



# TOWN COUNCIL MINUTES

**SPECIAL MEETING**

**Thursday, July 29, 2021 @ 6:00 p.m.**

The Kure Beach Town Council held a special meeting on Thursday, July 29, 2021 beginning at 6:00 pm. There was a quorum of Council and the Town Attorney was present.

**COUNCIL MEMBERS PRESENT**

Mayor Craig Bloszinsky  
Commissioner Joseph Whitley  
Commissioner Allen Oliver  
Commissioner John Ellen

**COUNCIL MEMBERS ABSENT**

(MPT) David Heglar

**STAFF PRESENT**

Town Clerk – Mandy Sanders  
Deputy Town Clerk- Beth Chase  
Building Inspector – John Batson

Mayor Bloszinsky called the meeting to order at 6:00 p.m.


The purpose of this special meeting is to hold a workshop to receive input from residents as part of the Land Use planning process for the Town of Kure Beach. Kure Beach's Land Use Plan provides guidance to local decision-makers to be proactive in achieving the long-term vision for the community.

Wes Macleod, with the Council of Government gave a presentation on the Land Use Plan survey results hereby incorporated into the minutes.

Residents were broken up into small groups to do a brainstorming exercise for the Council of Government to receive feedback that will be tallied and addressed as part of the Land Use Plan.

Mayor Bloszinsky closed the Special Meeting at 7:30 p.m.

ATTEST:

  
Mandy Sanders, 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.



# Comprehensive Land Use Plan

Town of Kure Beach  
July 29, 2021

WES MACLEOD, AICP, ASLA  
LOCAL GOVERNMENT  
CAPE FEAR COUNCIL OF GOVERNMENTS

# Outline

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- What is a Land Use Plan?
- Community Profile Statistics
- Community Survey
- Brainstorming Exercise
- Questions?

# What is a Land Use Plan?

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- An official document containing goals, policies, analyses and maps that serves as a community's **blueprint for growth**
- Formal guidance (in the form of adopted goals and policies) in the decision making process for use by both present and future elected officials and Town staff
- Offers an **open forum for the public** and Town officials to propose and implement new goals and policies to address emerging issues

