



Comprehensive Land Use Plan

Town of Kure Beach
June 8, 2021

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

Outline

- Review Timeline
- Community Survey Update
- Chapter 1: Introduction & Chapter 2: Community Profile – Distribute
- Discuss Next Meeting
- Questions?

Timeline

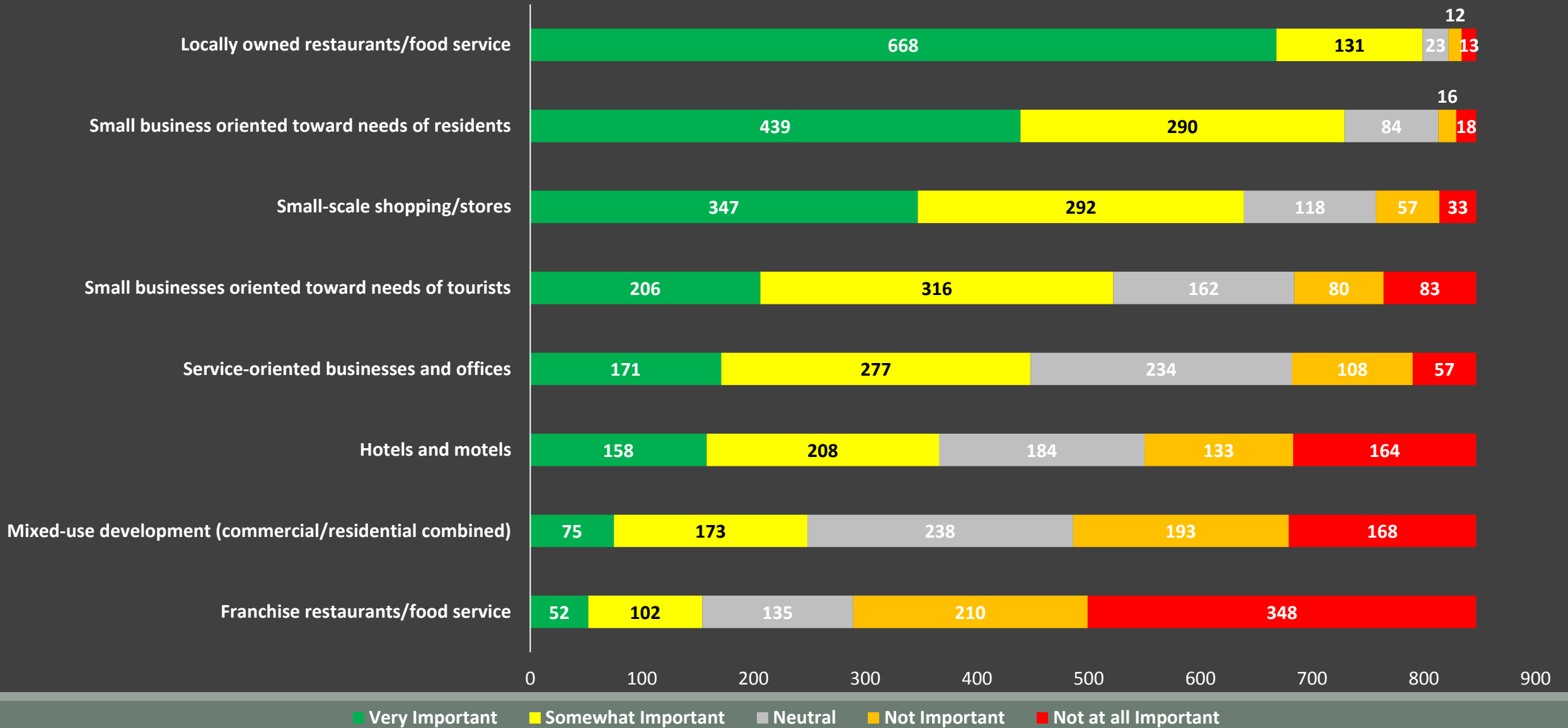


Project Task	Schedule
Project Initiation & Kick-off Meeting	March 2021
Introduction & Community Profile	June 2021
First Public Workshop	July 2021
Natural Systems Analysis	September 2021
Community Facilities Analysis	October 2021
Land Use and Growth Management & Tools for Managing Development	December 2021
Draft Plan Recommended for Approval by Planning Board and Submitted to Division of Coastal Management for Review	January/February 2022
Second Public Workshop	February 2022
Town Council Presentation, Review, & Adoption Hearing	March/April 2022
Coastal Resources Commission Certification	May 2022

