

# CAROLINA BEACH

Town Council Regular Meeting

Tuesday, July 8, 2025 - 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 Joe Benson  
Council Member Mike Hoffer

### ALSO PRESENT

Town Manager Bruce Oakley  
Assistant Town Manager Ed Parvin  
Finance Director Debbie Hall  
Town Clerk Kim Ward

### ADOPT THE AGENDA

Mayor Pro Tem LeCompte asked to add item 12 to the agenda to discuss a sidewalk to connect the Senior Center to the Community Center parking lot.

Council Member Benson asked to continue item 9 until August following the unanimous vote today from the House to pass changes in parking requirements for permitted uses. He said this could change calculations on everything from this point forward.

Council Member Hoffer asked if anyone is desperately awaiting a decision on this so they can pursue a modification. Community Development Director Jeremy Hardison said there is an appeal filed that has to do with uses of water-oriented businesses and that was on hold until determining this text amendment. Mayor Barbee said that would stay on hold and added that Town Attorney Noel Fox is not present tonight.

**ACTION:** Motion to adopt the agenda, adding number 12 and continuing number 9 until August  
Motion made by Mayor Barbee

Voting Yea: Mayor Barbee, Mayor Pro Tem LeCompte, Council Member Healy, Council Member Benson, Council Member Hoffer

*Motion passed unanimously*

## CONSENT AGENDA

1. Set a Public Hearing for August 12, 2025, to Consider a Rezoning at 301 Canal Drive from Marina Business (MB-1) to Central Business District (CBD)  
Applicant: Town of Carolina Beach
2. Set a Public Hearing for August 12, 2025, to Consider an Amendment to Article 3 of the UDO to Address Accessory Structures  
Applicant: Ashley Hunter
3. Budget Amendments/Transfers
4. Approval of June Council Meeting Minutes

### **ACTION:** Motion to adopt the consent agenda

Motion made by Mayor Barbee

Voting Yea: Mayor Barbee, Mayor Pro Tem LeCompte, Council Member Healy, Council Member Benson, Council Member Hoffer

*Motion passed unanimously*

## SPECIAL PRESENTATIONS

5. Events Update by Tim Murphy

Community Services Manager Tim Murphy said the Town has received 2 applications for filming and introduced Tony Wallace, a locations manager, to give details. Mr. Murphy said they are not requesting any road closures, but some intermittent traffic control will be needed.

Mr. Wallace said they would like to film at Paradise Towers on Monday, July 28, from 6:00 AM to 8:00 PM and will need traffic control on Carolina Beach Avenue South. He said equipment will be set up on Spartanburg Avenue between Lake Park Boulevard and 2nd Street, and officers will be needed to help with traffic and crew crossing Lake Park Boulevard from the equipment area to the filming location.

Mr. Wallace said the other filming request is for SeaWitch on Wednesday, July 23, and Thursday, July 24, with times TBD but some night scenes expected. He said traffic control will be needed on Pelican Lane and Carolina Beach Avenue North, and officers are requested to assist with thru traffic. Mr. Wallace said they are also requesting to work with the Town on parking lots for both filming requests.

Mayor Barbee asked if owners and renters in nearby condos and other residences will be able to access them. Mr. Murphy said yes.

Council Member Healy asked if local businesses in the areas have been notified. Mr. Wallace said not yet, but once they move forward with the permit process everyone in the affected zone will receive a letter.

Council Member Hoffer asked if the Town is compensated for this. Mr. Murphy said the Town gets the fee for the permit application, and the filming company would pay for any parking used in lots owned by the Town. He said the production company tries to use Town officers first and would hire a private company if they are not available.

**ACTION:** Motion to approve the road closures for the filming on July 23, 24, and 28 as presented  
Motion made by Mayor Barbee  
Voting Yea: Mayor Barbee, Mayor Pro Tem LeCompte, Council Member Healy, Council Member Benson, Council Member Hoffer  
*Motion passed unanimously*

Mr. Murphy reviewed upcoming events:

- East Coast Got Em On King Mackerel Tournament – July 11-13 at Fisherman’s Lot
- Life Rolls On – August 2 at the Boardwalk beach strand
- National Night Out – August 5 at Lake Park
- Whomporama – August 9 at the Hamlet Avenue beach access
- Family Night – continues every Tuesday through July 29 at Lake Park
- Flamingo Bingo – continues every Wednesday through August 27 at the Gazebo
- Boardwalk Blast Fireworks/Music – continues every Thursday through August 21 and concludes Friday, August 29
- Movies at the Lake – continues every Sunday through August 31

Mr. Murphy asked if Council wanted to discuss a request at the last meeting from Kyle Wagner, General Manager of Carolina Beach Boardwalk Amusements, to use the Gazebo stage for local bands.

