

# CAROLINA BEACH

Town Council Regular Meeting

Tuesday, April 14, 2026 - 6:00 PM

Council Chambers, 1121 N. Lake Park Boulevard, Carolina Beach, NC



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## MINUTES

### CALL TO ORDER

Mayor Barbee called the meeting to order at 6:00 PM, followed by the invocation by Mayor Pro Tem LeCompte and Pledge of Allegiance.

### PRESENT

Mayor Lynn Barbee  
Mayor Pro Tem Deb LeCompte  
Council Member Jay Healy  
Council Member Wayne Rouse  
Council Member Vince Losito

### ALSO PRESENT

Town Manager Bruce Oakley  
Deputy Town Manager Ed Parvin  
Finance Director Debbie Hall  
Town Clerk Kim Ward  
Town Attorney Noel Fox

### ADOPT THE AGENDA

Mayor Barbee noted that a closed session had been added to the end of the agenda.

**ACTION:** Motion to approve the agenda

Motion made by Mayor Barbee

Voting Yea: Mayor Barbee, Mayor Pro Tem LeCompte, Council Member Healy, Council Member Rouse, Council Member Losito

*Motion passed unanimously*

### CONSENT AGENDA

1. ROT Reimbursement Approval Request
2. Budget Amendments/Transfers
3. Amend Capital Project Grant Fund for 1810 Canal ADA Improvements
4. Set a Public Hearing for May 12, 2026, to Consider a Conditional Zoning for a Pickleball Court at 1608 Bowfin Lane – Applicant: Atlantic Towers Assn, Inc.
5. Paid Family Caregiver Leave Policy
6. Upcoming Committee Expiring Terms
7. Temporary Storage Location for Maggie the Whale
8. Approval of Council Meeting Minutes

**ACTION:** Motion to approve the consent agenda

Motion made by Mayor Barbee

Voting Yea: Mayor Barbee, Mayor Pro Tem LeCompte, Council Member Healy, Council Member Rouse, Council Member Losito

*Motion passed unanimously*

## **SPECIAL PRESENTATIONS**

### 9. Events Update

Mayor Barbee recognized Paul Courtney, Administrative Assistant in Human Resources, who is leaving his position with the Town.

Mr. Oakley called Mr. Courtney a “jack of all trades,” noting his work with filming meetings and volunteering for the Fire Department, and said he would be missed.

Mayor Barbee thanked Mr. Courtney for his work with the Town.

Mr. Parvin reviewed upcoming events:

- Blessing of the Fleet – April 15 at the Marina
- Wings Over Carolina Beach Airshow – April 25 on the beach strand (practice flight on April 24)

Wilmington International Airport Director Jeff Bourk said planning the Wings Over Carolina Beach event has been a significant learning experience in preparation for the larger Thunderbirds show planned for September 10-12, 2027. He noted that the Town is a sponsor of the event alongside other community partners that are waiving associated fees and formally requested that Council consider waiving Town fees.

Council Member Rouse pointed out that Mr. Bourk lives on the island and thanked him for bringing these events here.

Mr. Oakley said the cost to the Town is estimated at just under \$10,000 in staff and equipment time and added that Mr. Bourk’s request is consistent with fee waivers extended by other participating entities.

**ACTION:** Motion to approve the Airport Director’s request as presented, up to \$10,000 of staff time to run the show and waive the fee

Motion made by Mayor Barbee

Voting Yea: Mayor Barbee, Mayor Pro Tem LeCompte, Council Member Healy, Council Member Rouse, Council Member Losito

*Motion passed unanimously*

Mayor Barbee said the event will be a good boost for businesses early in the season.

Mr. Parvin continued with the following events:

- Tinted Turtle Trot 5K – April 26 at Mike Chappell Park
- Beach Wrestling Nationals – May 9 at the Boardwalk
- MuralFest – May 16-17 at Lake Park
- Boardwalk Blast Fireworks/Music – begins Friday, May 22, and continues weekly on Thursdays, with the exception of Friday, July 3, and the last show on Friday, September 4
- Carolina Beach Market – Saturdays May 23 through October 3 at Lake Park

#### 10. Recognition of Town Committee Members

Mayor Pro Tem LeCompte recognized former members of the Beautification Committee, Parks & Recreation Committee, and Police Advocacy Committee who served at the time the committees were sunsetted. She reflected on her more than 12 years of committee service and acknowledged that while sunsetting these committees was difficult, the creation of Friends of CB Parks & Greenways and the Police Foundation had filled roles that Town committees could not legally fulfill. Mayor Pro Tem LeCompte thanked all committee members for their service and encouraged them to continue engaging with the community.

