

CAROLINA BEACH

Planning and Zoning Meeting

Thursday, November 10, 2022 – 6:00 PM

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



AGENDA

CALL TO ORDER

APPROVAL OF MINUTES

1. October 13th, 2022 – P&Z Minutes

STAFF REPORT ON RECENT COUNCIL MEETINGS

STAFF REPORT ON RECENT DEVELOPMENTS

PUBLIC DISCUSSION

2. **Conditional Zoning** to consider a Planned Unit Development consisting of 22 townhome units located at 205 and 211 Spartanburg in the Residential (R-1) zoning district.

Applicant: WB Coastal Development LLC

DISCUSSION ITEMS

NON-AGENDA ITEMS

ADJOURNMENT

CAROLINA BEACH

Planning and Zoning Commission Meeting

Thursday, October 13, 2022 - 6:00 PM

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



MINUTES

CALL TO ORDER

Chairman Rouse called the meeting to order at 6:00 PM.

PRESENT

Chairman Wayne Rouse
Commissioner Melanie Boswell
Commissioner Ethan Crouch
Commissioner Todd Piper
Commissioner Lynn Conto

ABSENT

Vice Chairman Jeff Hogan
Commissioner Bill Carew

ALSO PRESENT

Planning Director Jeremy Hardison
Senior Planner Gloria Abbotts

APPROVAL OF MINUTES

1. August 11, 2022 – P&Z minutes

ACTION: Motion to approve the minutes

Motion made by Chairman Rouse, Seconded by Commissioner Boswell

Voting Yea: Chairman Rouse, Commissioner Boswell, Commissioner Crouch, Commissioner Piper, Commissioner Conto

Motion passed 5-0

STAFF REPORT ON RECENT DEVELOPMENTS

Ms. Abbotts reported the following statistics for the past two months:

Permitting

- 33 permits (renovation, repair, grading, additions, fence)
- 8 residential new construction
- 8 certificates of occupancy

Code Enforcement

- 47 complaints received
- 47 resolved

Demos

- 204 Alabama Avenue
- 318 Birmingham Avenue
- 101 North 5th Street (firefighting training on November 5)

New Businesses

- The Southerly Biscuit & Pie – 1206 North Lake Park Boulevard, Suite D (new owner)
- Island Roast Coffee – 915 North Lake Park Boulevard, Suite F (new owner)

Town Council and Other Updates

- North Lake Park Boulevard hotel approved
- Flood sensors installed under Snow's Cut Bridge
- Boardwalk bathrooms – applying for a variance from Coastal Area Management Act (CAMA)
- October 19 – Unified Development Ordinance (UDO) special meeting 4:00-6:00 PM
- November 8 Council meeting moved to November 9 due to the election

PUBLIC DISCUSSION

None

PUBLIC HEARINGS

2. Conditional Zoning to consider a Planned Unit Development consisting of 26 townhome units located at 205, 211, and 215 Spartanburg Avenue in the Residential (R-1) zoning district
Applicant: WB Coastal Development LLC

The applicant requested to table this item until the November 10 meeting.

ACTION: Motion to table the Conditional Zoning to consider a Planned Unit Development consisting of 26 townhome units located at 205, 211, and 215 Spartanburg Avenue in the Residential (R-1) zoning district until the November 10 meeting

Motion made by Commissioner Boswell, Seconded by Commissioner Conto

Voting Yea: Chairman Rouse, Commissioner Boswell, Commissioner Crouch, Commissioner Piper, Commissioner Conto

Motion passed 5-0

3. Conditional Zoning to consider a drinking and eating establishment classified as a bar to serve on-premise alcohol located at 604 North Lake Park Boulevard
Applicant: Shagri-La LLC

The applicant has applied for a Conditional Zoning (CZ) application for a bar/tavern in the Highway Business (HB) District. The proposal includes providing on-premise wine, beer, and liquor. When on-

premise alcohol is being served and the use is not classified as a standard restaurant, the ordinance defines the use as a bar. Alcoholic Beverage Control (ABC) requires restaurants to have food comprise at least 30% of their sales or it is classified as a bar. A bar is allowed through the approval of CZ in HB.

The applicant is proposing to change the use of the business at 604 North Lake Park Boulevard from a restaurant to a bar. No new bars/taverns shall be permitted within 200 feet of an established church or school or 200 feet of any residential district. This location meets that separation requirement.

The existing building is a two-unit commercial building built in 1998. It meets the current lot coverage and setbacks requirements. No additions are proposed outside of the current footprint. The applicant is providing 11 on-site parking spaces and four off-site parking spaces across Lake Park Boulevard in Winner's RV Park on property adjacent to the public right-of-way. The parking space amount and location were approved in the original Conditional Use Permit approved on December 9, 1997.

The building consists of 3,200 square feet of indoor area. The most recent previous use was an eating and drinking establishment, which has the same parking calculation as bars and taverns. At the time of the approval of the existing building, the 1984 zoning ordinance did not require pedestrian access between off-site parking and the building.

Proposed conditions

1. 5-foot sidewalk must be installed per Sec. 40-150(5) to provide safe pedestrian access between off-site parking and the building.
2. The four off-site parking spaces at 605 North Lake Park Boulevard shall be designated with signage, wheel stops, and an approved parking surface.

As part of the application process, a community meeting is required. The applicant held the required meeting on August 26. No one attended, but a neighbor sent a statement of support for the proposal.

The project is in general conformity with the 2020 Land Use Plan. This area is recognized as a higher-density area with a mix of uses within the district and individual buildings. Staff recommends approval of the project as proposed.

Ms. Abbotts presented the details.

Commissioner Piper asked about the difference between a bar and a nightclub. Mr. Hardison said by the Town's ordinances, there is no difference and both need CZ if they don't qualify as a restaurant.

Commissioner Boswell asked if the Town might consider differentiating between bars and nightclubs as part of the UDO update. She said one of her concerns about this proposal is that it could eventually become a nightclub that stays open late, possibly disrupting nearby residential areas. Mr. Hardison said the Town can develop different uses for bars and nightclubs, but the Town can't cut off the time of selling alcohol because that is set by the State.

ACTION: Motion to open the public hearing

Motion made by Chairman Rouse

Voting Yea: Chairman Rouse, Commissioner Boswell, Commissioner Crouch, Commissioner Piper, Commissioner Conto

Motion passed 5-0

Applicant Nicole Adkins of 209 North 3rd Avenue in Kure Beach said her original intent when opening Shagri-La was to be a bar and not a restaurant, but she was told it would take longer to receive bar status so she applied to be a restaurant with the idea of rezoning once things were up and running. She said she is unsure the business will routinely meet 30% in food sales, and she doesn't want to risk losing the liquor license if she loses her kitchen staff or encounters other problems with food service. Ms. Adkins said nothing about the current establishment is going to change other than its zoning classification and allowing freedom from the 30% in food sales rule.

Commissioner Boswell asked if the establishment plans to continue serving food. Ms. Adkins said yes. She said it will continue to operate at its current hours, and she has no desire to be a late-night bar. Ms. Adkins said she has recently expanded the food menu.

Commissioner Boswell asked Ms. Adkins if she can comply with the proposed condition for a sidewalk. Ms. Adkins said financially, she would not be able to comply with this. She said she owns the business and not the building. Commissioner Boswell said it's possible the Commission could vote on a motion that doesn't require the sidewalk. Mr. Hardison said the sidewalk condition is staff's recommendation and does not have to be part of a motion.

Commissioner Piper asked about paving the parking spots across the street. Commissioner Crouch said staff's recommendation was for curb stops and signage. Mr. Hardison said there can be an alternative surface there. He said in 1997 it was noted that those parking spaces should be paved, but for some reason that was never done.

Commissioner Piper asked if the original applicant from 1997 is the current owner. Mr. Hardison said yes, it's the same property owner.

Chairman Rouse said he wouldn't care if the parking area was done with a pervious surface instead of blacktop due to stormwater runoff.

Commissioner Conto said she questions the validity of leaving a bar and having to cross the street to get to those parking spaces. Commissioner Piper said the parking spaces could be for staff.

Commissioner Crouch asked Ms. Adkins if she would be able to comply with the proposed conditions. Ms. Adkins said yes.

Commissioner Piper said he would be inclined to say the sidewalk is not necessary.

Chairman Rouse said he would be compelled to ask for a sidewalk if there was already a sidewalk to the north or south, but in the absence of that it doesn't seem necessary.

ACTION: Motion to close the public hearing

Motion made by Chairman Rouse

Voting Yea: Chairman Rouse, Commissioner Boswell, Commissioner Crouch, Commissioner Piper, Commissioner Conto

Motion passed 5-0

Commissioner Boswell said Winner Enterprises should be responsible for the parking spaces because it is the owner of the building and it didn't comply since 1997. She recommended that Town staff reach out to the owner and said it doesn't seem fair to put this on the tenant. Commissioner Crouch said the responsibility lies with the property, not the tenant. Commissioner Boswell said the parking requirement is part of the tenant's application.

Chairman Rouse asked if the parking spaces are for the whole building and not assigned to a specific tenant. Mr. Hardison said it is correct that the parking spaces are not designated to Shagri-La.

Chairman Rouse said it is possible to make a motion without including the sidewalk and parking conditions.

Commissioner Conto said she would like the Commission to consider that the Town needs more restaurants but not another bar. Commissioner Boswell said she has always felt that way also, but State regulations sometimes make it necessary to call something a bar even if it is a family-friendly establishment.