Council Member Benson said his recommendation was to pick one night and stick with it, and he thought Sunday seemed to make the most sense.

Mayor Barbee said he attended the previous Michael Jackson tribute show and noticed a good crowd. He asked Mr. Oakley to make sure the Town is prepared and has the proper resources to deal with these events.

Mr. Parvin said the Town’s policies and ordinances should be followed, and this would require an application and Council approval.

Mr. Murphy said the main concern is that these events would turn into something so big that Cape Fear Boulevard would have to be closed.

Mr. Oakley said the some of the crowd during the Michael Jackson tribute show had spread out onto Cape Fear Boulevard. He said the Town needs to create a policy for Gazebo use.

Mayor Barbee said the Town was very crowded last week, but he didn’t hear any complaints and offered praise to staff for keeping up with trash and other needs related to the summer season.

Council Member Hoffer asked what the impression of the Michael Jackson tribute show was. Mr. Murphy said he heard positive things from the community and is confident staff can work through public safety issues and come up with a plan for other events.

6. Grant Award Presentation by the Terry Benjey Bicycle Foundation

Sam Burgess and Mo Linquist from the Terry Benjey Bicycling Foundation announced a \$2,000 grant award for the Police Department to go toward the purchase of an e-bike.

Mayor Barbee thanked the group for its support.

Mayor Barbee recognized Council candidates Vince Losito and Wayne Rouse in the audience.

## 7. Manager's Update

Mayor Pro Tem LeCompte congratulated Mr. Oakley on becoming a grandpa.

Mr. Oakley gave an update on various projects:

- The Lake pump house project is underway with completion expected during the winter.
- The 7th Street sidewalk to connect to Tarboro Avenue is scheduled to start in September.
- The Lake Park bathroom project should be delivered and installed this fall.
- The 1801 Canal Drive parking lot and access project will start this fall.
- Some renderings of the Town entrance sign will be shown at the budget retreat in August.
- The CB2045 Infrastructure Plan first phase is moving along and starting to pick up steam. Staff is meeting with a financial planner and hopes to add some water and sewer projects.
- The Town is submitting an application for Wilmington Metropolitan Area Planning Organization (WMPO) funding to extend a sidewalk from Carolina Sands to Alabama Avenue.

Council Member Hoffer asked if there is any information from the NC Department of Transportation (DOT) about the South Lake Park Boulevard sidewalk. Mr. Hardison said they expect to have a design in September.

Mr. Hardison reported the following recent developments:

- 28 permits issued for renovation/repair/additions, etc., 3 new residential construction permits, and 8 certificates of occupancy
- Demolitions occurred at 1117 Canal Drive (single-family home) and 1611 Snapper Lane (mobile home)
- New businesses: Noe Hair & Nail Lounge, 1000 North Lake Park Boulevard Suite 121, Drift Café, 1000 North Lake Park Boulevard Suite 191, Carolina Beach Market & Deli, 214 Cape Fear Boulevard, Surf's Up Mini Golf, 1360 Bridge Barrier Road, and Bazen Golf Cars, 1309 Bridge Barrier Road

Mr. Hardison reported the following past and upcoming meetings:

- Technical Review Committee (TRC) July 1: Harmony Hospitality hotel and Carolina Beach Boat Yard new dry stacks and parking lot; a 140-room hotel is being proposed, and the company will address some of the comments from TRC and bring it back before the group in August
- Planning and Zoning Commission July 8: accessory structures text amendment and 301 Canal Drive rezoning from Marina Business (MB-1) to Central Business District (CBD)
- TRC August 5: Pedal Pub, 205 Cape Fear Boulevard rezoning from MX to CBD, and Harmony Hospitality hotel
- Council August 12: Motorized beach cart text amendment

- TBD: Carolina Beach Yacht Club Special Use Permit modification

Mayor Barbee said residents in the area of Clarendon Avenue and 6th Street are not happy with stop sign changes the Town made there. He said there was an accident and asked staff to look at this matter again. Mr. Oakley said this can be discussed at an upcoming TRC meeting.

Council Member Hoffer said in the past 9 months Council discussed highlighting some intersections with painted street bars and flags on stop signs. He said these measures don't always work but can't hurt and asked staff to revisit this.

Council Member Healy said there are some intersections in neighborhoods that should have no left-hand turns.

