZC will start reviewing the 160D changes to Chapter 15 of the Code of Ordinances in January which will take a lot of time and effort. The Commission is working on handling the Prohibited Uses based on a change from a recent supreme court decision. PZC would like to discuss at a future meeting the rezoning of certain business districts in Town that have become residential only.

5. Shoreline Access and Beach Protection

SLABP Chairman Panicali stated the Committee is currently working on beach signage to update the missing signs and are looking to increase the awareness of location along the beach strand for citizens.

Commissioner Oliver asked if property owners along the beach strand are required to post the address on the beach side?

Building Inspector Batson commented that no it is not required.

6. Stormwater Oversight Committee

MPT Heglar stated the Committee has met this month and all property owners of the stormwater ponds are working on submitting the documentation to the Public Works Department. The Town still has not heard anything back from the state regarding the audit.

DISCUSSION AND CONSIDERATION OF DEPARTMENT HEAD BUSINESS

1. Public Works Department

MPT Heglar stated the water meter replacement project came in under budget.



TOWN COUNCIL MINUTES

REGULAR MEETING

December 14, 2020 @ 6:00 p.m.

DISCUSSION AND CONSIDERATION OF OLD BUSINESS

1. Discussion of Kure Beach section of the Island Greenway System

Bike/Ped Chairman Linquist reported on the results of community input regarding the Kure Beach Island Greenway extension as a bike route throughout the Town. The Committee received over 100 responses from Citizens. The spreadsheet showing the results of the community input is hereby incorporated into the minutes.

DISCUSSION AND CONSIDERATION OF NEW BUSINESS

1. Employee Recognition for 2020 COVID-19 and Hurricane Isaias

MPT Heglar commented that multiple towns are recognizing employees this year for their work during COVID-19. While many towns employees experienced a lull during COVID-19, our Town remained busy throughout the summer and maintained services. Financial Officer Copenhagen estimates the Town will bring in \$158,500 over our budget, due to an increase in sales tax revenue. MPT Heglar commented he is suggesting a \$500 bonus for full time employees, which would be an impact of \$31,000. The part time employees would receive \$250 bonus bringing it to a total cost of \$35,000. The remaining of the sales tax revenue needs to go towards the financial software.

Commissioner Ellen supports the recommendation.

Commissioner Whitley stated it is well deserved.

MOTION- MPT Heglar made a motion approve a Budget Amendment 21-09 for a one-time payment of \$500 (net) in recognition of the service provided during 2020 and approve Budget Amendment 21-08 a \$250 (net) to Part Time Employees to recognize employees performance for 2020 COVID-19 and Hurricane Isaias and authorize recognition of \$100 per volunteer at the Fire Chief Kennedy discretion

SECOND- Commissioner Ellen

VOTE- Unanimous

2. Discussion of New Hanover County Regulation for Smoking/Vaping

Commissioner Oliver stated staff and himself met with New Hanover County on the new smoking and vaping regulations that go into effect on February 1, 2021. The PowerPoint presentation is hereby incorporated into the minutes.



TOWN COUNCIL MINUTES

REGULAR MEETING

December 14, 2020 @ 6:00 p.m.

MPT Heglar stated this will be a big impact to a lot of Town staff. The Town needs to encourage employees that there are smoking cessation programs paid for by the Town health plan. The Department Heads need to meet with the Mayor and discuss the Smoking and Vaping policy for the Town and designate spots where smoking is allowed for employees.

Town Clerk Sanders stated currently the state health plan in order for the employee to receive the lower cost must attend a smoking cessation class to receive the lower premium and currently 100% of all smoking employees participate in this program every year. The Administration Department can work on sending out additional education information.

Town Clerk Sanders to bring forth a recommendation of a no Smoking and Vaping Policy to the January Town Council meeting

3. Reschedule January 18, 2020 Council Meeting due to Martin Luther King Holiday

MOTION- MPT Heglar made a motion to reschedule the January 18, 2021 Council Meeting to January 25, 2021 at 6:00 p.m. or soon thereafter

SECOND- Commissioner Whitley

VOTE- Unanimous

4. Schedule date and time for 2021 Annual Council Retreat

- Friday, January 29, 2021
- Monday, February 1, 2021
- Friday, February 5, 2021

MOTION- MPT Heglar made a motion to schedule the 2021 Annual Council Retreat on February 1, 2021 at 9:00 a.m. or soon thereafter

SECOND- Commissioner Whitley

VOTE- Unanimous

5. Stormwater Issues on MOTSU Land at Settlers Lane

MPT Heglar reported the Town has been working with MOTSU on whether the Town can do work behind Settlers Lane. The Stormwater Committee has reached out to the State on the permitting process. The Town will need a pre-permit and an engineering drawing completed. He is requesting to work with Attorney Eldridge on the estimated project in the amount of \$7,000 to enter into a contract.



TOWN COUNCIL MINUTES

REGULAR MEETING

December 14, 2020 @ 6:00 p.m.