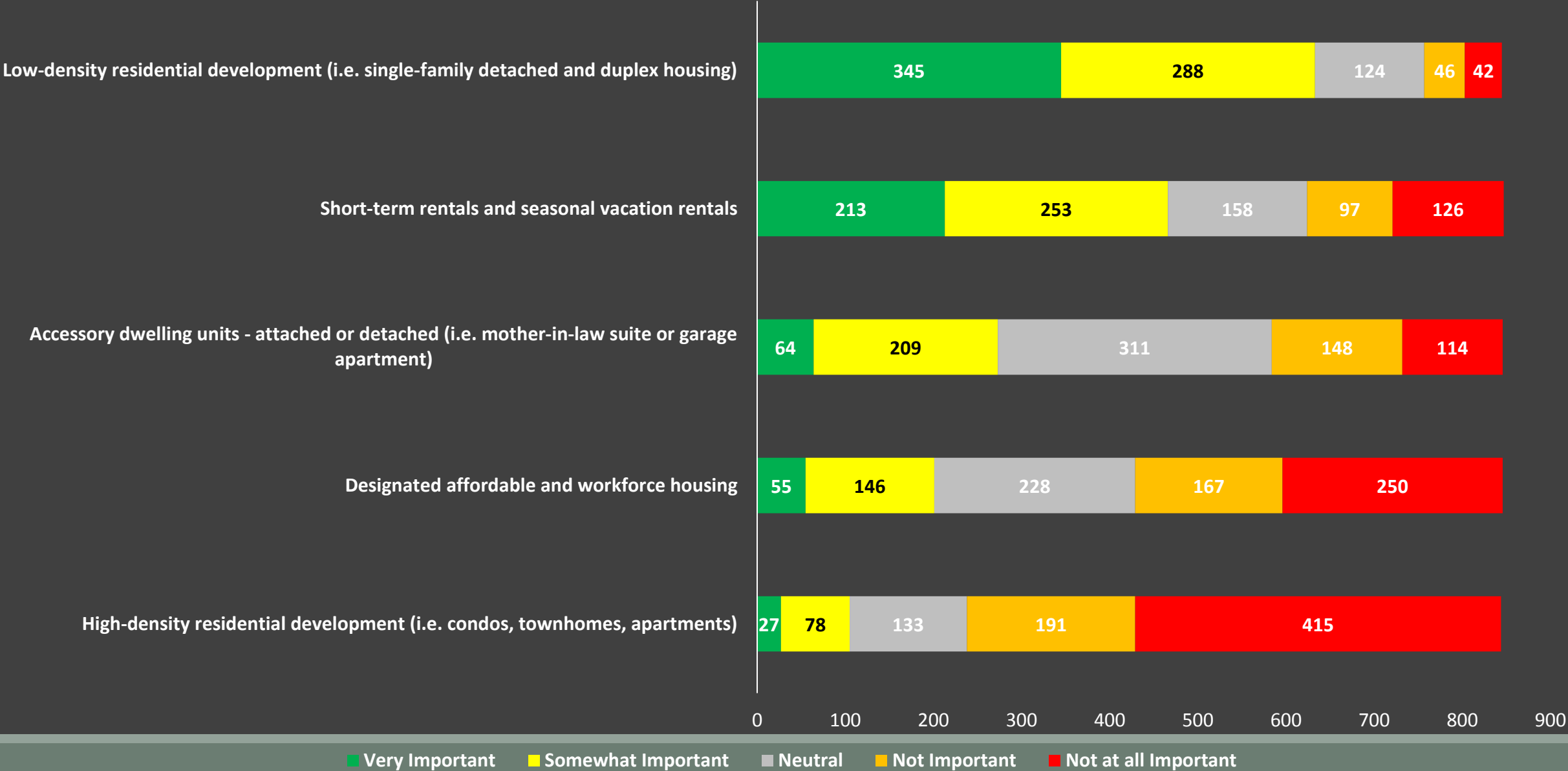
Community Survey Update

- 847 responses as of 5/25/21
 - 970 as of 6/7/21 (92.6% property owner response)
- 791 property owner responses
 - 534 year-round, 251 second home, and 6 business
- 56 other responses
 - renters, seasonal visitors, future residents, etc.

Q1: How important are the following business and commercial activities to the future of Kure Beach?