## **PUBLIC COMMENT**

None

## **PUBLIC HEARINGS**

8. Text Amendment to Amend Article 3, Section 3.20 Fence Regulations to Address Commercial Pool Fences  
Applicant: Pleasure Island Holdings, LLC

Applicant Pleasure Island Holdings, LLC, is applying for a text amendment to modify Article 3, Section 3.20 Fence Regulations. The applicant is pursuing this text amendment because they would like to allow some flexibility for fencing located in a front setback that is required for a commercial pool. The Town ordinance requires fencing located within the front setback to be no taller than 48 inches, and the NC Building Code requires pool fencing to be at least 48 inches, and it can be difficult to install a prefabricated fence that meets the 48-inch height requirement.

The applicant's proposed text amendment provides an exception to the 4-foot fence height requirements for fencing located within a front setback. The text amendment consists of the following changes:

No fence shall exceed four (4) feet in height when located in the front yard setback, except for fencing required for nonconforming commercial pools located within a front setback which shall meet the following:

- a) Not exceed five (5) feet in height.
- b) Maximum opacity of 50%.

The current Town ordinance restricts all pools from being located within the front setback of a zoning district. There are a total of eight (8) nonconforming commercial pools currently located within the front setback of a zoning district whose fencing would be required to be no taller than 4 feet (or 48 inches). The problem occurs when a nonconforming commercial pool updates its fence barrier with prefabricated fencing materials. These prefabricated fences are designed to meet NC Building Code.

The text amendment is in general conformity with the Coastal Area Management Act (CAMA) Land Use Plan. The proposed flexibility in fence height follows the Land Use Plan's sentiment to encourage the

improvement and renovation of existing structures where a teardown/rebuild is not the best possible outcome. The Land Use Plan also allows exploring options to allow older structures to reinvent themselves within the limits of public safety and welfare can help preserve the quirky beach town character that defines Carolina Beach.

The Planning and Zoning Commission voted unanimously to approve the proposed text amendment. The Commission discussed the proposed 5-foot fence height and agreed it was a sufficient height that would allow flexibility for a variety of different prefabricated fencing options while upholding public safety and providing visibility for traffic.

Staff supports the proposed text amendment. There are a limited number of legal nonconforming commercial pools existing within the municipal limits that would be impacted by the proposed text amendment. The amendment allows flexibility for the fencing to exceed 48 inches to easily meet the barrier fencing requirements for NC Building Code.

**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 Benson, Council Member Hoffer

*Motion passed unanimously*

Planner Haley Anderson presented the details. She said the current regulations result in a fine line for the limited number of pools located within a front setback.

Mayor Barbee asked if the applicant wanted to speak. Ms. Anderson said the applicant was not able to be present and said Council may reschedule if necessary. Mayor Barbee said the request was straightforward, and other Council Members agreed.

Mayor Barbee asked if anyone from the public wanted to speak. No one came forward.

**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 Benson, Council Member Hoffer

*Motion passed unanimously*

Council Member Hoffer said he doesn't have an issue with the proposal and thinks it will make things a little more secure. He said his main concern is opacity, but he thinks 50% should be fine.

**ACTION:** Motion of approval 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 3.20 Fence Regulations 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

Benson, Council Member Hoffer  
*Motion passed unanimously*

9. Text Amendment to Amend Article 3: Zoning and Article 7: Definitions of the UDO to Address Water-Oriented Businesses and Personal Watercraft Sales and Rental  
Applicant: Town of Carolina Beach

This item has been continued until the August meeting.

## **ITEMS OF BUSINESS**

10. Town Committee Policy Update

Mr. Parvin presented the new Town committee policy to include updates voted on by Council at the June 24 workshop.

### Policy Changes

Overarching mission/vision (example)

The purpose of the Parks and Recreation Committee is to:

1. Make recommendations to Council on implementation measures associated with long-range plans
2. Volunteer to work on Parks and Recreation programming and activities

Organizational meeting

Annual administration (adopt officers, review mission/vision/goals)

### Process for Moving Forward on Goals Consistent with Council's Vision

Council liaison brings the committee's proposed goal(s) to Council. If approved, Council shall include in the motion:

1. Goal(s) they would like the committee to work toward
2. Set number of meetings allocated to accomplish the goal(s)

Once approved by Council:

1. Town Clerk shall advertise the meetings
2. Committee work shall be limited to the goal(s) as designated by Council

\*\*\*No meetings will be advertised without a motion from Council\*\*\*

Council Member Hoffer said it's important that the committee Chair come to Council at least once a year to give an update on progress and goals.

Mayor Barbee said the goal is not to hold committees accountable but to hold Council accountable on what the committees are being asked to do. He said he thinks the proposed changes accomplished what Council wanted.