CONSENSUS- Town Council authorized Town Attorney Eldridge and MPT Heglar to work with LDSI on a proposal to complete work at Settlers Lane on MOTSU property and enter into a contract

ADJOURNMENT

MOTION- MPT Heglar made a motion to adjourn the meeting at 8:28 p.m.
SECOND- Commissioner Whitley
VOTE- Unanimous

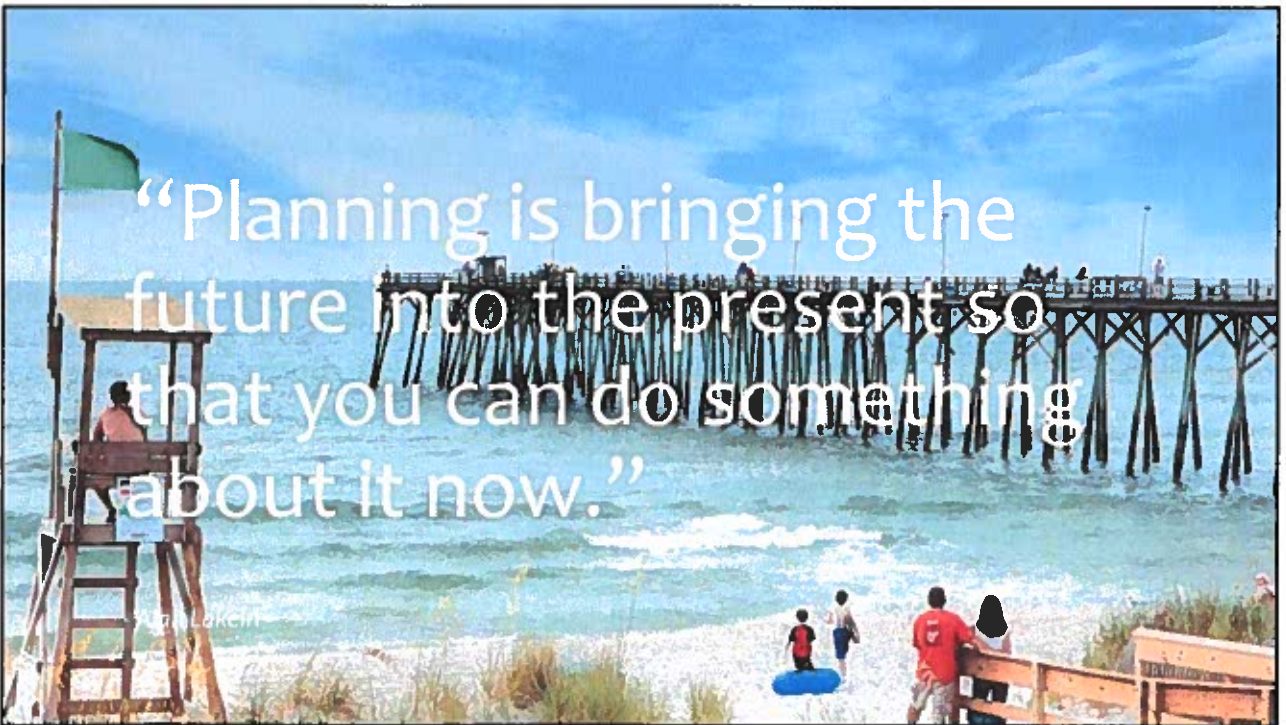
A handwritten signature in cursive script that reads "Mandy Sanders".

ATTEST: Mandy Sanders, Town Clerk

A handwritten signature in cursive script that reads "Craig Bloszinsky".

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>agendas&minutes



What is a Comprehensive Plan?

A policy document that establishes *guiding principles* on community development decisions according to a *community's vision and goals* and based on an analysis of the *community's existing and future conditions*.

Commonly referred to as a "Land Use Plan"



3

Comprehensive Plan — Policy Document

- Presents a long-term vision and goals for the future and strategies to achieve them
- Guides short-term land use and development approval decisions
- Includes recommendations to revise regulatory documents, enhance recreational facilities, and/or transportation networks
- Balances competing needs
 - Permanent residents vs. Seasonal visitors
 - Environmental Protection vs. Job Creation
- Should be updated every 5 to 7 years

4

Comprehensive Plan – Public engagement

Significant public engagement process

- Legitimizes final plan
- Attempts to reach less-engaged, under-represented citizens
- Steering Committee, Community-wide Survey, Stakeholder interviews, Plan Website, etc.



Where/what do we want to be in 25 years?

How to accomplish engagement with COVID limitations....