Mayor Barbee echoed these sentiments, expressed gratitude to all who served, and recognized that many Council Members themselves had started through committee service.

Cindy Dunn, former Chair of the Beautification Committee, asked if she could continue informal communication with Town staff regarding the garden on Town property. Mr. Oakley encouraged her to submit any concerns via SeeClickFix.

Mayor Barbee said the Town does not want to lose the knowledge of former committee members and urged Ms. Dunn to stay in touch with Council. Mayor Pro Tem LeCompte agreed to act as a liaison.

#### 11. Proclamation for Safe Boating Week – May 16-22, 2026

Members of the Cape Fear Sail & Power Squadron spoke about boater safety and the importance of wearing life jackets. Mayor Barbee read a proclamation recognizing May 16-22 as Safe Boating Week.

#### 12. Manager's Update

Mr. Oakley reviewed key dates in the FY26/27 budget schedule:

- Public hearing for community input – April 14
- Budget workshop – April 28
- Budget open house – May 5

Mr. Oakley gave an update on various projects:

- Boardwalk bathroom: Ribbon cutting scheduled for April 22 at 11:00 AM.
- Harbor informational meeting: Planned for April 28 at 5:00 PM in Council Chambers, staff will present information on marina operations, mooring balls, transient vessels, and boat captains.
- Lake Park pump house: This is nearly complete; pump testing is expected imminently.

- Lake Park bathroom: A temporary Certificate of Occupancy was anticipated the following day, with a new picnic shelter renovation also nearing completion.
- Lake Park striping: The contractor and N.C. Department of Transportation (DOT) have confirmed striping is scheduled to begin on April 20. DOT is pushing the contractor to get here before then, and staff has stressed the importance of completing the work before the air show.

Mr. Parvin gave an update on coastal storm risk management, the beach nourishment project:

- Placement of sand will be ending tomorrow, April 15.
- Demobilization will begin immediately upon completion.
- Focus on demobilization will be the turbine engine at Ocean Boulevard and the pipe in front of the Boardwalk from the Marriott to the Hampton Inn.

Mayor Pro Tem LeCompte asked about damages to the Hatteras ramps. Mr. Parvin said the contractor agreed to work with the Town on any damages to ramps, and they are looking at replacing those on Ocean Boulevard and Hamlet Avenue this spring. He said staff will talk to the contractor about damages to the ramp at Freeman Park.

Council Member Healy said it will be interesting to see if the inlet will open up following the project. Mr. Parvin said all the sand came out of the inlet during this project, which will hopefully help with navigability.

Mr. Parvin also reported back to Council about the sidewalk project from Lake Park to Spartanburg Avenue. He presented updated cost figures, sharing that the DOT estimate for the full route is approximately \$972,000, with remaining committed funds of \$787,000, leaving a gap of approximately \$184,000 if Council wishes to extend to Spartanburg Avenue rather than stopping at Sumter Avenue, the previously estimated \$762,000 segment. Mr. Parvin said options are as follows: authorizing the additional funds and proceeding with DOT, pausing to seek Wilmington Urban Area Metropolitan Planning Organization (WMPO) grant funding, or retrieving the contributed funds from DOT and self-managing the project.

Mayor Barbee said Council does not need to make a decision tonight, but he would like to hear thoughts to get a general feel for how to proceed. He said he never thought a sidewalk from Lake Park to Spartanburg Avenue would basically cost \$1 million, but he now understands this stretch is extremely difficult to do because of stormwater and easements. Mayor Barbee said he doesn't want to spend that much money but also doesn't want the project to die, recognizing it is the top pedestrian safety issue for the Town.

Council Member Healy said they need to do something because waiting could increase the cost even further.