# Permanent Population Growth

## Population Growth, 1990 – 2019

Source: NC Office of State Budget and Management

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%

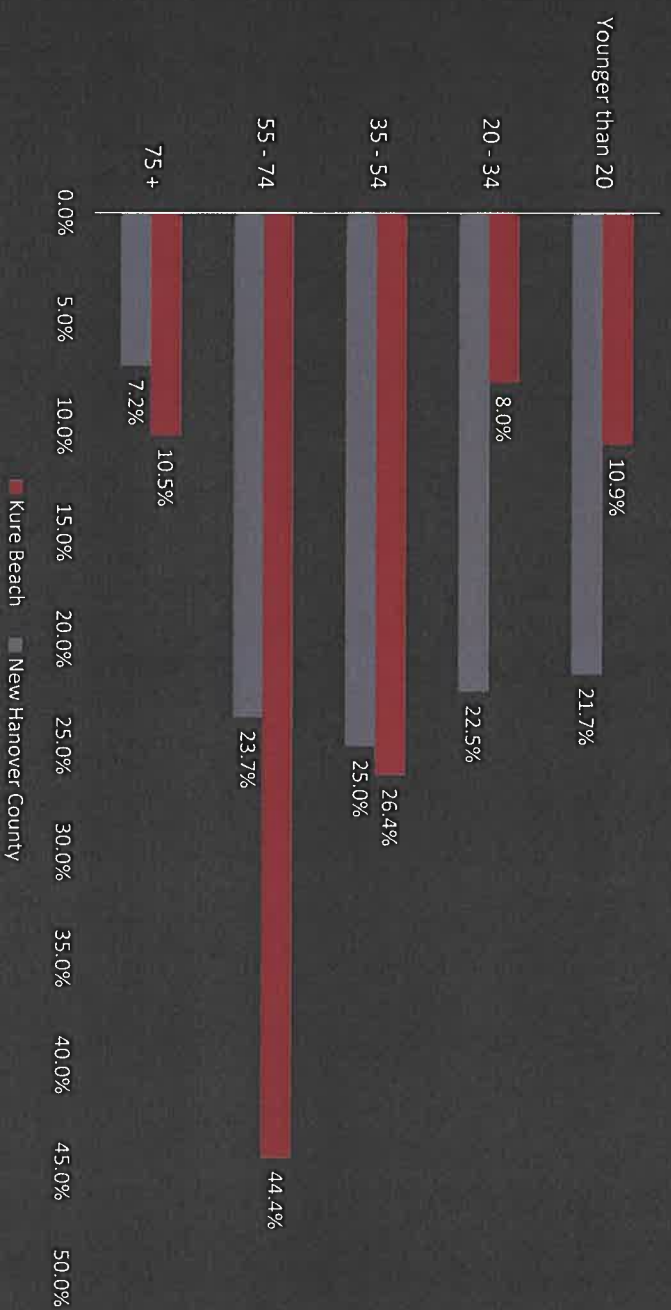
# Municipal Beach Population Growth

Municipality	1990 Population	2000 Population	2010 Population	2019 Population	Percent Change 1990-2019
Atlantic Beach	1,938	1,793	1,495	1,492	-23.0%
Bald Head Island	78	179	158	187	139.7%
Carolina Beach	3,631	5,112	5,706	6,152	69.4%
Caswell Beach	155	377	398	475	206.5%
Duck	N/A	450	369	405	-10.0%
Emerald Isle	2,434	3,485	3,655	3,822	57.0%
Holden Beach	642	787	575	675	5.1%
Indian Beach	146	95	112	129	-11.6%
Kill Devil Hills	4,288	5,910	6,683	7,378	72.1%
Kitty Hawk	1,937	2,997	3,272	3,619	86.8%
Kure Beach	618	1,557	2,012	2,261	265.9%
Nags Head	1,838	2,700	2,757	3,069	67.0%
North Topsail Beach	1,375	1,514	743	796	-42.1%
Oak Island	N/A	6,668	6,783	8,089	21.3%
Ocean Isle Beach	534	415	550	687	28.7%
Pine Knoll Shores	1,375	1,514	1,339	1,341	-2.5%
Southern Shores	1,447	2,218	2,714	3,059	111.4%
Sunset Beach	321	2,119	3,572	4,481	1,296.0%
Surf City	948	1,476	1,853	2,207	132.8%
Topsail Beach	362	473	368	418	15.5%
Wrightsville Beach	2,797	2,592	2,477	2,487	-11.1%
NC Coastal Average					117.85%

# Permanent Population by Age

Source: US Census Bureau 2019 American Community Survey

**Median Age:**  
Kure Beach: 57.8  
Carolina Beach: 47.4  
New Hanover County: 40.1  
North Carolina : 39.1



# Seasonal Population

Source: NCOSBM U.S. Census Bureau 2019 American Community Survey, and Cape Fear Council of Governments

2019 Peak Seasonal Overnight Population Estimate*		
Housing Units	Persons per Unit	Total
Permanently Occupied Housing (951)	2.38 + 2 guest per Unit	4,165**
Seasonal or Recreational Housing (1,121)	8	8,520
Other Vacant Housing (200)	8	1,520
Hotel Units (203)	2	406
<b>Total</b>		<b>14,611</b>

\*For the estimate, the following assumptions were used to calculate the total number of persons: 2 guests per permanent housing unit on average; 95 percent occupancy rate for seasonal recreational housing; 95 percent occupancy for vacant housing; and 100 percent occupancy for hotel units.

\*\*The permanent population and seasonal increase is based upon the NC OSBM population of 2,261 + 2 additional visiting persons per housing unit.