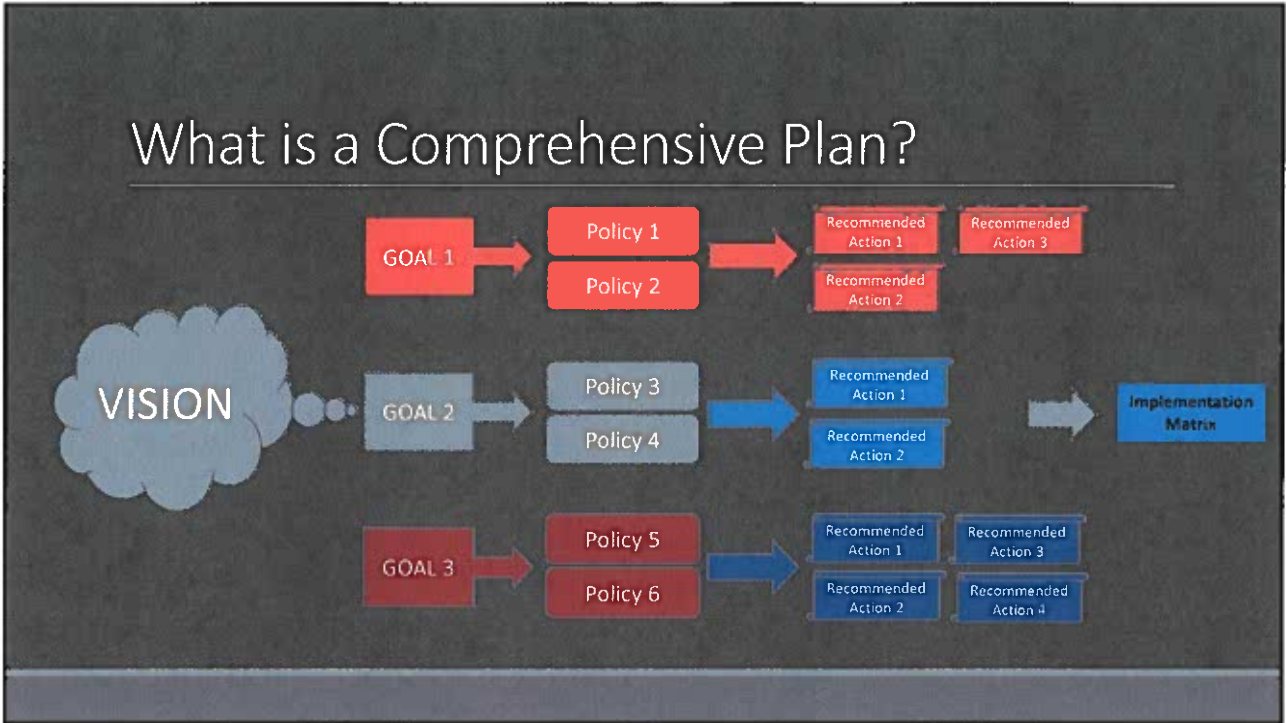
5

Comprehensive Plan – Existing/Future Conditions

- Who are we? – population, housing, economy, age, income, education, etc.
- How are we changing? – past growth trends, future projections

Year	Kure Beach	Absolute Increase/Decrease	Kure Beach Percent Change	New Hanover County	Absolute Increase/Decrease	New Hanover County Percent Change
1990	619			120,964		
2000	1,557	938	151.53%	160,811	39,847	32.94%
2010	2,012	455	29.22%	202,683	41,872	26.04%
2019	2,261	249	12.38%	233,062	30,379	14.99%
1990-2019		1,670	282.57%		112,098	92.67%

6



7

- # Typical Comprehensive Plan Elements
- Community Vision & Goals
 - Community History
 - Demographic Trends and Projections
 - Topic Areas:
 - *Natural Systems and Environmental Constraints*
 - *Utility and Infrastructure Capacity*
 - *Transportation Systems*
 - *Recreation and Open Space*
 - *Land Use and Growth Management*

8

Statement of Planning Consistency (§ 160D-604/5)

- Statutory requirement of the Planning Board and Board of Commissioners to comment on the consistency of any proposed text or zoning map amendment
- Must state whether consistent or inconsistent and why in the public interest
- If a rezoning is found to be inconsistent, the land use plan is amended automatically

9

CAMA Land Use Plan – same as Comprehensive Plan

- The Coastal Area Management Act (CAMA) requires each of the 20 coastal counties to have a local land use plan in accordance with guidelines established by the Coastal Resource Commission (CRC).
- A CAMA plan is a land use plan primarily designed to manage and preserve coastal resources and is heavily environmental in nature.
- New CAMA rules allow for greater flexibility
- CAMA consistency review requirement for Major Permits

10

Comprehensive Plan Time Frames & Cost

- Planning horizon is typically 20-30 years
- Updates are generally needed every 5-7 years *(also recommendation by NC DCM)*
OR after significant change in circumstances
- Planning process typically takes 12-24 months
- Cost for similar beach towns (OIB, Sunset Beach, Holden Beach): \$35,000

11

NCGS § 160D

- Reorganization of City and County land use laws
- Requires significant update of all Zoning, Subdivision, Land Development, Unified Development Ordinances, etc. across the state
- Intended to simplify and clarify many outdated or unclear provisions
- Requires adoption by Jul 1, 2021
- Requires adoption of a “reasonably maintained” comprehensive plan by any local government wishing to enforce zoning by July 1, 2022

12



Questions?

Wes MacLeod, AICP, ASLA
Local Government Services Director
Cape Fear Council of Governments
(910) 274-0352
wmacleod@capefearcog.org