Commissioner Piper said the Commission just approved a bar next door at The Vault.

Commissioner Conto said she would like the Commission to pause and consider that if it keeps approving bars, the Town may slide right back into the 1970s.

Chairman Rouse said a bar is on the table of permissible uses for this property, it conforms with the Land Use Plan, the neighbors are OK with it, and both adjacent property owners have the same bar designation, so he is inclined to approve it. He said the sidewalk condition will achieve nothing, but he thinks the parking requirements are something the Commission should request.

Commissioner Boswell said she has no problem with the parking surface being grass if wheel stops are there.

ACTION: Motion for approval whereas in accordance with the provisions of the North Carolina General Statutes, the Commission does hereby find and determine that the adoption of the Conditional Use District to allow for a bar located at 604 North Lake Park Boulevard is consistent with the goals and

objectives of the adopted Land Use Plan and other long-range plans and the potential impacts on the surrounding areas are mitigated by the approved conditions with the omission of the 5-foot sidewalk installed as per Sec. 40-150(5) to provide safe pedestrian access between off-site parking and the building; in addition, the four off-site parking spaces at 605 North Lake Park Boulevard shall be designated with signage and wheel stops

Motion made by Commissioner Piper, Seconded by Commissioner Boswell

Voting Yea: Chairman Rouse, Commissioner Boswell, Commissioner Crouch, Commissioner Piper

Voting Nay: Commissioner Conto

Motion passed 4-1

DISCUSSION ITEMS

4. Schedule P&Z special meeting on November 16 to discuss the UDO update

Mr. Hardison reminded the Commission about the UDO update kickoff meeting next Wednesday, and staff passed out binders of information from Cape Fear Council of Governments. He said staff would like to schedule another special meeting of the Commission on November 16 from 4:00 to 6:00 PM to continue discussing the UDO update.

Chairman Rouse went over the process and expectations for the UDO update and said he thought it would take about 18 months. Mr. Hardison gave more details about the process. Chairman Rouse said if the Commission can get through everything in 2023, everyone will be happy.

NON-AGENDA ITEMS

None

ADJOURNMENT

Chairman Rouse adjourned the meeting at 6:55 PM.



AGENDA ITEM COVERSHEET

PREPARED BY: Gloria Abbotts, Senior Planner

DEPARTMENT: Planning &
Development

MEETING: Planning & Zoning Commission – November 10th, 2022

SUBJECT: October 13th, 2022 – P&Z Minutes

Action:

Approve the October 13th, 2022 Minutes



AGENDA ITEM COVERSHEET

PREPARED BY: Gloria Abbotts, Sr Planner

DEPARTMENT: Planning &
Development

MEETING: Planning & Zoning Commission – November 10th, 2022

SUBJECT: **Conditional Zoning** to consider a Planned Unit Development consisting of 22 townhome units located at 205 and 211 Spartanburg in the Residential (R-1) zoning district.
Applicant: WB Coastal Development LLC

BACKGROUND:

The applicant, WB Coastal Development LLC, applied for a Conditional Zoning application for a Planned Unit Development project in the Residential R-1 District. The proposal includes 22 townhome units. Planned Unit Developments greater than 4 units are allowed through the approval of a conditional zoning district in the R-1 District.

The Conditional Zoning District allows a particular use to be established only in accordance with specific standards and conditions pertaining to each individual development project. Some land uses are of such a nature or scale that they have significant impacts on both the immediately surrounding area and on the entire community which cannot be predetermined and controlled by general district standards. There are also circumstances in which a general district designation allowing such a use by right would not be appropriate for a particular property even though the use itself could, the review process provides for the accommodation of such uses by a reclassification of property into a conditional zoning district, subject to specific conditions which ensure compatibility of the use with the use and enjoyment of neighboring properties.

All applications shall include a site plan and any development standards to be approved concurrently with the rezoning application. Development standards may include such things as parking, landscaping, design guidelines, and buffers. When evaluating an application for the creation of a conditional zoning district, the Planning & Zoning Commission shall consider the following:

1. The application's consistency to the general policies and objectives of the Town's CAMA Land Use Plan, any other officially adopted plan that is applicable, and the Zoning Ordinance.
2. The potential impacts and/or benefits on the surrounding area, adjoining properties.
3. The report of results from the public input meeting.

Prior to scheduling a public hearing on the rezoning application, the applicant shall conduct one (1) public input meeting and file a report of the results with the Zoning Administrator. In approving a petition for the reclassification of property to a conditional zoning district, the Planning & Zoning Commission may recommend, that the applicant add reasonable and appropriate conditions to the approval of the petition. Any such conditions should relate to the relationship of the proposed use to the impact on the following details:

1. Town services
2. Surrounding property
3. Proposed support facilities such as parking areas and driveways
4. Pedestrian and vehicular circulation systems
5. Screening and buffer areas
6. Timing of development
7. Street and right-of-way improvements
8. Infrastructure improvements (i.e. water)
9. Provision of open space
10. Other matters that the participants in the public input meeting, staff, Planning & Zoning Commission, and Town Council find appropriate or the petitioner may propose

If the applicant does not agree with the Planning & Zoning Commission or staff's recommendations of additional conditions, the Town Council shall have the authority to accept none, any, or all of the conditions forwarded from the review process.

No permit shall be issued for any development activity within a conditional zoning district except in accordance with the approved petition and applicable site plan, subdivision plat, and/or permit for the district.

Proposal:

The applicant is proposing to construct 22 townhomes located on the properties at 205 and 211 Spartanburg Avenue. The project will include 10 two-unit buildings and 2 single-family buildings with 3-4 bedrooms each. There is currently one single-family home on the entirety of the property. The purpose of the Residential (R-1) district is to provide for moderate-density, single-family and two-family residential use. The regulations of this district are intended to discourage any use which, because of its character, would not be in harmony with the residential community and which would be detrimental to the residential quality and value of this district.

Residential planned unit developments are conditional zoning uses intended to encourage innovation, flexibility of design, and better land use by allowing deviations from the standard requirements of the Town's specific zoning districts. Attachment 1 details the specific review criteria for planned unit developments. The purpose of providing for these conditional zoning uses is to promote:

- (1) Improved compatibility of new development with existing residential neighborhoods, commercial enterprises, and industrial uses;
- (2) Flexibility of design to take greatest advantage of a site's natural and developmental qualities;
- (3) Accumulation of large areas of usable permanent open space to preserve important natural resources; and
- (4) Efficient use of land that may result in lower development and public service costs.

Maximum lot coverage is 40%, which includes the footprint of the building, decks, and steps. The applicant's proposed total lot coverage equals 19,235 square feet or 31%. Twenty-five percent of the gross acreage of a residential planned unit development shall be permanent open space. The applicant is providing 34,060 square feet or 54.5%. The structures will not exceed the 50' height limit. The applicant meets the minimum separation between on-site structures of fifteen feet. Cantilevers and HVAC units are permitted to encroach within the required setback. Setbacks in the R-1 district are 20' (front), 10' (rear), 7.5' (sides). The applicant is requesting a 10-foot front setback from Greenville Ave, Second St, and Spartanburg Avenue. A setback of ten feet, shall be the minimum allowed for a planned unit development. A written request must be made and submitted (attachment 2) along with the application for a conditional zoning for a departure from the standard district regulations and must be recommended for approval or denial by the Planning and Zoning Commission and formally approved or denied by Town Council.

The applicant is providing the required 3 parking spaces per unit for a total of 66 parking spaces. The applicant is providing the required Type B 10' Landscape Buffer. Existing trees to be maintained have not been identified on the landscaping plan. Maximum density in the R-1 district for Single-family/two-family is 15 units/acre. The combined square footage of the 2 properties is 1.43 acres (62,500 square feet) equaling a maximum of 22 units. A pool, pool house with bathrooms, pickleball court, and walking trail are also proposed on the site. The units fronting Second Street will have an interior drive aisle with a minimum of 24' for two-way traffic to access the units without disturbing the existing stormwater ditch. Per the attached letter (attachment 3), the Town's Stormwater Department has requested that the ditch remain open for volume capacity, ability to control velocity flow, and filtration to prevent pollution and sedimentation flow into the Lake Park stormwater retention pond.

Conditional Zoning Process

As part of the application process a community meeting is required. The applicant held the required meeting on September 6, 2022. The applicant has provided summary comments from the meeting. Based off the comments from the meeting the applicant can place conditions on the project to help mitigate the impacts and concerns from the neighboring properties.

Proposed Conditions

1. All stormwater must meet state standards for containment on site
2. Install new fire hydrant on the corner of Spartanburg Avenue and 2nd Street
3. Recombination plat required prior to issuance of a building permit
4. Outdoor lighting not to disturb neighboring properties
5. Type B Landscape buffer required
6. 2-year expiration date from TC approval

Land Use Plan

The project is in general conformity with the 2020 Land Use Plan for medium density residential. Mostly medium-sized lots (min. 5,000 sq ft) with primarily single family detached residences. Smaller-scale, attached residences (two-family homes and townhomes) allowed occasionally if contextually compatible.

ACTION REQUESTED:

Consider recommending approval or denial of a conditional zoning to approve a multifamily project consisting of 22 townhome units located at 205 and 211 Spartanburg Avenue.

Staff recommends approval of the project as proposed.

MOTION:

Approval - whereas in accordance with the provisions of the NCGS, the Commission does hereby find and determine that the adoption of the Conditional Use District to allow for a multifamily project consisting of 22 townhome units located at 205 and 211 Spartanburg Avenue. is consistent with the goals and objectives of the adopted Land Use Plan and other long-range plans.