## Day-Trip Visitors

1.5 shift of parking x 632 parking spaces x 4 persons per vehicle = 3,792 day-trip visitors per day

## Peak Population

Day-trip (3,792) + Seasonal Overnight (14,611) = **18,403 peak day population**





# Commuting

Source: U.S. Census Bureau 2019 American Community Survey

Transportation Mode	Kure Beach	New Hanover County	North Carolina
Drove Alone	74.3%	81.3%	80.9%
Car Pooled	6.3%	7.3%	9.2%
Public Transportation	0.6%	0.5%	1.0%
Walked	0.6%	1.9%	1.8%
Bicycle	0.0%	0.6%	0.2%
Other Means	0.5%	0.8%	1.1%
Worked at Home	17.6%	7.6%	5.8%

## Percentage Work from Home:

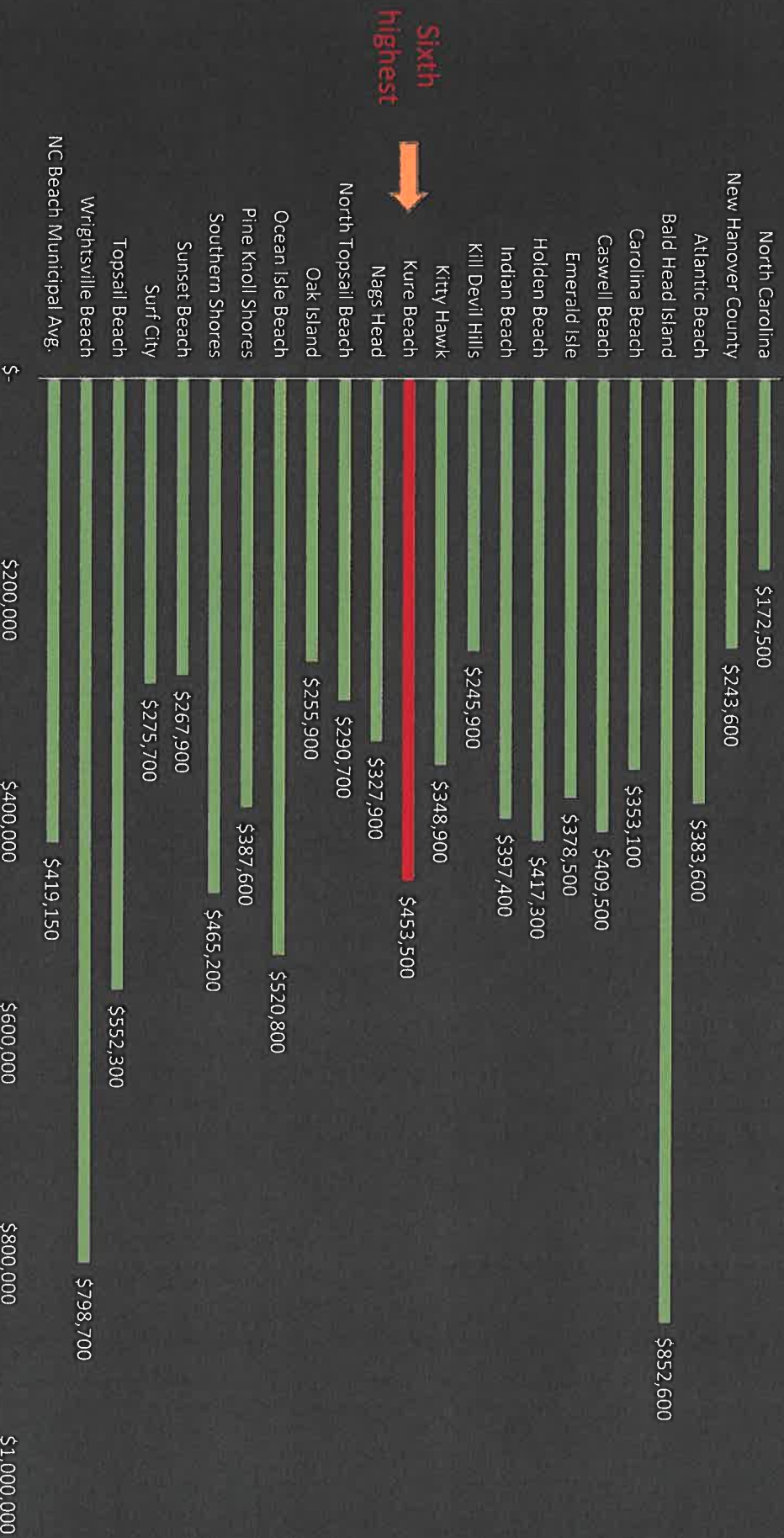
Carolina Beach: 9.7%

Wrightsville Beach: 12.7%

Ocean Isle Beach: 17.4%

Oak Island: 9.5%

## Median Value of Occupied Housing Units NC Coastal Communities



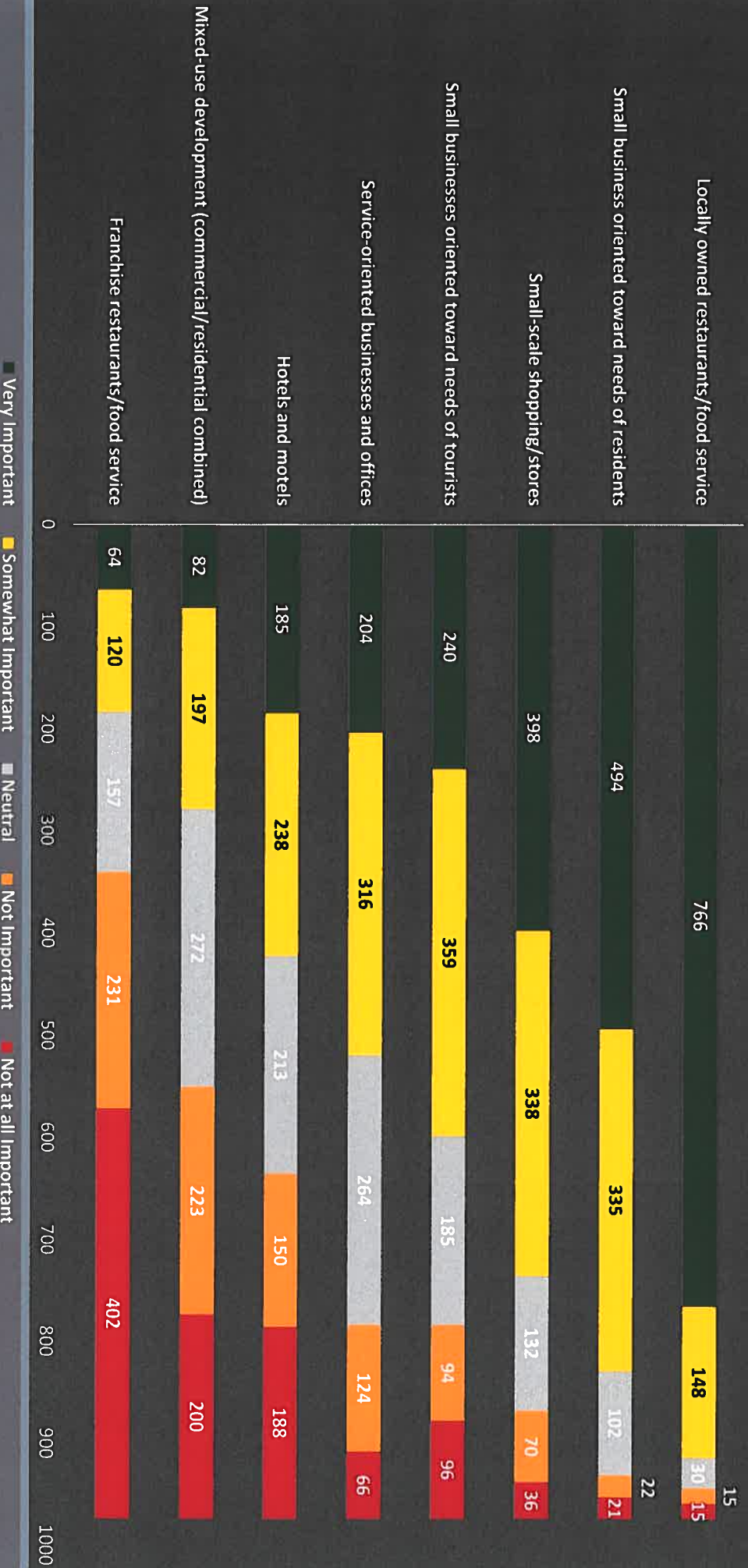
Source: U.S. Census Bureau 2019 American Community Survey