Council Member Losito suggested taking the money back and seeing if the Town can manage the project.

Mayor Pro Tem LeCompte said she was not aware the Town has the option to do the project without DOT. Mr. Parvin said the project would still have to meet all DOT standards and criteria, but if the Town

chose to take it on a lot of administrative costs would go away and they could work directly with the contractor.

Mr. Oakley said the Town managed the Ocean Boulevard sidewalk project and cautioned that there can be complications involved with taking this approach.

Council Member Healy suggested that the Town look into bidding out the project without DOT's involvement.

Mayor Barbee recommended that staff meet with DOT to get a cost estimate for the Town managing the project so they have two figures to compare.

Mayor Pro Tem LeCompte asked about the crosswalk at Spartanburg Avenue. Mr. Oakley said one of the options is to do the crosswalk without a sidewalk. He added that they are waiting on easements. Mayor Barbee said he thinks the crosswalk is almost an immediate need.

Mr. Oakley said the next discussion about the sidewalk will also need to include ideas for how to come up with \$184,000, if the Town decides to go that route. Mayor Barbee said they can make a decision at the upcoming workshop.

The last update Mr. Parvin gave was about the Cape Fear Boulevard and Canal Drive traffic pattern. Staff is preparing to begin removing the one-way pattern this week. He said there has been limited feedback, but the comments from downtown business owners have been positive.

Options are as follows:

- Remove the one-way and await design options from the traffic engineers to consider funding during the next fiscal year.
- Leave the one-way in place through the air show and re-evaluate again at the May Council meeting.
- Leave the one-way in place throughout the summer.
  - Continue to keep everything temporary so it can be removed if needed.
  - Enhance the aesthetics.

Mayor Barbee said he doesn't have strong feelings either way about the one-way pattern, but he noted that public safety personnel think it's safer and business owners seem to like it. He said it now looks like a construction zone, so if staff can make it look aesthetically better he can support leaving it in place during the summer.

Council Member Healy said he is favor of keeping it there all year long if they can make it look better.

No one expressed opposition to leaving the one-way pattern in place through summer if improvements can be made, so Mayor Barbee directed staff to do this. He said having it during an entire peak season will be a better test to see how well it works.

Council Member Healy asked if there is an update on the Saint Joseph Street multi-use path. Mr. Oakley said they are down to just one property they are working with for an easement, but they may be able to proceed without it.

Mayor Barbee noted that the upcoming meeting with DOT about the sidewalk would also address the left-turn issue at Saint Joseph Street and Lake Park Boulevard and the Ocean Boulevard intersection at Wilmington Beach.

Mayor Pro Tem LeCompte suggested they also bring up the pedestrian landing on the east side of the Ocean Boulevard crosswalk, which currently lacks a concrete pad.

### **PUBLIC COMMENT**

Olin Furr of 440 Oceana Way presented a spreadsheet he had compiled mapping infrastructure status across the 16 blocks of Canal Drive, from Pelican Lane to Salt Marsh Lane. He requested that Council direct staff to share infrastructure inspection and testing data with the Community Action Team (CAT), which is working on Phase 2 of the N.C. Resilient Coastal Communities Program (RCCP). Mr. Furr also recognized the North End Flood Mitigation Alliance volunteers for their role in securing the Town's inclusion in the RCCP. Additionally, he highlighted a potential private spoils area near the south side of the inlet at Freeman Park, a site approved by the U.S. Army Corps of Engineers, and requested that Council consider opening it to local property owners. He noted that Mr. Parvin had confirmed it would be included in the Freeman Park land management plan.

Linda Sharkey of 403 South 4th Street raised a concern regarding the Town's requirement that fence slats face toward neighboring properties, noting that this can be impractical when access to an adjacent property is unavailable. Community Development Director Jeremy Hardison noted that this issue was on the agenda later as part of the public hearing on Unified Development Ordinance (UDO) amendments.

Mayor Barbee confirmed that the spoils site matter would be addressed through the Freeman Park plan and that staff was already working to collect the relevant infrastructure data for the CAT. He invited Ms. Sharkey to share any further comments about her issue during the upcoming public hearing.