Denial - based on inconsistencies with the goals and objectives of the adopted Land Use Plan and/or other long-range planning documents and the potential impacts on the surrounding areas.

ATTACHMENTS:

ATTACHMENT 1: Sec. 40-354. – Planned Unit Development Review Criteria

ATTACHMENT 2: Reduced setback request

ATTACHMENT 3: Stormwater ditch letter

ATTACHMENT 1

Sec. 40-354. Review criteria.

The following review criteria are established as general guidelines for the Planning and Zoning Commission and the Town Council in their deliberations and decision making regarding planned unit developments:

- (1) Degree of departure of the proposed planned unit development from surrounding areas in terms of character, or density. Type of use shall be limited to those which are permitted or conditionally permitted in the underlying zoning district.
- (2) Compatibility within the planned unit development and relationship with the surrounding neighborhoods.
- (3) Prevention of the erosion of property values and degrading of surrounding area.
- (4) Provision for future public recreational facilities, transportation, water supply, sewage disposal, surface drainage, flood control, and for soil conservation as shown in the development plans.
- (5) The nature, intent, and compatibility of permanent open space, including the proposed method for the maintenance and conservation of said permanent open space.
- (6) The feasibility and compatibility of the specified stages contained in the preliminary development plan to exist as an independent development.
- (7) The availability and adequacy of water and sewer service to support the proposed planned unit development.
- (8) The availability and adequacy of primary streets and thoroughfares to support traffic to be generated within the proposed planned unit development, and including the promotion of bicycling, walking and other alternatives to the automobile.
- (9) The benefits within the proposed development and to the general public to justify the requested departure from the standard zoning district requirements.
- (10) The conformity and compatibility of the planned unit development with any adopted development plan of the Town.
- (11) The conformity and compatibility of the proposed open space, primary and secondary uses within the proposed planned unit development.
- (12) Provision for emergency vehicle access and service to the proposed development.
- (13) Preservation of important natural amenities on the site of the proposed development.

(Code 1986, app. A, § 16.2; Ord. No. 07-709, 10-9-2007)

ATTACHMENT 2**Social on 2nd****Project Narrative**

The project consists of 22 townhomes built on piles above the flood elevation. Parking for each unit will be directly under each unit and two units will share a common driveway per plan.

We are requesting 10-foot setbacks off 2nd Street, Spartanburg Ave, and Greenville Ave.

All sewer and water will connect to Town of Carolina Beach Utilities within the right-away as discussed with the Utilities.

Stormwater management will be maintained onsite for the townhomes and upgraded stormwater will be added down Spartanburg and Greenville Ave.

The installation of a new hydrant down Spartanburg Ave will also be part of the new project.

The development will meet Town tree requirements and have a mixture of Live Oaks and Evergreen Shrubs.

The grounds will also have a pool with bathrooms, a pickleball court and a walking trail.

Refuge will be handled with roll out carts for each townhome.

Lynn Barbee
Mayor

Joe Benson
Council Member

Deb LeCompte
Council Member



Jay Item 2.
Mayor Pro Tem

Mike Hoffer
Council Member

Bruce Oakley
Town Manager

Town of Carolina Beach
1121 N. Lake Park Blvd.
Carolina Beach, NC 28428
Tel: (910) 458-2999
Fax: (910) 458-2997

ATTACHMENT 3

October 4, 2022

By copy of this letter, I certify that the Town of Carolina Beach stormwater department adheres to the MS4 Operation and Maintenance plan as required for Pollution Prevention/Good Housekeeping minimum control measures to reduce pollutant discharge.

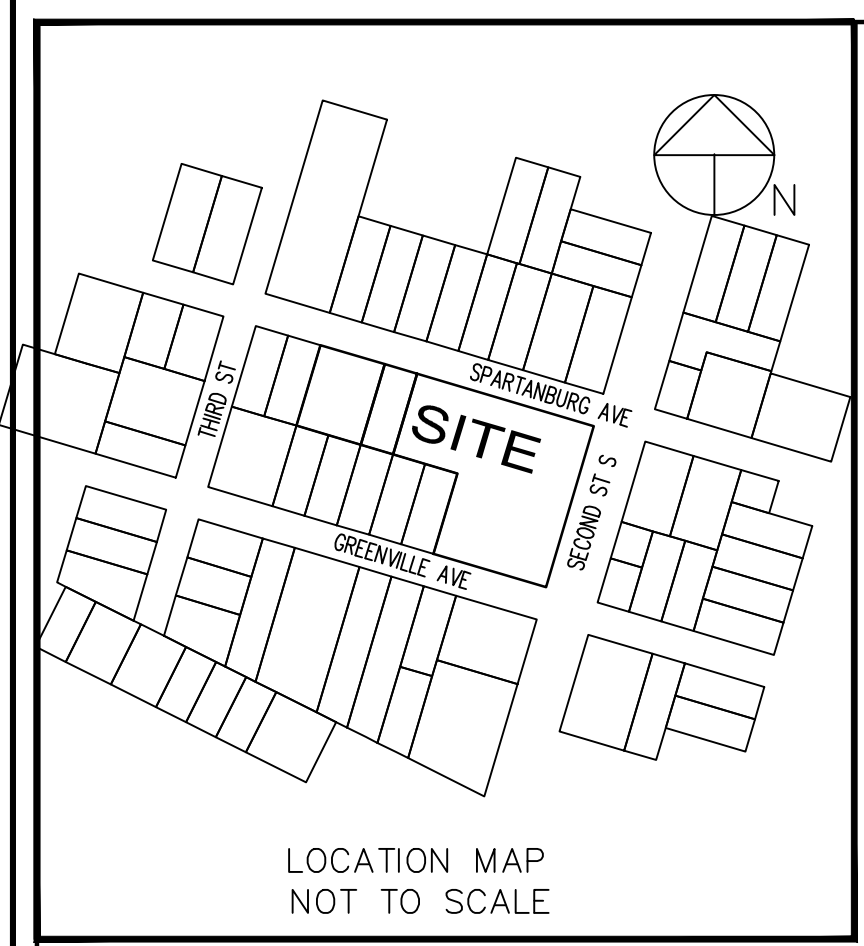
The Town's Stormwater Department for inspection and maintenance procedures request that the South 2nd street ditch remain open for volume capacity, ability to control velocity flow, and filtration to prevent pollution and sedimentation flow into the Lake Park stormwater retention pond.

Please let us know if you have questions or need any additional information.

Sincerely,

Daniel Keating
Stormwater Manager

Cc: Bruce Oakley Town Manager
Brian Stanberry, Public Works Director



LINE TABLE

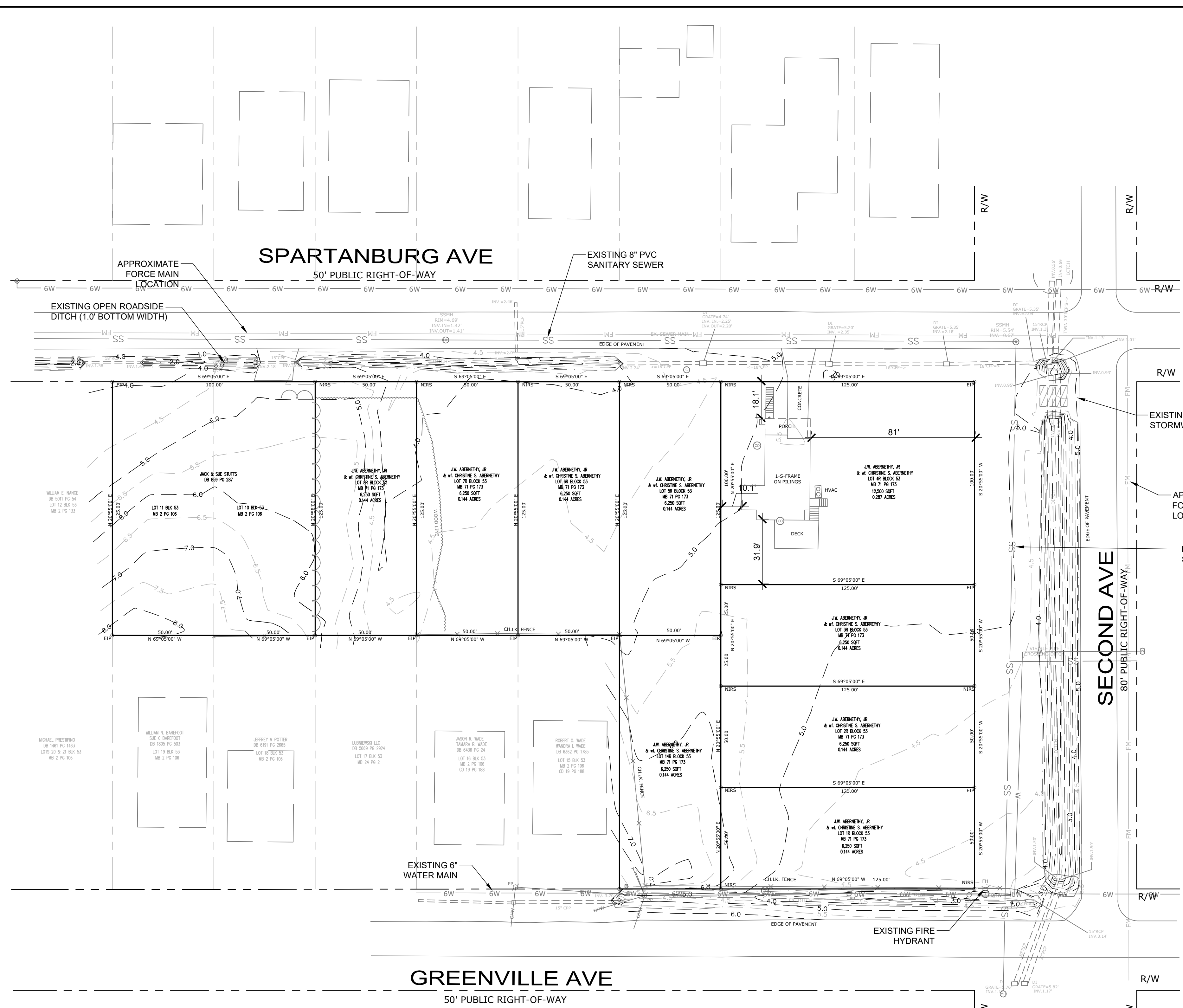
— PROPERTY LINE
 - - - LINE NOT SURVEYED
 - - - CENTER LINE
 - - - RIGHT OF WAY (R/W or ROW)
 - - - EASEMENT