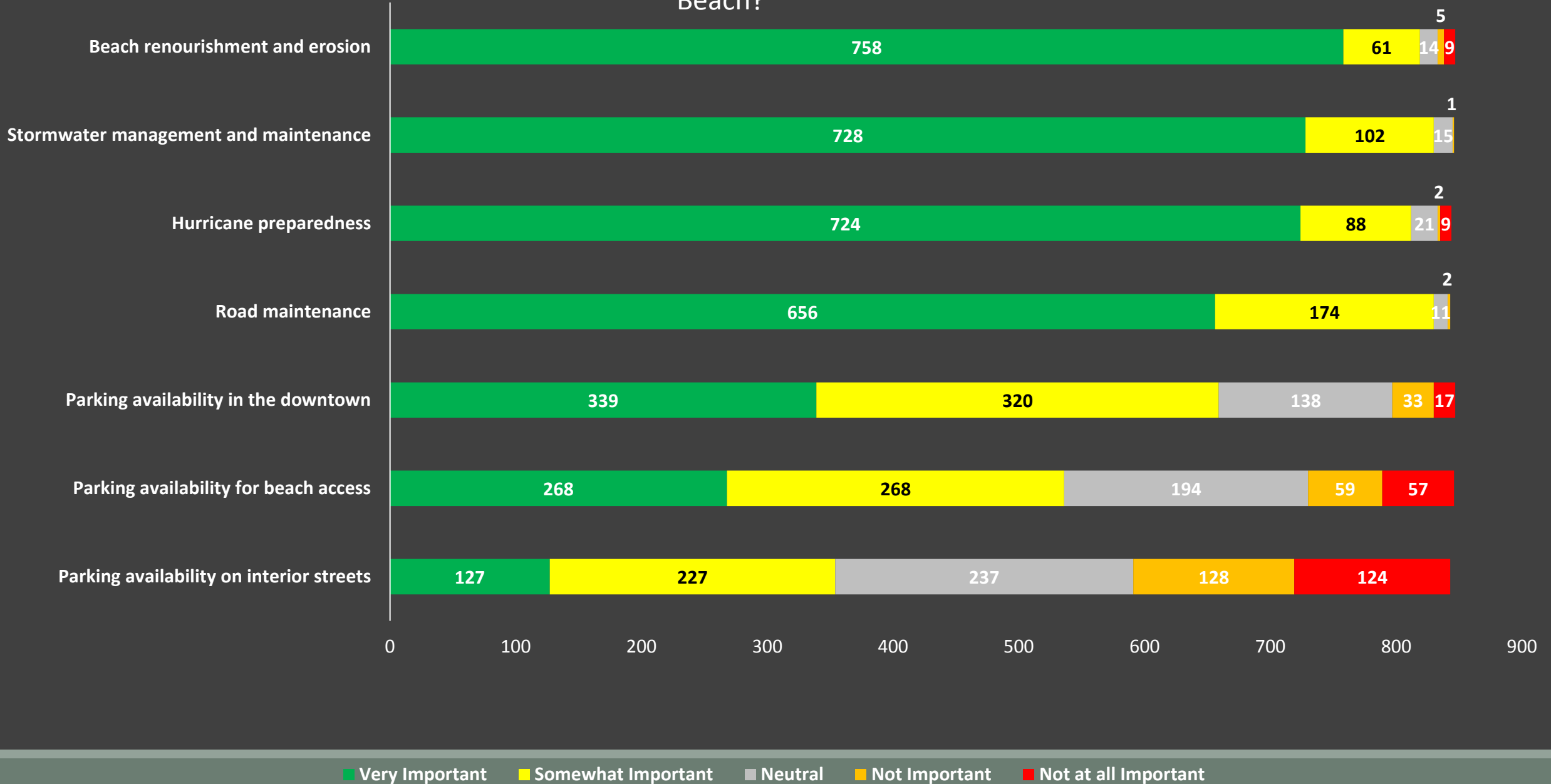
Q2: How important are the following residential development and housing types to the future of Kure Beach?



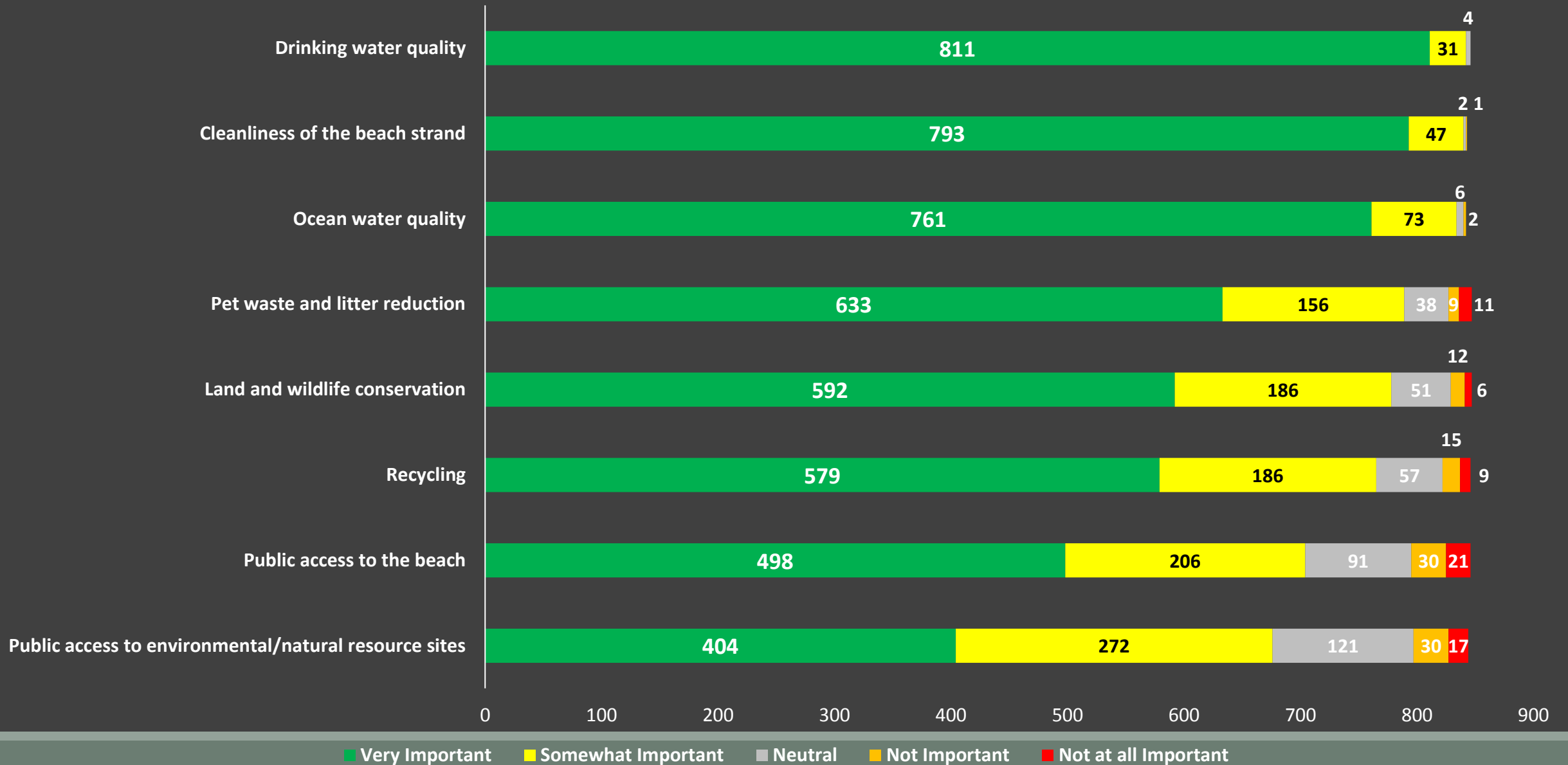
Q3: How important are the following recreational activities to the future of Kure Beach?