# Community Survey Update

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- 974 responses
  - 902 property owner responses
    - 609 year-round, 285 second home, and 8 business
- 72 non-property owner responses
  - 13 renters, 17 tourists, 42 other

# How important are the following business and commercial activities to the future of Kure Beach?



Very Important

Somewhat Important

Neutral

Not Important

Not at all Important

## How important are the following residential development and housing types to the future of Kure Beach?



## How important are the following recreational activities to the future of Kure Beach?



## How important are the following transportation and infrastructure issues to the future of Kure Beach?



Very Important Somewhat Important Neutral Not Important Not at all Important



# How important are the following environmental and natural resource issues to the future of Kure Beach?

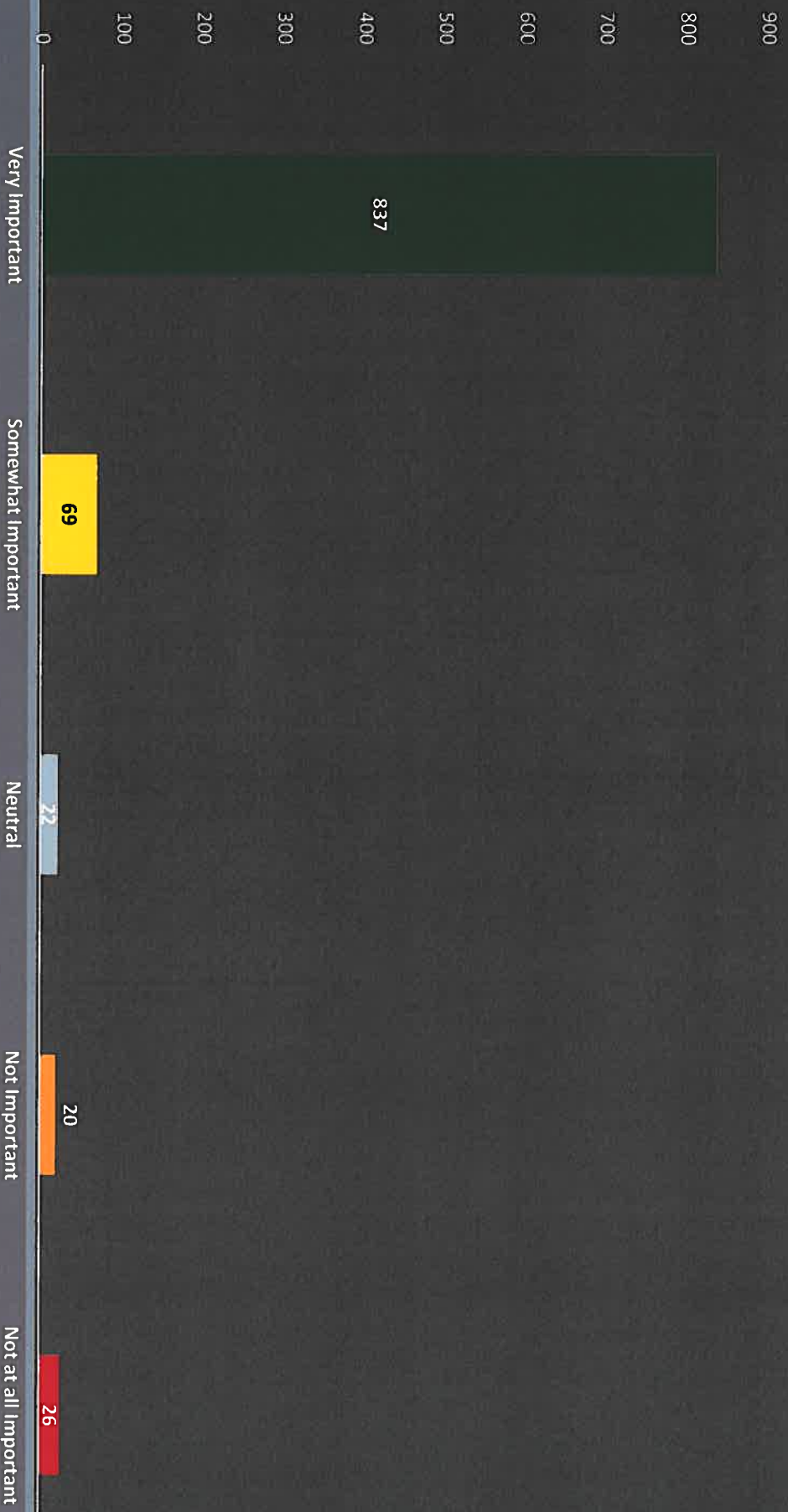


■ Very Important  
 ■ Somewhat Important  
 ■ Neutral  
 ■ Not Important  
 ■ Not at all Important

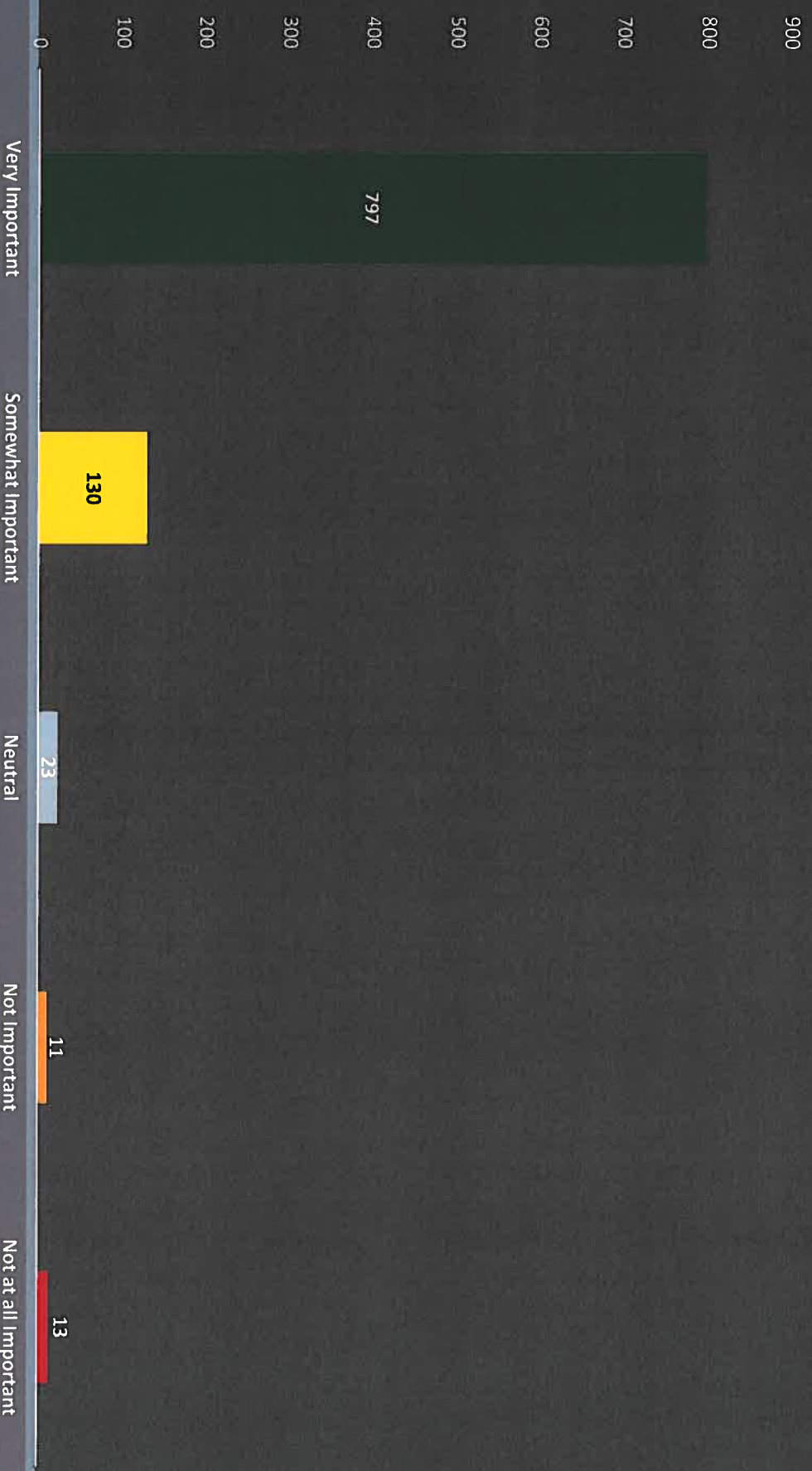
Kure Beach is often referred to as having a "small town" ambiance/feel. How important is it that Kure Beach retain this "small town" ambiance/feel in the future?