SYMBOL TABLE

— OVERHEAD WIRE(S)
 ○ CATV PEDESTAL
 ● FIRE HYDRANT
 × 24.1' SPOT ELEVATION
 ⊕ WATER METER

ABBREVIATIONS

BC BACK OF CURB
 CB CATCH BASIN
 CD CLEANOUT
 DB, PG DEED BOOK, PAGE
 DI DRAINAGE INLET
 EP EXISTING IRON PIPE
 INV EXISTING IRON ROD
 MB, PG MAP BOOK, PAGE
 NIRS NEW IRON ROD SET
 NAVD NORTH AMERICAN VERTICAL DATUM
 SSMH SANITARY SEWER MANHOLE
 SSMH STORM DRAINAGE MANHOLE



EXISTING SITE DATA

PROJECT NAME	SOCIAL ON 2nd
PROJECT ADDRESS	205, 211 SPARTANBURG AVENUE
PARCEL ID	R09010-032-004-000, R09010-032-005-000
PROPERTY DEVELOPER	WB COASTAL DEVELOPMENT, LLC
ZONING	R-1
PROPOSED USE	TOWNHOUSE RESIDENTIAL
TOTAL PROPERTY ACREAGE	62,500 SF (1.43 AC)

- EXISTING CONDITIONS NOTES:**
- THE ENTIRE PROPERTY FOR THE PROPOSED DEVELOPMENT IS WITHIN FLOOD ZONE AE10. FINISHED FLOOR OF EACH BUILDING WILL BE 2-FEET ABOVE THE BASE FLOOD ELEVATION OF 10-FEET, OR 12-FEET AMSL.
 - WETLANDS ARE NOT PRESENT ON THE EXISTING PROPERTY.
 - EXISTING ZONING IS R-1.
 - PROJECT WILL REQUIRE RECOMBINATION MAPPING INTO A SINGLE PARCEL.
 - THE TOWN OF CAROLINA BEACH PUBLIC UTILITIES MAINTAINS THE DRAINAGE DITCH AND PUMP SYSTEM ALONG S SECOND STREET.

- SURVEY NOTES:**
- PARCEL ID: R09010-032-004-000 AND R09010-032-005-000.
 - ALL DISTANCES ARE HORIZONTAL GROUND IN FEET UNLESS OTHERWISE NOTED.
 - ZONING: R-1 WB
 - BOUNDARY AREA: 1.43 ACRES.
 - AREA COMPUTED BY COORDINATED METHOD.
 - PROPERTY IS SUBJECT TO ALL ZONING AND PLANNING REGULATIONS OF THE TOWN OF CAROLINA BEACH, NC.
 - MINIMUM BUILDING SETBACKS:
 FRONT = 20'
 SIDE = 7.5'
 REAR = 10'
 MAX. HEIGHT = 50'
 - CONTOURS SHOWN HEREON IS FROM AN ACTUAL FIELD SURVEY. DATUM NAVD '88.
 - THIS MAP WAS DRAWN WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH. THE OWNERSHIP INFORMATION WAS OBTAINED FROM THE TAX RECORDS OF THE COUNTY REGISTRY.
 - NO NCGS MONUMENT WITHIN 2000' OF SITE.
 - PURPOSE OF THIS MAP IS TO DEPICT THE EXISTING TOPOGRAPHIC FEATURES OF THE SITE FOR FUTURE DEVELOPMENT.
 - THE PREMISES SURVEYED IS WITHIN A FLOOD HAZARD AREA (ZONE AE) ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF CAROLINA BEACH, NEW HANOVER COUNTY (COMMUNITY PANEL No. 375347 3130 K, EFFECTIVE DATE AUGUST 26, 2019).
 - BASE FLOOD ELEV. = 11.0', DATUM: NAVD '88

SURVEY REFERENCES:
 M.B. 71, PG. 173,
 M.B. 2, PG. 106,
 C.D. 19, PG. 188,
 M.B. 2, PG. 133,
 NEW HANOVER COUNTY REGISTRY.

OWNER OF RECORD: (ALL LOTS EXCEPT #215)
 J W ABERNETHY JR & Wf CHRISTINE S ABERNETHY
 NEWTON, NC 28658

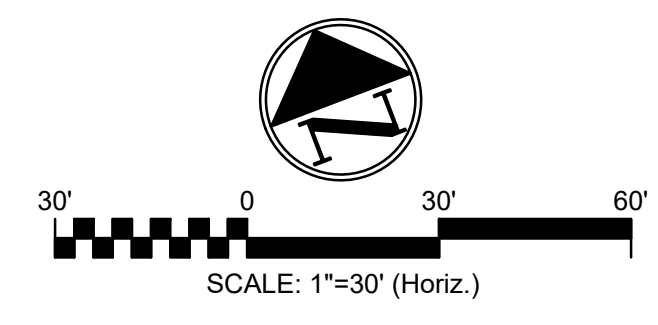
OWNER OF RECORD: (#215 SPARTANBURG)
 JACK & SUE STUTTS
 YADKINVILLE, NC 27055

PENDING PURCHASER:
 WB COASTAL DEVELOPMENT, LLC
 206 TEXAS AVE.
 CAROLINA BEACH, NC 28428

EXISTING IMPERVIOUS SURFACE (SQ.FT.):
 HOUSE = 2267
 PORCHES = 300
 DRIVEWAY = 612
 HVAC = 6
 TOTAL = 3185

BOUNDARY AND TOPOGRAPHIC SURVEY
 FOR
WB COASTAL DEVELOPMENT, LLC
 205, 211, 215 SPARTANBURG AVENUE
 TOWN OF CAROLINA BEACH, FEDERAL POINT TOWNSHIP
 LOTS 1R THRU 8R, 14R, MAP BOOK 71 PAGE 173
 LOTS 10, 11, MAP BOOK 2 PAGE 106
 NEW HANOVER COUNTY, NORTH CAROLINA 28428
 SCALE 1"= 20' DATE: SEPTEMBER 23, 2022

PORT CITY LAND SURVEYING, PLLC
 FIRM LICENSE No. P-1493
 1144 SHIPYARD BOULEVARD
 WILMINGTON, NORTH CAROLINA 28412
 (910) 791-0080



1 SITE PLAN

SCALE: 1"=30'

1 NOTES

SCALE: NTS

REV. NO.	DESCRIPTIONS	DATE

SEAL

SEAL

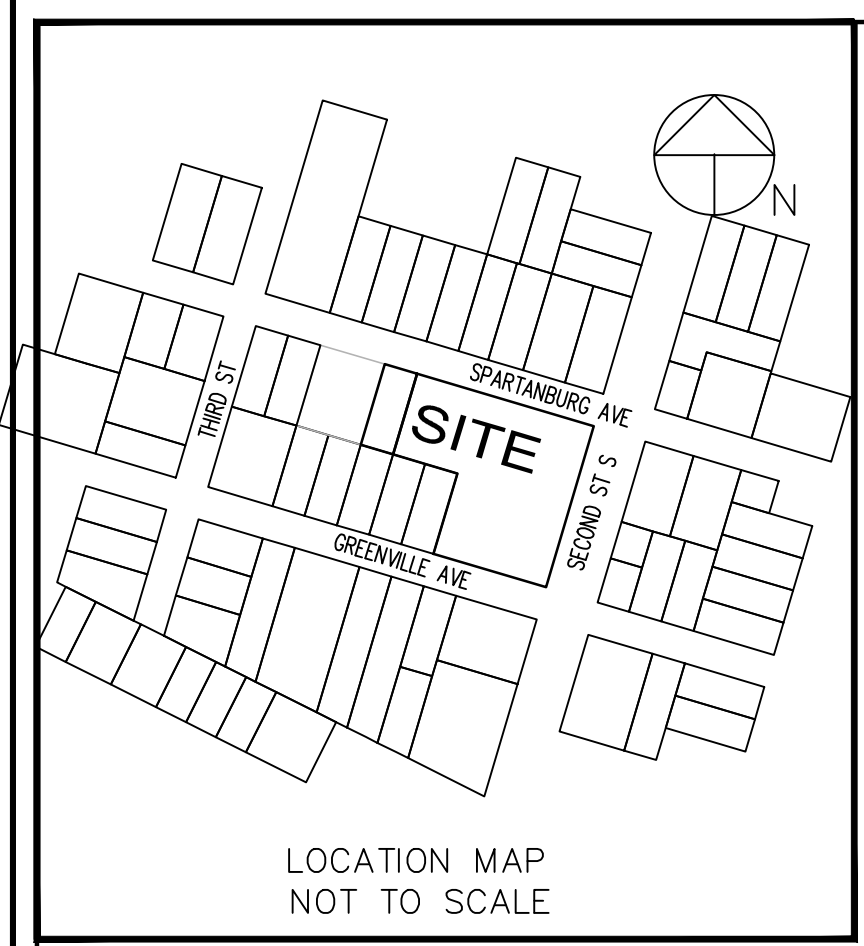
MCKIM & CREED
 243 NORTH FRONT STREET
 WILMINGTON, NORTH CAROLINA 28401
 TELE: (910) 343-1048
 FAX: (910) 251-8282
 NC License # C-0342