### **PUBLIC HEARINGS**

#### 13. Public Hearing to Receive Input on the FY26/27 Budget

This is an opportunity for Council to gather input for the upcoming FY26/27 budget. The community may share views on budget priorities for the upcoming fiscal year.

**ACTION:** Motion to open the public hearing

Motion made by Mayor Barbee

Voting Yea: Mayor Barbee, Mayor Pro Tem LeCompte, Council Member Healy, Council Member Rouse, Council Member Losito

*Motion passed unanimously*

Mr. Oakley provided a brief preview, noting that while revenue projections are up, operating costs – particularly for employee recruitment, retention, and health care – have also increased substantially, creating a budget shortfall. He said staff is working to close the gap ahead of the formal budget presentation.

Mayor Barbee noted that there will be several additional opportunities for public input on the budget.

No one requested to speak.

**ACTION:** Motion to close the public hearing

Motion made by Mayor Barbee

Voting Yea: Mayor Barbee, Mayor Pro Tem LeCompte, Council Member Healy, Council Member Rouse, Council Member Losito

*Motion passed unanimously*

14. Text Amendment to Amend Article 3, Section 3.4 Table of Uses and 3.9 Nonresidential Use Standards of the UDO to Allow Retail as an Accessory Use for Hotels and Motels in the MF District  
Applicant: Max Sussman

Applicant Max Sussman is pursuing this text amendment to allow alcohol sales as an accessory use for hotels and motels within the MF zoning district.

**ACTION:** Motion to open the public hearing

Motion made by Mayor Barbee

Voting Yea: Mayor Barbee, Mayor Pro Tem LeCompte, Council Member Healy, Council Member Rouse, Council Member Losito

*Motion passed unanimously*

Planner Haley Anderson presented the details. She provided historical context, noting that before 2000, hotels/motels and complementary uses were permitted in this district when it was designated as RA-5A. The 2000 ordinance update removed commercial uses and reduced density from 35 to 17 units per acre. This change made the three existing hotels in the district (Sea Ranch, The Oceaneer, and Golden Sands) non-conforming.

Staff supports the proposal and has worked with the applicant to craft the text amendment. The proposed change to the land use table would allow new hotels and motels within the zoning district, but staff believes the impacts of this change will be mitigated because the density is restricted to 17 units per acre.

The text amendment is in conformity with the Coastal Area Management Act (CAMA) Land Use Plan, which designates the area for medium-density residential and low-intensity commercial.

The Planning and Zoning Commission, by a vote of 6-0, passed the text amendment with suggested edits, adding a provision that retail for alcohol is permitted as an accessory use only within the footprint of the hotel or motel approximate to the lobby or communal area.

Mr. Sussman of 608 South Lake Park Boulevard briefly addressed Council, explaining that the impetus for the amendment was the desire to allow local hotel operators to offer basic retail amenities (sunscreen, snacks, logo merchandise) comparable to what major hotel chains already provide in other zoning districts.

Karen Graybush of 518 Sumter Avenue asked for clarification on whether the amendment applied only to commercial hotels, which staff confirmed, and inquired about the inclusion of alcohol sales, which Council Members explained was a standard component of retail permitted for off-premise consumption in guest rooms only.

**ACTION:** Motion to close the public hearing

Motion made by Mayor Barbee

Voting Yea: Mayor Barbee, Mayor Pro Tem LeCompte, Council Member Healy, Council Member Rouse, Council Member Losito

*Motion passed unanimously*

Mayor Pro Tem LeCompte said this would allow hotels in this district to operate like others with a commercial area in the lobby.

Council Member Rouse praised staff for working with the applicant and the Planning and Zoning Commission for taking two meetings to make sure everyone was comfortable with the text amendment. He said he has no reason not to support it.

Council Member Losito said the text amendment makes sense from a fairness standpoint.

Mayor Barbee said from that zoning district, it may not be easy for hotel guests to run to Food Lion or Publix for retail items, so this helps the hotelier and enhances the visitor experience. He said he thinks this is a reasonable request.