Q4: How important are the following transportation and infrastructure issues to the future of Kure Beach?



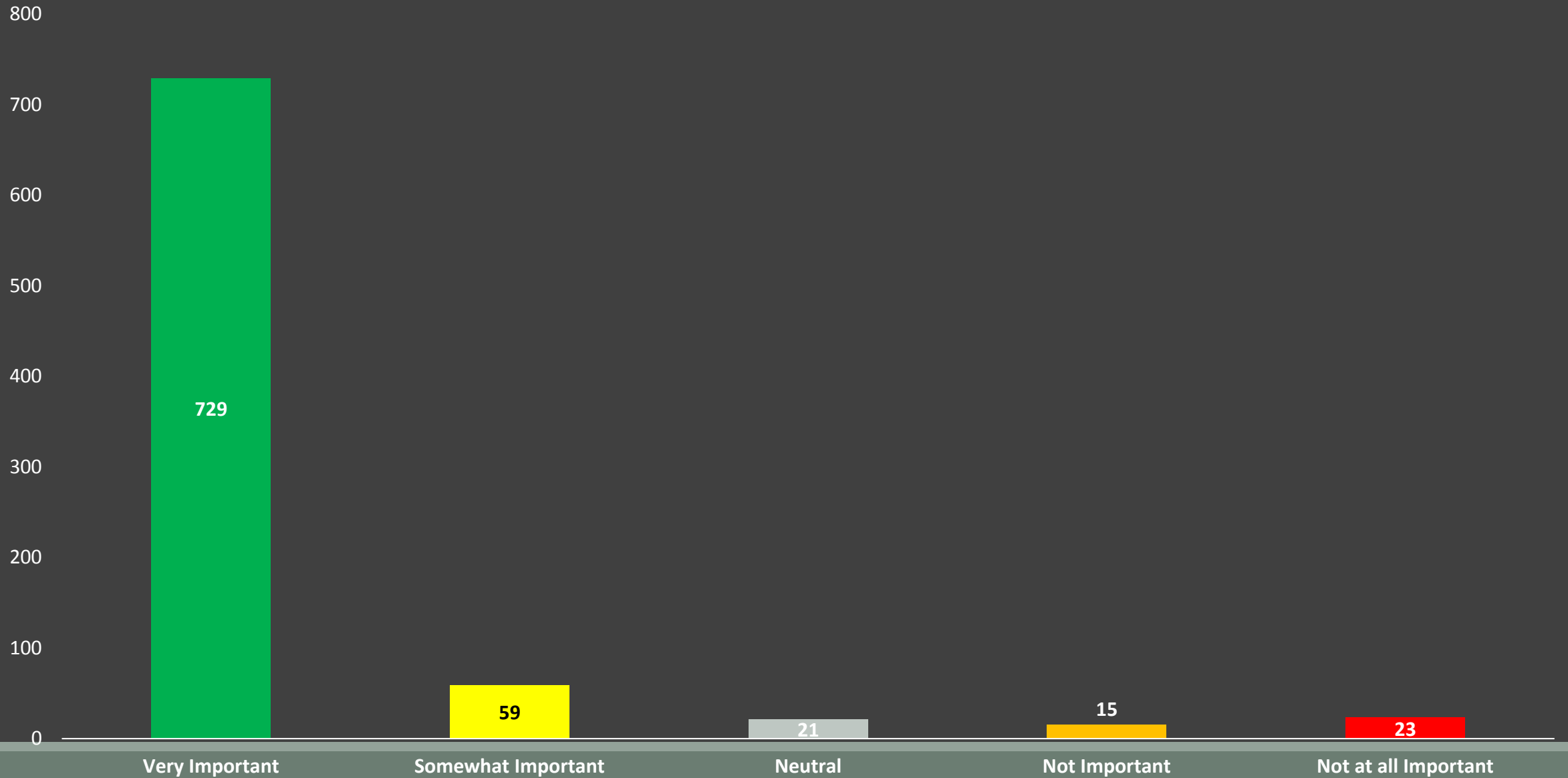
Q5: How important are the following environmental and natural resource issues to the future of Kure Beach?