WB COASTAL DEVELOPMENT

SOCIAL ON 2nd
 INTERSECTION SECOND STREET AND SPARTANBURG AVENUE - CAROLINA BEACH, NC

EXISTING CONDITIONS

DATE:	10/05/2022	SCALE:	
MCE PROJ. #	----	HORIZONTAL:	C2.0
DRAWN:	RMC	VERTICAL:	----
DESIGNED:	RMC		
CHECKED:	RMC		
PROJ. MGR:	RMC		
STATUS: PRELIMINARY PLANS			



LOCATION MAP
NOT TO SCALE

LINE TABLE

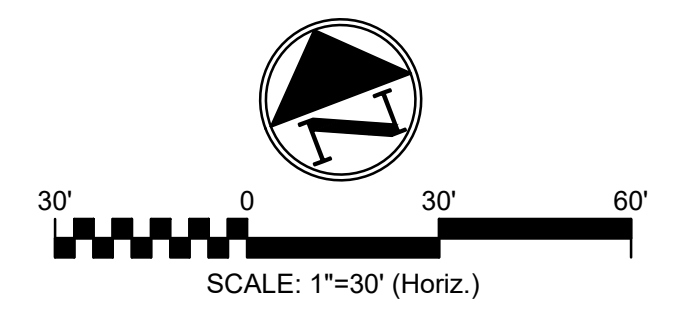
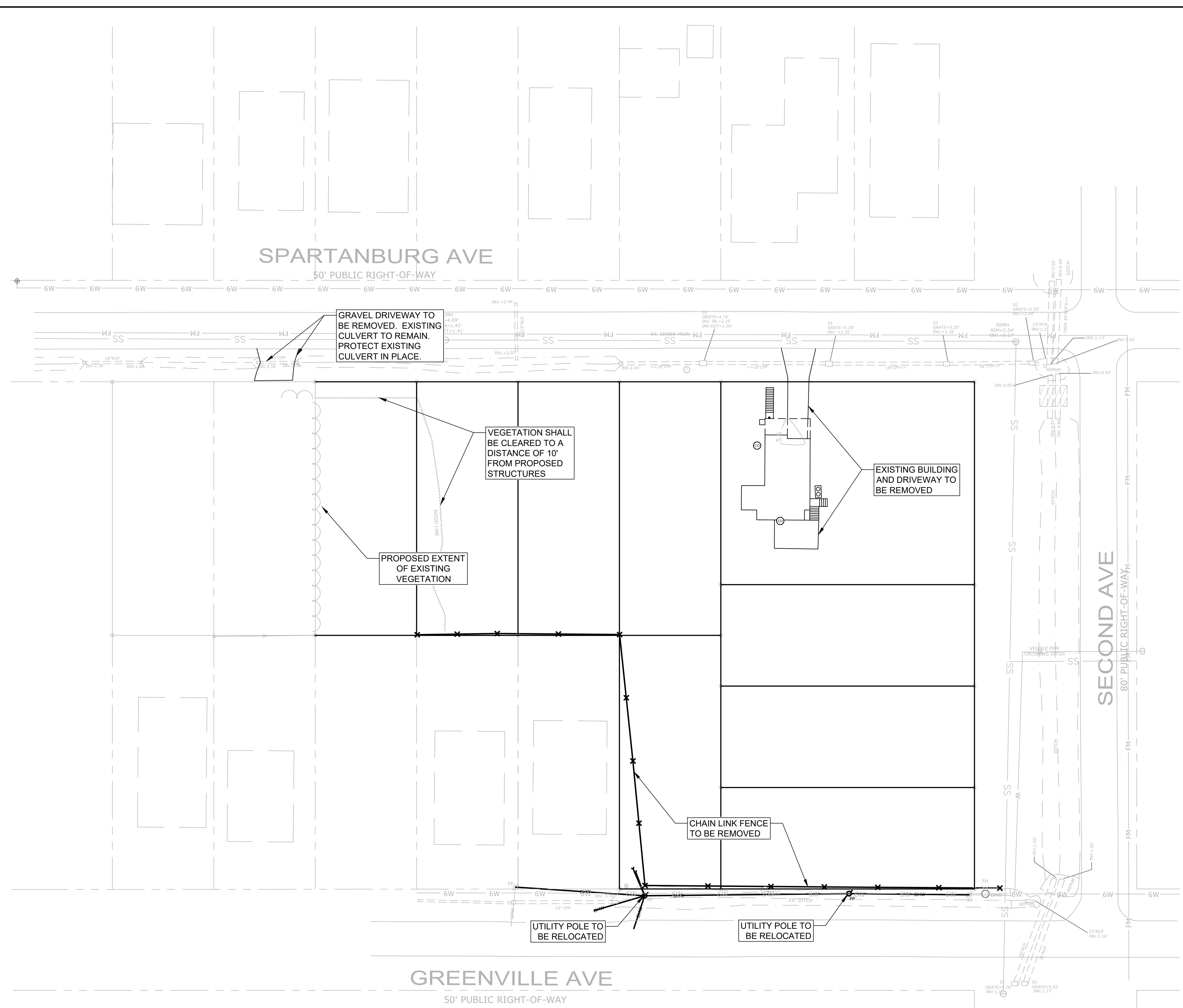
— PROPERTY LINE
- - - LINE NOT SURVEYED
- - - CENTER LINE
- - - RIGHT OF WAY (R/W or ROW)
- - - EASEMENT
- - - OVERHEAD WIRE(S)

SYMBOL TABLE

○ CATV PEDESTAL
⊕ FIRE HYDRANT
× 24.19' SPOT ELEVATION
⊙ WATER METER

ABBREVIATIONS

BC BACK OF CURB
CB CATCH BASIN
CD CLEANOUT
DB, PG DEED BOOK, PAGE
DI DRAINAGE INLET
EIP EXISTING IRON PIPE
EIR EXISTING IRON ROD
INV INVERT
MB, PG MAP BOOK, PAGE
NRS NEW IRON ROD SET
NAVD NORTH AMERICAN VERTICAL DATUM
SSMH SANITARY SEWER MANHOLE
SDMH STORM DRAINAGE MANHOLE



EXISTING SITE DATA

PROJECT NAME	SOCIAL ON 2nd
PROJECT ADDRESS	205, 211 SPARTANBURG AVENUE
PARCEL ID	R09010-032-004-000, R09010-032-005-000
PROPERTY DEVELOPER	WB COASTAL DEVELOPMENT, LLC
ZONING	R-1
PROPOSED USE	TOWNHOUSE RESIDENTIAL
TOTAL PROPERTY ACREAGE	62,500 SF (1.43 AC)

- EXISTING CONDITIONS NOTES:**
- THE ENTIRE PROPERTY FOR THE PROPOSED DEVELOPMENT IS WITHIN FLOOD ZONE AE10. FINISHED FLOOR OF EACH BUILDING WILL BE 2-FEET ABOVE THE BASE FLOOD ELEVATION OF 10-FEET OR 12-FEET AMSL.
 - WETLANDS ARE NOT PRESENT ON THE EXISTING PROPERTY.
 - EXISTING ZONING IS R-1.
 - PROJECT WILL REQUIRE RECOMBINATION MAPPING INTO A SINGLE PARCEL.
 - THE TOWN OF CAROLINA BEACH PUBLIC UTILITIES MAINTAINS THE DRAINAGE DITCH AND PUMP SYSTEM ALONG S SECOND STREET.

- SURVEY NOTES:**
- PARCEL ID: R09010-032-004-000 AND R09010-032-005-000.
 - ALL DISTANCES ARE HORIZONTAL GROUND IN FEET UNLESS OTHERWISE NOTED.
 - ZONING: R-1 WB
 - BOUNDARY AREA: 1.43 ACRES.
 - AREA COMPUTED BY COORDINATED METHOD.
 - PROPERTY IS SUBJECT TO ALL ZONING AND PLANNING REGULATIONS OF THE TOWN OF CAROLINA BEACH, NC.
 - MINIMUM BUILDING SETBACKS:
FRONT = 20'
SIDE = 7.5'
REAR = 10'
MAX. HEIGHT = 50'
 - CONTOURS SHOWN HEREON IS FROM AN ACTUAL FIELD SURVEY. DATUM NAVD '88.
 - THIS MAP WAS DRAWN WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH. THE OWNERSHIP INFORMATION WAS OBTAINED FROM THE TAX RECORDS OF THE COUNTY REGISTRY.
 - NO NCGS MONUMENT WITHIN 2000' OF SITE.
 - PURPOSE OF THIS MAP IS TO DEPICT THE EXISTING TOPOGRAPHIC FEATURES OF THE SITE FOR FUTURE DEVELOPMENT.
 - THE PREMISES SURVEYED IS WITHIN A FLOOD HAZARD AREA (ZONE AE) ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF CAROLINA BEACH, NEW HANOVER COUNTY (COMMUNITY PANEL No. 375347 3130 K, EFFECTIVE DATE AUGUST 28, 2018).
 - BASE FLOOD ELEV. = 11.0', DATUM: NAVD '88

SURVEY REFERENCES:
M.B. 71, PG. 173,
M.B. 2, PG. 106,
C.D. 19, PG. 188,
M.B. 2, PG. 133,
NEW HANOVER
COUNTY REGISTRY.