# How important is it that Kure Beach retain its current 35-foot height limit on development and buildings?



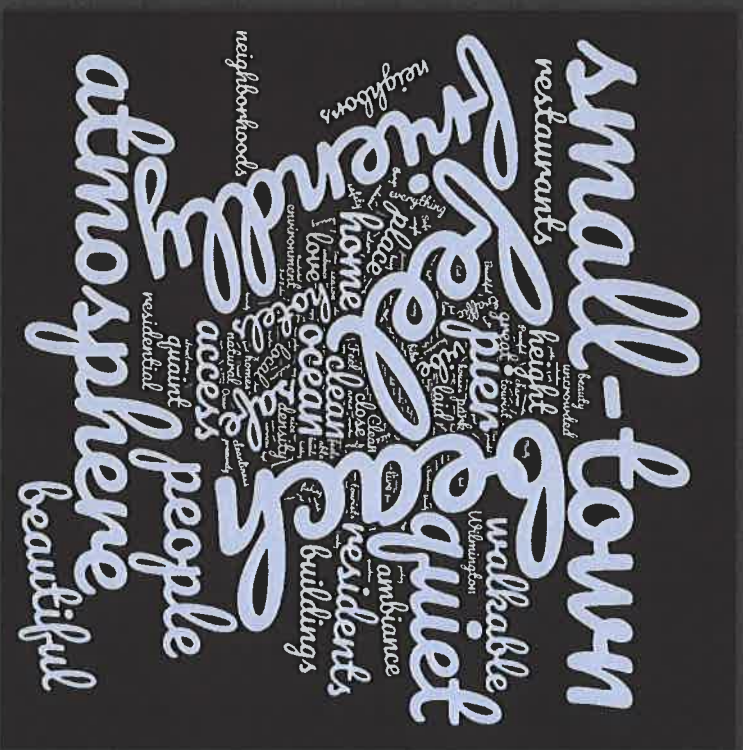
# In your opinion, how important are building and zoning regulations to establishing desirable development patterns in Kure Beach?



# What is your favorite thing about Kure Beach?

Popular Answers:

- Small town feel (more than 2 in 5 answers)
- Quiet
- Safe and family friendly
- Beautiful beach



# If you could improve one thing about Kure Beach, what would it be?

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## Popular Answers:

- More and better bike lanes
- Free parking
- More cross-walks for public access
- More walking trails
- More restaurants and small businesses
- Underground utilities (powerlines)
- Beach renourishment
- Allowing dogs on the beach / Not allowing dogs on the beach

# Other Comments

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## Popular Answers:

- Keeping the 35-foot height limits of buildings so no tall buildings are built
- Better enforcement of speed limit
- Stronger parking enforcement to prevent visitors from parking on residents' lawns
- No paid parking to allow locals and visitors to visit local shops without paying
- No paid parking during off season
- Others support the paid parking

# Brainstorming Exercise

Primary concerns and aspirations for the future of Kure Beach

**What are the Town's most important ASSETS?**

**What are the Town's important ISSUES?**

**What are your DESIRES for the future of Kure Beach?**



# Dot Exercise

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Place Dots on **Assets**, **Issues**, and **Desires** of most importance to you!

This feedback will be tallied and addressed as part of the Land Use Plan.

# Questions?

Wes Macleod, AICP, ASLA

Local Government Services Director

Cape Fear Council of Governments

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