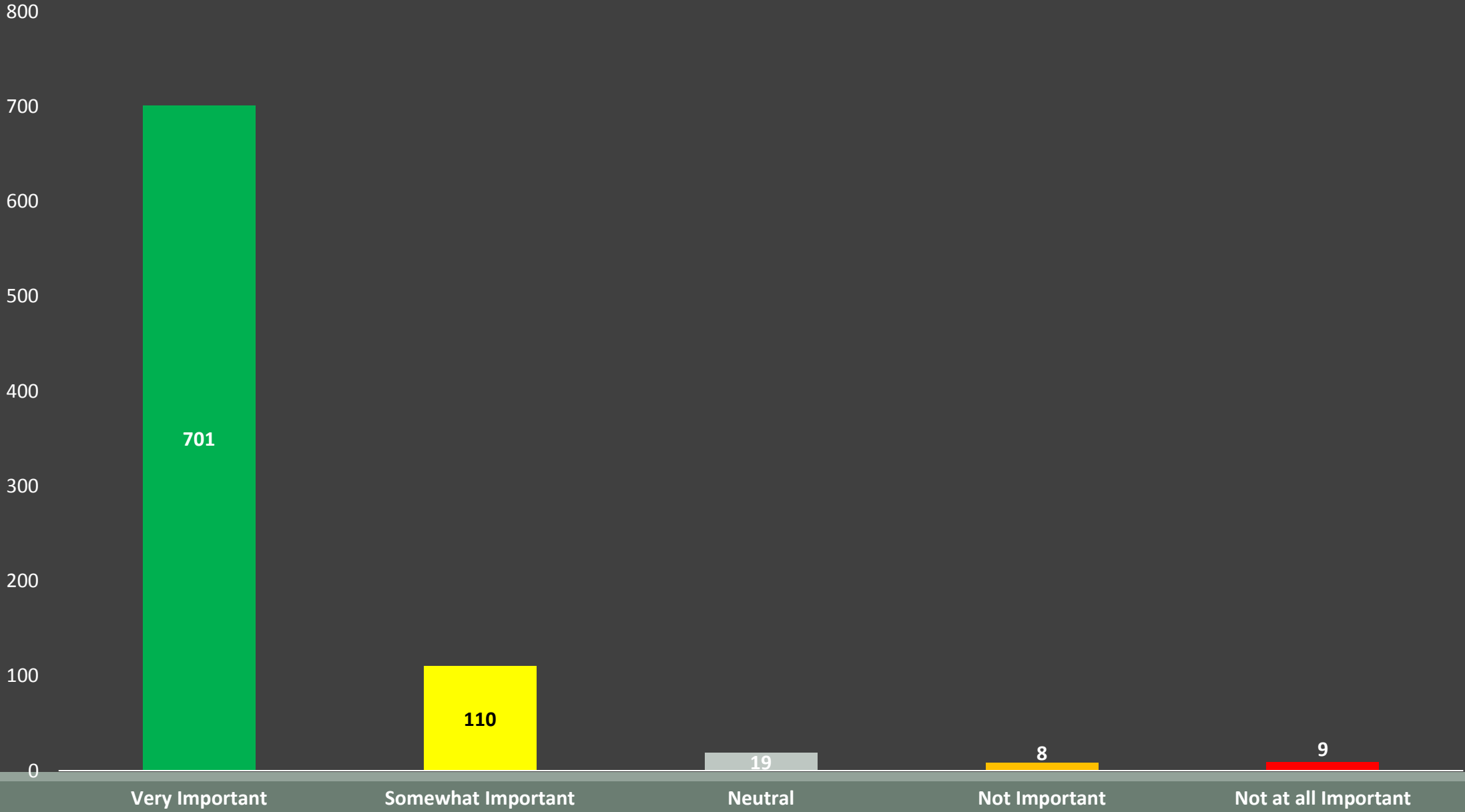
Q6: Kure Beach is often referred to as having a “small town” ambiance/feel. How important is it that Kure Beach retain this “small town” ambiance/feel in the future?