**ACTION:** Motion that Council, whereas, in accordance with the provisions of the NCGS, does hereby find and determine that the adoption of the following text amendment for Article 3, Section 3.4 Table of Uses and 3.9 Nonresidential Use Standards is consistent with the goals and objectives of the adopted land use plan and other long-range plans

Motion made by Mayor Barbee

Voting Yea: Mayor Barbee, Mayor Pro Tem LeCompte, Council Member Healy, Council Member Rouse, Council Member Losito

*Motion passed unanimously*

15. Text Amendment to Unified Development Articles 2 and 3 for Ordinance Clarification and Consistency with State Statutes  
Applicant: Town of Carolina Beach

The purpose of this text amendment is to clarify sections of the UDO after staff has been administering the new ordinance changes for a year since adoption and ensure compliance with recent updates to State statutes. The following changes have been made to the proposed ordinance:

1. Session Law 2025-94 states that there shall be no waiting periods for the resubmission of denied or withdrawn applications for zoning map amendments, text amendments, and other development applications. The section of the ordinance that stated that applicants had to wait 12 months has been removed.
2. Applicants with an existing Special Use Permit who wish to seek major changes may choose between the Special Use Permit process or Conditional Zoning (CZ) process.
3. The section regarding complaints about violations has been updated to be consistent with general statutes for public record law, which does not allow for confidentiality.
4. Planned Unit Developments (PUDs) located on a single lot are not required to establish a permanent access easement. However, a 12-foot drive aisle must be maintained for any structures proposed behind existing or proposed construction to guarantee access to the adjacent street.
5. The dimensional standards table and impervious surface sections have been updated to clarify that T-1 and I-1 have a maximum impervious surface coverage of 80%.
6. The fill section has been updated to clarify that fill may not exceed 4 feet above the crown of the highest adjoining street if an adjacent lot's elevation exceeds 1 foot above the crown of the adjoining street.
7. The signage section has been updated to comply with Session Law 2025-94 to clarify that official government flags are not a sign requiring a permit.
8. The fence ordinance section has been updated to comply with Section 160D-702, which does not allow local governments to regulate "building design elements." In 2009, the ordinance was amended to state that fences shall be constructed so that the finished (sheathed) side is oriented toward adjoining lots/the right-of-way. This has been removed, as it regulates the appearance and design of fences.
9. The non-conforming section has been updated to clarify that if a lot is over the allowed impervious surface percentage, the impervious surface area can be replaced up to that percentage within a period of 180 days of removal of the impervious surface.

The Planning and Zoning Commission unanimously recommended approval.

The text amendment is in general conformity with the CAMA Land Use Plan.

**ACTION:** Motion to open the public hearing

Motion made by Mayor Barbee

Voting Yea: Mayor Barbee, Mayor Pro Tem LeCompte, Council Member Healy, Council Member Rouse, Council Member Losito

*Motion passed unanimously*

Senior Planner Gloria Abbotts presented the details.

No one requested to speak.

**ACTION:** Motion to close the public hearing

Motion made by Mayor Barbee

Voting Yea: Mayor Barbee, Mayor Pro Tem LeCompte, Council Member Healy, Council Member Rouse, Council Member Losito

*Motion passed unanimously*

**ACTION:** Motion that Council, whereas in accordance with the provisions of the NCGS, does hereby find and determine that the adoption of the following text amendment to Articles 2 and 3 for ordinance clarification and consistency with State statutes is consistent with the goals and objectives of the adopted Land Use Plan and other long-range plans

Motion made by Mayor Barbee

Voting Yea: Mayor Barbee, Mayor Pro Tem LeCompte, Council Member Healy, Council Member Rouse, Council Member Losito

*Motion passed unanimously*

### **CLOSED SESSION**

**ACTION:** Motion to go into closed session to discuss an attorney/client matter in accordance with NCGS 143-318.11(a)(3); the matter being discussed is 23 CVS 3744 Carolina Beach Land Holdings, LLC, vs. Town of Carolina Beach as well as general attorney/client purposes

Motion made by Mayor Barbee

Voting Yea: Mayor Barbee, Mayor Pro Tem LeCompte, Council Member Healy, Council Member Rouse, Council Member Losito

*Motion passed unanimously*

Mayor Barbee called the meeting back to order and said Council took no action during closed session.

### **ADJOURNMENT**

Mayor Barbee adjourned the meeting at 8:00 PM.