OWNER OF RECORD: (ALL LOTS EXCEPT #215)
J W ABERNETHY JR & WIFE CHRISTINE S ABERNETHY
NEWTON, NC 28658
OWNER OF RECORD: (#215 SPARTANBURG)
JACK & SUE STUTTS
YADKINVILLE, NC 27055

PENDING PURCHASER:
WB COASTAL DEVELOPMENT, LLC
206 TEXAS AVE.
CAROLINA BEACH, NC 28428

EXISTING IMPERVIOUS SURFACE (SQ.FT.):
HOUSE = 2267
PORCHES = 300
DRIVEWAY = 612
HVAC = 6
TOTAL = 3185

BOUNDARY AND TOPOGRAPHIC SURVEY FOR WB COASTAL DEVELOPMENT, LLC
205, 211, 215 SPARTANBURG AVENUE
TOWN OF CAROLINA BEACH, FEDERAL POINT TOWNSHIP
LOTS 1R THRU 8R, 14R, MAP BOOK 71 PAGE 173
LOTS 10, 11, MAP BOOK 2 PAGE 106
NEW HANOVER COUNTY, NORTH CAROLINA 28428
SCALE 1" = 20' DATE: SEPTEMBER 23, 2022



1 SITE PLAN

SCALE: 1"=30'

1 NOTES

SCALE: NTS

REV. NO.	DESCRIPTIONS/REVISIONS	DATE

SEAL

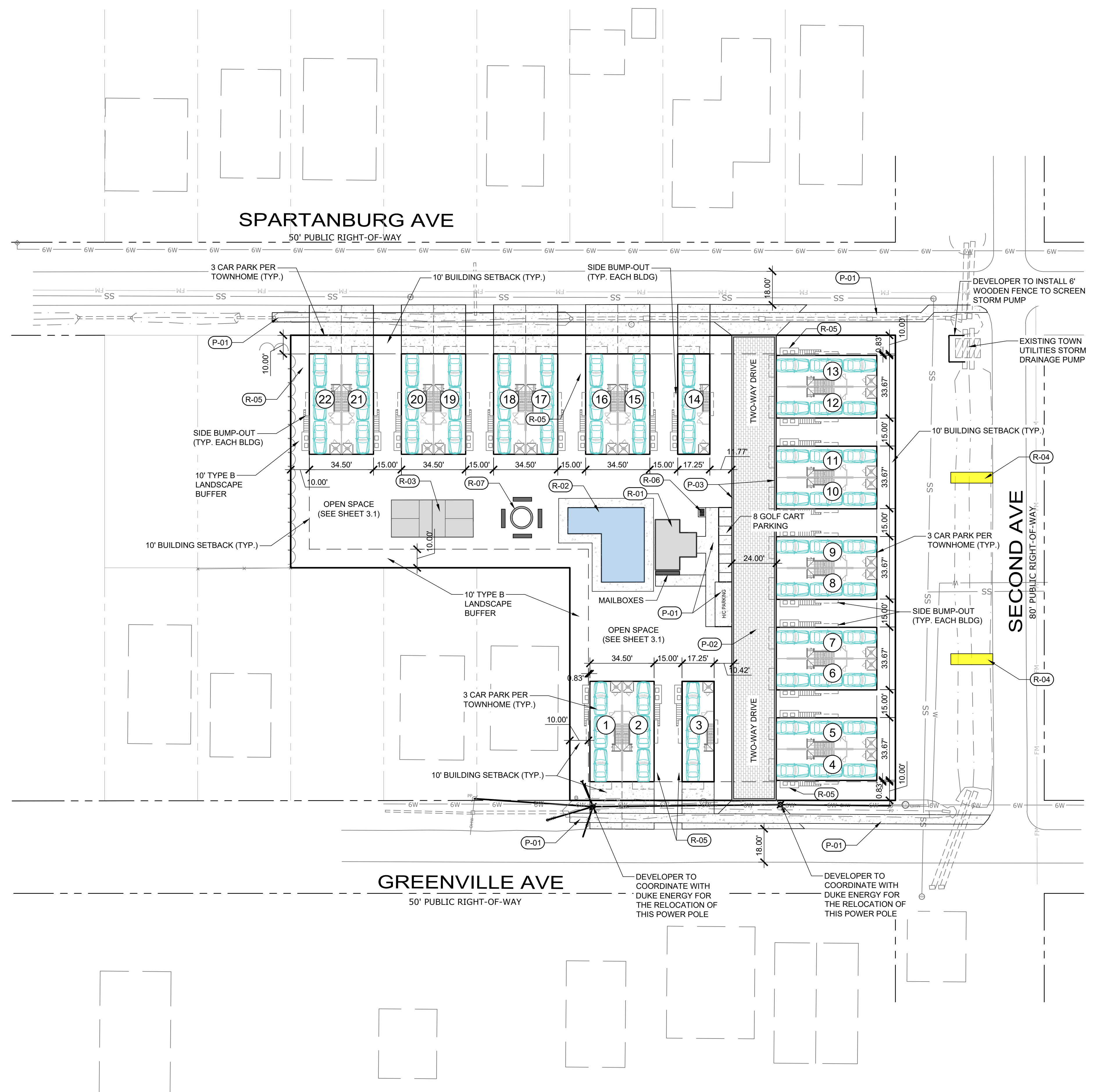
MCKIM & CREED
243 NORTH FRONT STREET
WILMINGTON, NORTH CAROLINA 28401
TELE: (910) 343-1048
FAX: (910) 251-8282
NC License # C-0342

WB COASTAL DEVELOPMENT

SOCIAL ON 2nd
INTERSECTION SECOND STREET AND SPARTANBURG AVENUE - CAROLINA BEACH, NC

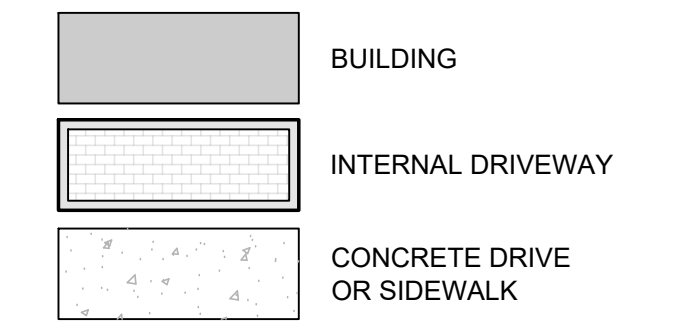
SITE DEMOLITION PLAN

DATE: 10/05/2022	SCALE: HORIZONTAL: C2.1
MCE PROJ. #	VERTICAL: --
DRAWN: RMC	DRAWING NUMBER: --
DESIGNED: RMC	REVISION: --
CHECKED: RMC	
PROJ. MGR: RMC	
STATUS: PRELIMINARY PLANS	



SITE DATA		
PROJECT NAME	SPARTANBURG TOWNHOMES	
PROJECT ADDRESS	S. SECOND STREET CAROLINA BEACH, NC	
PARCEL ID		
PROPERTY OWNER	W3 BUILT, LLC	
ZONING	RESIDENTIAL	
PROPOSED USE	MULTI-FAMILY RESIDENTIAL	
TOTAL PROPERTY ACREAGE	62,500 SF (1.43 AC)	
NC BUILDING CODE CONSTRUCTION TYPE	V-8	
BUILDING LOT COVERAGE	19,235 SF / 31%	
NUMBER OF BUILDINGS	20	
TOWNHOMES	20	
SINGLE-FAMILY	2	
OTHER	1	
TOTAL	23	
DENSITY	ALLOWED XX DU/AC	PROVIDED 15 DU/AC
NON-RESIDENTIAL BUILDING GFA (CLUBHOUSE, POOL BUILDING, PAVILION)	468 SF	
BUILDING HEIGHT ALLOWABLE	50'	
PARKING SPACES	66	66
BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT	10'	SEE PLAN
REAR	10'	SEE PLAN
SIDE	10'	SEE PLAN
OPENSACE	REQUIRED 29,969 SF	PROVIDED 34,060 SF
IMPERVIOUS AREA	EXISTING	PROPOSED
BUILDINGS	2,500 SF	19,235 SF
ROADS / DRIVES	00,000 SF	5,915 SF
SIDEWALKS (INCLUDES STREET SW ADDITION)	00,000 SF	9,286 SF
OTHER (POOL)	00,000 SF	1,500 SF
TOTAL IMPERVIOUS	00,000 SF	34,936 SF
PERCENT IMPERVIOUS COVERAGE	4%	56%

SURFACE MATERIAL LEGEND



PAVEMENTS AND CURBING		
KEY CODE	DESCRIPTION	DETAIL REFERENCE
P-01	CONCRETE DRIVE OR SIDEWALK	
P-02	BRICK PAVERS	
P-03	12" FLAT CONCRETE BAND	

BUILDINGS AND RECREATION		
KEY CODE	DESCRIPTION	DETAIL REFERENCE
R-01	CLUBHOUSE WITH MAILBOX	
R-02	POOL AND POOL DECK	
R-03	PICKLE BALL COURT (44'X20')	
R-04	PEDESTRIAN BRIDGE CROSSING	
R-05	HVAC PLATFORM AND STAIRS (HVAC PLATFORM 10'X4')	
R-06	5-RACK BIKE RACK	
R-07	FIRE PIT AND SEATING AREA	

- LIGHTING NOTES:**
- ALL OUTDOOR LIGHTING SHALL BE SHIELDED TO PREVENT GLARE FROM TRESPASSING ONTO ADJACENT PROPERTIES, ADJACENT STREETS, OR OTHERWISE CREATE A NUISANCE OR SAFETY HAZARD.
 - ALL OUTDOOR LIGHTING SHALL BE DOWNWARD FACING, AND/OR ARRANGED OR SHIELDED AS TO:
 - AVOID CASTING LIGHT UPON ADJACENT PROPERTIES AND STREETS
 - AVOID CASTING LIGHT INTO THE RIGHT-OF-WAY CREATING A HAZARD FOR MOTOR VEHICLES AND/OR PEDESTRIANS.