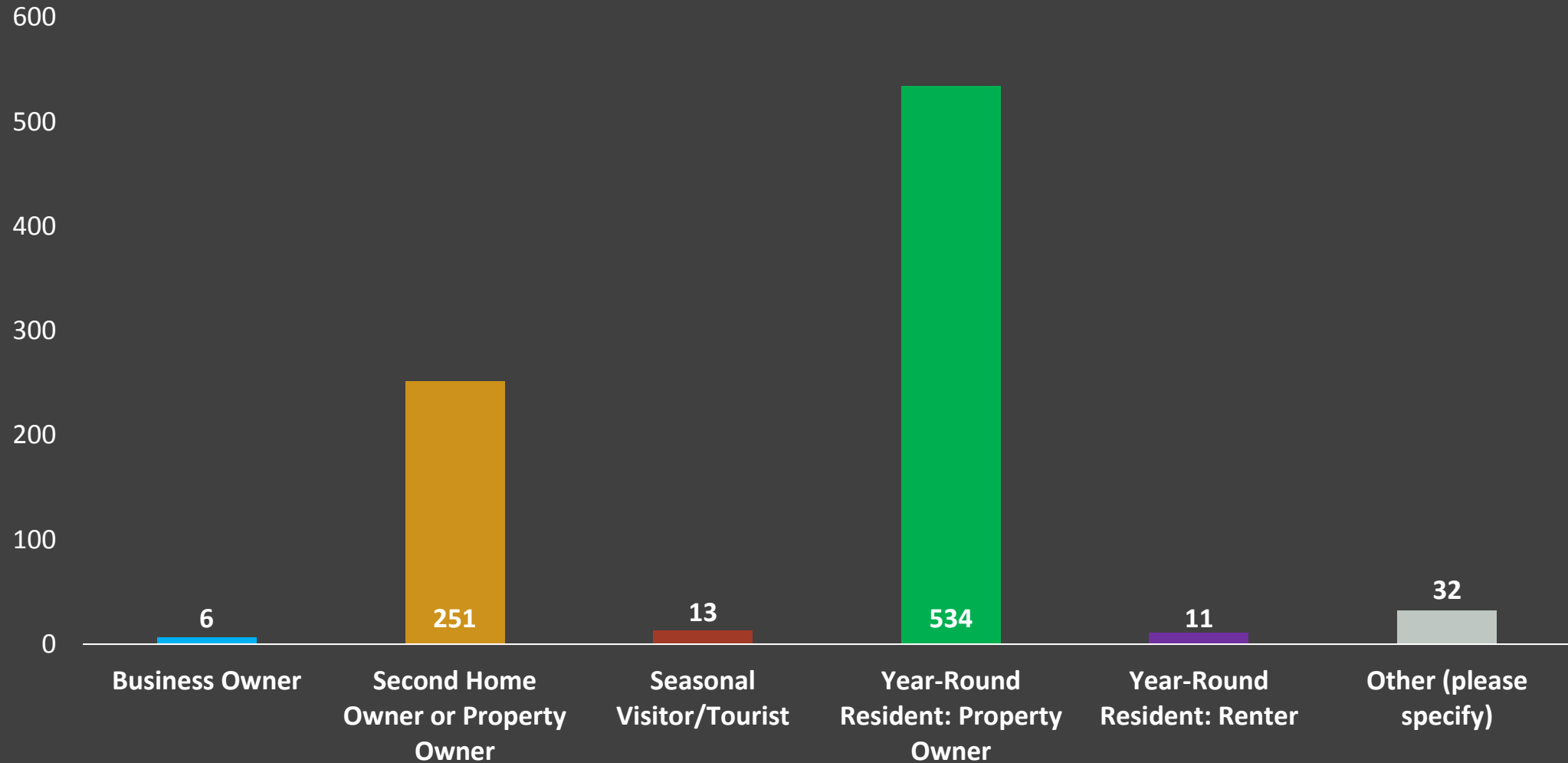
Q7: How important is it that Kure Beach retain its current 35-foot height limit on development and buildings?



Q8: In your opinion, how important are building and zoning regulations to establishing desirable development patterns in Kure Beach?



Q9: Which statement best describes your relationship to the Town of Kure Beach?



Q11: If you could improve one thing about Kure Beach, what would it be?