**ACTION:** Motion to amend the policies as presented  
Motion made by Mayor Barbee

Voting Yea: Mayor Barbee, Mayor Pro Tem LeCompte, Council Member Healy, Council Member Benson, Council Member Hoffer  
*Motion passed unanimously*

11. Update on the Establishment of the Freeman Park Land Use Plan Ad Hoc Committee

Mr. Parvin presented a request to establish an ad hoc committee for the purpose of developing a land-use plan for Freeman Park. He said staff has started work on committee makeup by reaching out to 6 organizations to each provide a representative. Mr. Parvin said a member of Council or Town staff as well as a Town citizen with a scientific background should also be on the committee. He said after the committee is formed, a declaration of covenants and restrictions should be created as well as an outline for what a land-management plan should look like. Mr. Parvin said he foresees 3-5 meetings to put together the plan.

Mayor Pro Tem LeCompte volunteered to be the Council liaison to the committee. She said she has professional and volunteer connections with many of the organizations that will be represented on the committee, and she also stressed the importance of the history of the Freeman Park and mentioned her direct connection with the NC African American Heritage Commission. Council gave consensus for Mayor Pro Tem LeCompte to serve as the committee's Council liaison.

Mr. Parvin said the committee should have 7-9 members. Mayor Pro Tem LeCompte said there was discussion about the Council and staff liaison not being voting members. Mr. Parvin said in that case, there could be either 1 or 3 Town citizens for a total of 7-9 voting members. Mayor Barbee said he is leaning toward 3.

Mayor Pro Tem LeCompte said the committee will be putting together a land trust, so a specific set of skills will be necessary for members. She said it's important for residents to have a voice because they own Freeman Park.

Council Member Hoffer said the Town should stay flexible to find the right people to serve on the committee. Mayor Barbee said the Town can begin taking citizen applications and then make a final decision on how many to appoint.

**ACTION:** Motion to approve the establishment of the Freeman Park land-use plan ad hoc committee  
Motion made by Mayor Barbee  
Voting Yea: Mayor Barbee, Mayor Pro Tem LeCompte, Council Member Healy, Council Member Benson, Council Member Hoffer  
*Motion passed unanimously*

12. Sidewalk Connecting the Senior Center and Community Center Parking Lot

Mayor Pro Tem LeCompte, who is the Town liaison to the Katie B. Hines Senior Center, requested a vote to allow installation of a sidewalk that would connect the parking lot behind the Community Center to the parking lot adjacent to the Senior Center. She said the Senior Center serves as a nutrition center for the southern part of the of the County, and seniors from over the bridge eat lunch there



every day. Mayor Pro Tem LeCompte said Parks and Recreation Director Eric Jelinski was able to allot \$3,000 for the project, so this just needs Council approval. She said walking between parking lots creates a safety issue, and the people associated with the volleyball court are aware of the project and supportive of it.

**ACTION:** Motion to approve the \$3,000 budgeted for the sidewalk between the Community Center and the Senior Center

Motion made by Mayor Barbee

Voting Yea: Mayor Barbee, Mayor Pro Tem LeCompte, Council Member Healy, Council Member Benson, Council Member Hoffer

*Motion passed unanimously*

### **COUNCIL COMMENTS**

Council Member Hoffer said there is a bottleneck near the existing Lake Park bathroom facility, and he would like to see that smoothed out with the new project. He also offered condolences to Billy Taylor of Taylor's Heating and Air on the loss of his son Cameron.

Council Member Benson said he was happy to see people using the Ocean Boulevard sidewalk in great numbers this weekend. He asked Mr. Oakley to look into how long there would be a hole in the ground following the demo of the existing pump house, and he also inquired about the traffic light planned for North Lake Park Boulevard and Winner Avenue now that a final encroachment agreement has been handed over to DOT. Mr. Oakley said the easement should be recorded tomorrow, and then Proximity should be able to begin installation. Mayor Barbee said it should go in during the fall or winter, if not before.

Mayor Pro Tem LeCompte said she was invited to be a guest speaker at the 150th homecoming at Mount Pilgrim Missionary Baptist Church on Sunday. She said this was an amazing event full of wonderful people who welcomed her and thanked the Town for taking the helm on having a celebration for the Seabreeze historic highway marker last year.

Mayor Barbee praised the Police Department for discipline, coordination, and planning when it comes to crowd management during the busy season. He said the Town's safety does not happen by accident or chance, and he recognized Chief Ward and his entire team for the load they take on during large events.

### **ADJOURNMENT**

Mayor Barbee adjourned the meeting at 7:23 PM.