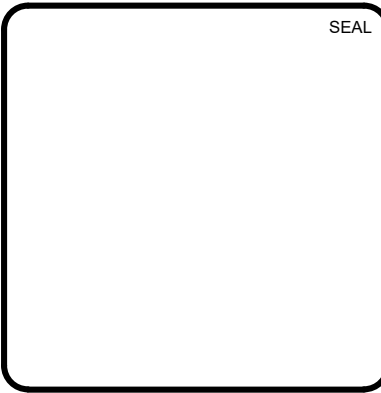
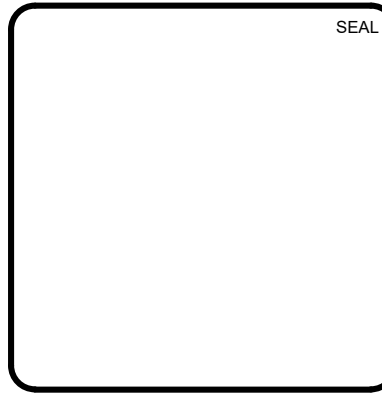
1 SITE PLAN

SCALE: 1"=30'

1 DETAIL TITLE

SCALE: NTS

REV. NO.	DESCRIPTIONS	DATE



MCKIM & CREED
 243 NORTH FRONT STREET
 WILMINGTON, NORTH CAROLINA 28401
 TELE: (910) 343-1048
 FAX: (910) 251-8282
 NC License # C-0342

WB
 COASTAL DEVELOPMENT


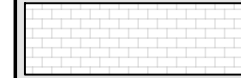



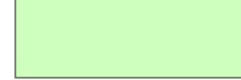
SOCIAL ON 2nd
 INTERSECTION SECOND STREET AND SPARTANBURG AVENUE - CAROLINA BEACH, NC

SITE PLAN

DATE: 10/05/2022	SCALE: HORIZONTAL: 1"=30'	C3.0
MCE PROJ. #	VERTICAL: N/A	
DRAWN: RMC	DESIGNED: RMC	DRAWING NUMBER
CHECKED: RMC	PROJ. MGR: RMC	REVISION
STATUS: PRELIMINARY PLANS		



SURFACE MATERIAL LEGEND

-  BUILDING
-  INTERNAL DRIVEWAY
-  CONCRETE DRIVE OR SIDEWALK
-  OPEN SPACE (TBD)
-  10' TYPE - B LANDSCAPE BUFFER
-  PROPOSED LANDSCAPED AREA (NOT IN BUFFER)

OPEN SPACE AND LANDSCAPING		
KEY CODE	DESCRIPTION	DETAIL REFERENCE
OS-01	OPEN SPACE	
OS-02	10' TYPE B BUFFER	
OS-03	OTHER LANDSCAPED AREAS	

- LIGHTING NOTES:**
- ALL OUTDOOR LIGHTING SHALL BE SHIELDED TO PREVENT GLARE FROM TRESPASSING ONTO ADJACENT PROPERTIES, ADJACENT STREETS, OR OTHERWISE CREATE A NUISANCE OR SAFETY HAZARD.
 - ALL OUTDOOR LIGHTING SHALL BE DOWNWARD FACING, AND/OR ARRANGED OR SHIELDED AS TO:
 - AVOID CASTING LIGHT UPON ADJACENT PROPERTIES AND STREETS
 - AVOID CASTING LIGHT INTO THE RIGHT-OF-WAY CREATING A HAZARD FOR MOTOR VEHICLES AND/OR PEDESTRIANS.

1 LANDSCAPE AND BUFFER PLAN

SCALE: 1"=30'

1 DETAIL TITLE SCALE: NTS

REV. NO.	DESCRIPTIONS	DATE

SEAL

SEAL

MCKIM & CREED
 243 NORTH FRONT STREET
 WILMINGTON, NORTH CAROLINA 28401
 TELE: (910) 343-1048
 FAX: (910) 251-8282
 NC License # C-0342

WB
 COASTAL DEVELOPMENT I

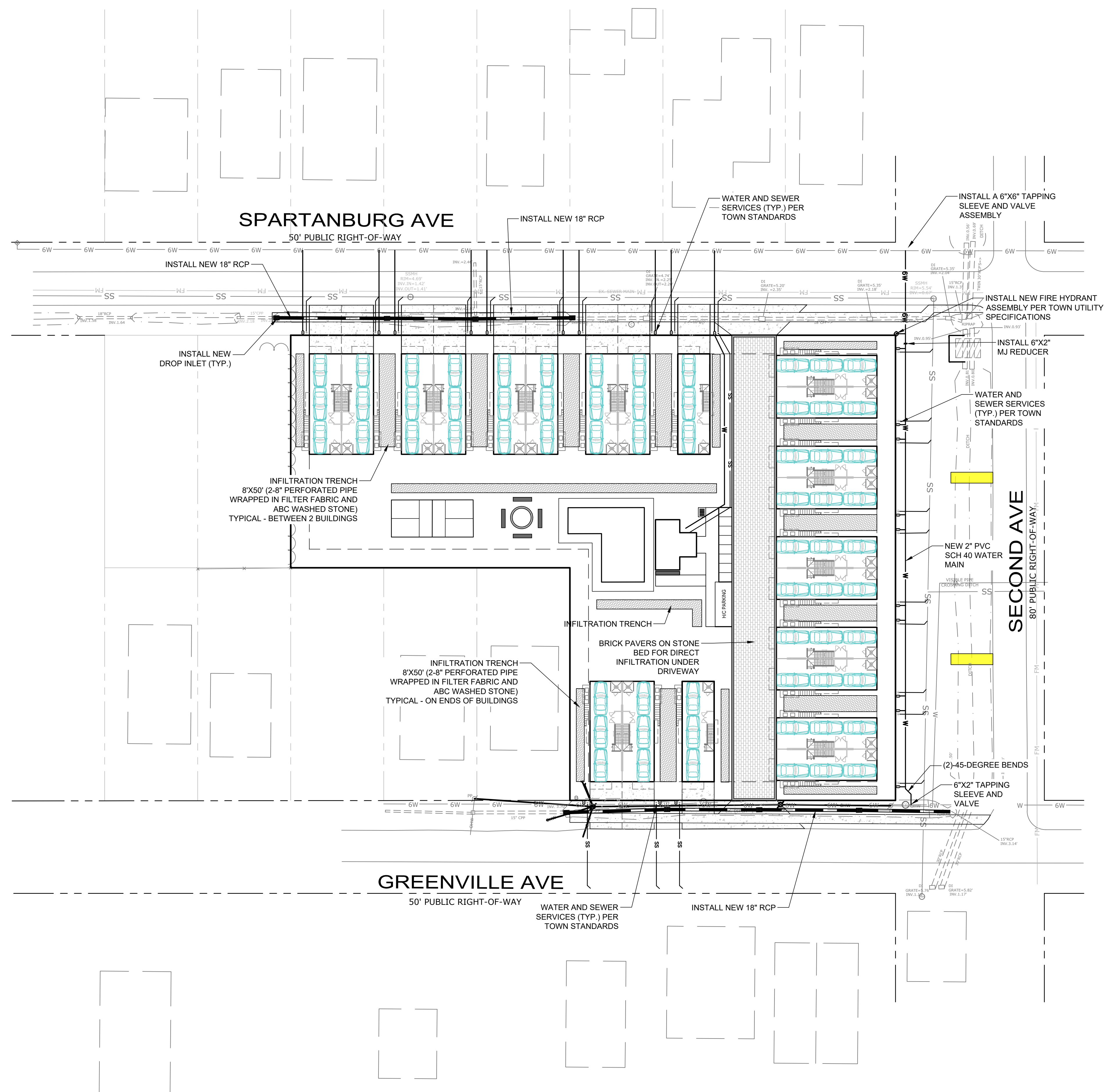
SOCIAL ON 2nd
 INTERSECTION SECOND STREET AND SPARTANBURG AVENUE - CAROLINA BEACH, NC