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 and not allowing dogs on the beach

Q12: Other Comments

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 love the paid parking

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Draft Plan Sections: Chapter 1 & 2

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
Total		14,611

*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

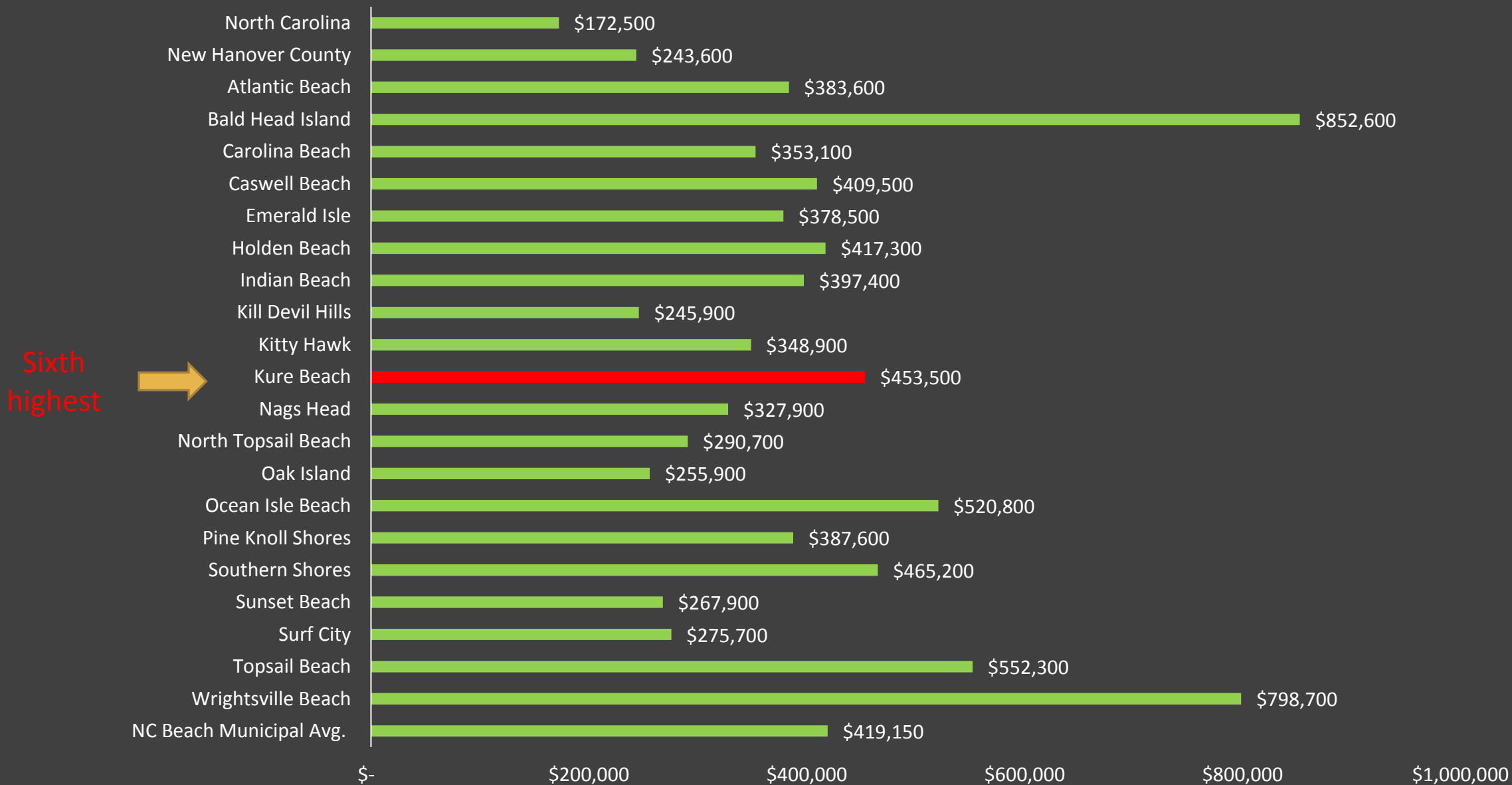
Day-trip (3,792) + Seasonal Overnight (14,611) = **18,403 peak day population**

Housing

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

	Kure Beach			New Hanover County		
Housing Units	2000	2019	% Change	2000	2019	% Change
Total Housing Units	1,569	2,272	44.81%	79,616	111,031	39.46%
Occupied	722	951	31.72%	68,183	95,638	40.27%
Owner Occupied	533	703	31.90%	44,115	55,525	25.86%
Renter Occupied	189	248	31.22%	24,068	40,113	66.67%
Vacant	847	1,321	55.96%	11,433	15,393	34.64%
Seasonal, recreational & occasional use	564	1,121	98.76%	4,689	8,165	74.13%
All other vacant	283	200	(-29.33%)	6,744	7,228	7.18%

Median Value of Occupied Housing Units NC Coastal Communities

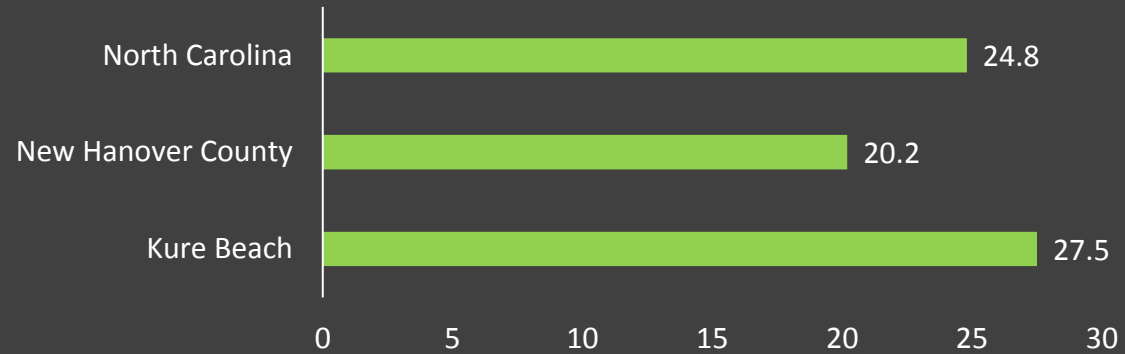


Source: U.S. Census Bureau 2019 American Community Survey

Commuting

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

Mean Travel Time to Work (Minutes)



Place of Work	Kure Beach	New Hanover County	North Carolina
	% of Total	% of Total	% of Total
Worked in county of residence	94.2%	90.6%	71.1%
Worked outside county of residence	4.3%	8.2%	26.3%
Worked outside state of residence	1.5%	1.2%	2.6%
Total	100%	100%	100%

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%

Municipality	Median Age	% Housing Units Occupied All Year	% in Labor Force, Ages 16 years & Older	Median Household Income	Median Family Income	Per Capita Income	Percent Total Housing in 1-unit Detached	Median Value of Owner Occupied Housing
North Carolina	38.7	85.7%	62.4%	\$54,602	\$68,435	\$30,783	65.1%	\$172,500
New Hanover County	39.1	86.1%	62.2%	\$54,891	\$76,736	\$34,288	61.5%	\$243,600
Atlantic Beach	56.6	19.3%	53.5%	\$48,289	\$81,181	\$45,147	35.7%	\$383,600
Bald Head Island	69.0	11.7%	29.1%	\$108,958	\$115,625	\$121,449	92.7%	\$852,600
Carolina Beach	47.4	47.9%	65.2%	\$74,949	\$98,696	\$42,185	40.3%	\$353,100
Caswell Beach	64.9	30.7%	39.2%	\$109,583	\$123,750	\$69,190	50.8%	\$409,500
Emerald Isle	55.2	25.7%	53.6%	\$78,194	\$91,358	\$53,089	56.5%	\$378,500
Holden Beach	57.6	17.9%	47.4%	\$96,875	\$105,893	\$60,977	85.8%	\$417,300
Indian Beach	64.8	5.3%	38.1%	\$66,071	\$69,375	\$47,375	7.1%	\$397,400
Kill Devil Hills	41.7	47.9%	71.9%	\$53,750	\$64,208	\$30,885	78.1%	\$245,900
Kitty Hawk	49.2	44.1%	69.9%	\$70,726	\$75,980	\$39,607	70.2%	\$348,900
Kure Beach	57.8	41.9%	51.0%	\$71,319	\$96,141	\$52,563	68.1%	\$453,500
Nags Head	49.6	26.9%	66.0%	\$65,968	\$86,806	\$37,785	86.5%	\$327,900
North Topsail Beach	57.2	19.0%	50.4%	\$57,500	\$62,917	\$53,522	45.7%	\$290,700
Oak Island	59.8	38.9%	50.1%	\$72,821	\$85,607	\$44,029	80.5%	\$255,900
Ocean Isle Beach	64.9	10.6%	37.8%	\$93,750	\$102,083	\$66,360	70.5%	\$520,800
Pine Knoll Shores	63.9	31.8%	38.4%	\$75,313	\$90,347	\$50,762	54.2%	\$387,600
Southern Shores	58.2	51.7%	50.1%	\$96,553	\$111,914	\$60,117	97.7%	\$465,200
Sunset Beach	65.2	37.9%	25.1%	\$57,265	\$73,194	\$39,628	57.4%	\$267,900
Surf City	37.3	31.6%	63.4%	\$75,556	\$84,868	\$37,098	63.2%	\$275,700
Topsail Beach	58.8	15.4%	56.8%	\$78,750	\$106,607	\$66,853	83.2%	\$552,300
Wrightsville Beach	43.7	40.8%	63.1%	\$109,013	\$145,673	\$76,496	42.8%	\$798,700
NC Beach Municipal Average	55.7	31.1%	50.9%	\$77,488	\$92,392	\$54,325	62.9%	\$415,840
Kure Beach Rank	10th Highest	6th Highest	10th Lowest	8th Lowest	9th Highest	10th Highest	10th Highest	6th Highest

Next Meeting: July TBD

- Public Workshop
- Review Chapter 1: Introduction and Chapter 2: Community Profile for September Land Use Plan Committee meeting

Please direct all questions and correspondence through Town staff.

Questions?

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