LANDSCAPE AND BUFFER

DATE:	10/05/2022
MCE PROJ. #	----
DRAWN	RMC
DESIGNED	RMC
CHECKED	RMC
PROJ. MGR.	RMC

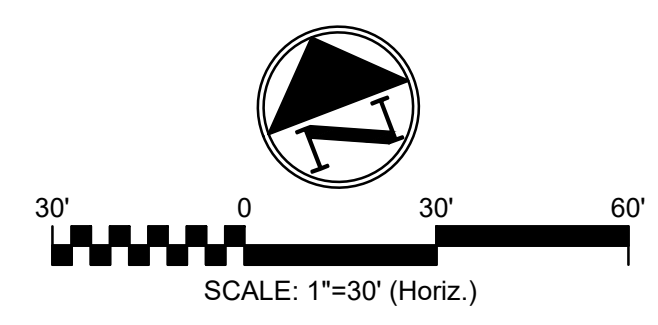
SCALE	C3.1
HORIZONTAL:	
VERTICAL:	----
DRAWING NUMBER	----
REVISION	----

STATUS: PRELIMINARY PLANS



SURFACE MATERIAL LEGEND

	BUILDING
	INTERNAL DRIVEWAY
	CONCRETE DRIVE OR SIDEWALK
	INFILTRATION TRENCH



1 UTILITY PLAN

SCALE: 1"=30'

1 DETAIL TITLE

SCALE: NTS

REV. NO.	DESCRIPTIONS	DATE

SEAL

SEAL

MCKIM & CREED

243 NORTH FRONT STREET
 WILMINGTON, NORTH CAROLINA 28401
 TELE: (910) 343-1048
 FAX: (910) 251-8282
 NC License # C-0342

WB
 COASTAL DEVELOPMENT I

SOCIAL ON 2nd

INTERSECTION SECOND STREET AND SPARTANBURG AVENUE - CAROLINA BEACH, NC

UTILITY PLAN

DATE:	10/05/2022
MCE PROJ. #	----
DRAWN	RMC
DESIGNED	RMC
CHECKED	RMC
PROJ. MGR.	RMC

SCALE	C4.0
HORIZONTAL:	--
VERTICAL:	--
DRAWING NUMBER	----
REVISION	----

STATUS: PRELIMINARY PLANS

1121 N. Lake Park Blvd.
Carolina Beach, NC 28428
permits@carolinabeach.org
Phone (910) 458-2999



Permit # _____

TOWN OF CAROLINA BEACH Conditional Zoning Application

The Conditional Zoning process for the Town of Carolina Beach may be found in the ordinance (Sec. 40-527).

Prior to the application submission, the applicant must conduct a Public Input Meeting. The following are the public meeting requirements:

- The applicant must mail notice of said meeting to all property owners within 500 feet of the perimeter of the project bounds no less than 10 days prior to the meeting.
- The notice must include time, date, location, and project description.
- The applicant must maintain and submit to with their application a:
 - o A copy of the letter announcing the meeting
 - o A list of property owners contacted
 - o An attendance roster from the meeting
 - o A summary of the issues discussed
 - o The results and any changes related to the proposal based on meeting discussions


Each application submitted to staff must be legible, contain the public scoping meeting required information, and provide all other required materials to be accepted as a completed application. Supplemental application materials may include, but not be limited to, site plans, building designs, engineered drawings, stormwater designs, landscaping plans, project narratives, Federal and/or State permits/permissions, and Traffic Impact Analyses. **It is strongly suggested that the applicant set up a meeting with Planning Staff prior to the submission deadline, to ensure the application is complete.**

The Planning Department, Technical Review Committee, Planning and Zoning Commission and/or Town Council reserve the right to require additional information if needed to assure that the use in its proposed location will meet be developed in accordance with the Code of Ordinances of the Town of Carolina Beach.

Application fees. The owner or owners, or their duly authorized agent, of the property included in the application for Conditional Zoning shall submit a complete application and supplemental information to the Planning Department. A fee in accordance with the Town’s adopted schedule of fees, payable to the Town of Carolina Beach, must accompany each application. For the purposes of determining the fee, the Zoning Administrator shall categorize each such Conditional Zoning Permit Application as either “major” or “minor”, depending upon the complexity of review. Generally, Planned Residential (over 3 units), Mixed Uses, Business Developments, and similarly complex projects shall be categorized as “major”, while projects such as bed and breakfast inns, small day care services, etc. shall be categorized as “minor”.

Major Conditional Zoning Permit	=	\$ 800.00
Minor Conditional Zoning Permit	=	\$ 350.00

This permit will be scheduled for the next possible Technical Review Committee, provided the public scoping meeting has taken place and the application is otherwise complete.



2022 Submission Deadlines & Meeting Dates

Technical Review Committee		Planning & Zoning Commission		Town Council	
Submission	Meeting	Submission	Meeting	Submission	Meeting
Jan 3	Jan 17	Dec 30	Jan 13	Dec 28	Jan 11
Feb 7	Feb 22	Jan 27	Feb 10	Jan 25	Feb 8
Mar 7	Mar 21	Feb 24	Mar 10	Feb 22	Mar 8
Apr 4	Apr 18	Mar 31	Apr 14	Mar 29	Apr 12
May 2	May 16	Apr 28	May 12	Apr 26	May 10
June 6	June 20	May 26	June 9	May 31	June 14
July 4	July 18	June 30	July 14	June 28	July 12
Aug 1	Aug 15	July 28	Aug 11	July 26	Aug 9
Sept 5	Sept 19	Aug 25	Sept 8	Aug 30	Sept 13
Oct 3	Oct 17	Sept 29	Oct 13	Sept 26	Oct 10
Nov 7	Nov 21	Oct 20	Nov 10	Oct 25	Nov 8
Dec 5	Dec 19	Nov 24	Dec 8	Nov 29	Dec 13
Board	# Copies Full Size	# Copies Electronic	Recipients		
TRC	9	1	1 Manager, 3 Planning, 1 Fire, 1 Police, 2 Operations, 1 Admin		
P&Z	9	1	7 P&Z, 1 Manager, 2 Planning, 1 Secretary, 1 Island Gazette		
Town Council	9	1	5 Town Council, 1 Manager, 1 Planning, 1 Clerk, 1 Island Gazette		

PURPOSE

Conditional zoning allows flexibility with regard to the zoning regulations. Subject to high standards of planning and design, certain uses may be allowed in certain districts or on properties provided they can be developed to minimize any adverse effects they might have on surrounding properties. Conditional Zoning allows for public and governing board input to help any proposed project meet its goals while also contributing to the positive development of Carolina Beach.

Social on 2nd

Project Narrative

The project consists of 26 townhomes built on piles above the flood elevation. Parking for each unit will be directly under each unit and two units will share a common driveway per plan.

We are requesting 10-foot setbacks off 2nd Street, Spartanburg Ave, and Greenville Ave.

All sewer and water will connect to Town of Carolina Beach Utilities within the right-away as discussed with the Utilities.

Stormwater management will be maintained onsite for the townhomes and upgraded stormwater will be added down Spartanburg and Greenville Ave.

The installation of a new hydrant down Spartanburg Ave will also be part of the new project.

The development will meet Town tree requirements and have a mixture of Live Oaks and Evergreen Shrubs.

The grounds will also have a pool with bathrooms, a pickleball court and a walking trail.

Refuge will be handled with roll out carts for each townhome.

Please complete all sections of the application.

A. Property Information

Address(es): 215, 211 & 205 Spartanburg Ave

PIN(s): R09010-032-005-000, R09010-32-004-000

Project Name Social On 2nd

Size of lot(s): 1.41 Acres, 61,419 SF Combining 2 lots into 1 Plan Development

B. Application for Conditional Zoning

Application is hereby made for a Conditional Use Permit for use of the property described above as a (please provide a brief description of the use):

22 Multi-Family Townhomes 2 & 3 Stories on Piles. Parking below structures. HOA

will manage Pool House, Pools and Grounds.

C. Applicant Contact Information

WB Coastal Development, LLC

Company/corporate Name (if applicable):

Wescott Butler

Applicant's Name

206 Texas Ave

Mailing Address

Carolina Beach, NC 28428

City, State, and Zip Code

910.599.5789

Telephone

butler@w3built.com

Email

D. Owner Contact Information (if different)

Estate of Christine S. Abernethy- James S. Abernethy and Robert C. Abernethy, executors

Owner's Name

112 E J Street

Mailing Address

Newton, NC 28658

City, State, and Zip Code

828-381-9527

Telephone

skifast49@msn.com

Email

Check the box beside each item verifying that the item has been submitted with this application

I. Site Plan Criteria

For new construction all boxes in this section shall be marked yes by the applicant to be considered a complete application.

- | <u>Yes</u> | <u>No</u> | <u>N/A</u> | |
|-------------------------------------|--------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | The name, address, and phone number of the professional(s) responsible for preparing the plan if different than the applicant. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | An appropriate scaled plan |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Title block or brief description of project including all proposed uses |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Date |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | North arrow |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Property and zoning boundaries |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | The square footage of the site |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Lot coverage (buildings, decks, steps) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Location of all existing and proposed <i>structures</i> and the setbacks from property lines of all affected structures to remain on-site |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Design of driveways and parking |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Adjacent right-of-ways labeled with the street name and right of way width |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Location of all existing and/or proposed easements |

Additional information or data as determined necessary by town staff and/or other reviewing agencies including but not limited to the following may be required:

- | <u>Yes</u> | <u>No</u> | <u>N/A</u> | |
|-------------------------------------|--------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Location and design of refuse facilities |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Approximate locations and sizes of all existing and proposed <i>utilities</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Existing and/or proposed fire hydrants (showing distances) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Adjacent properties with owners' information and approximate location of structures |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Distances between all <i>buildings</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Number of <i>stories</i> and height of all <i>structures</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Locations of all entrances and exits to all <i>structures</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Calculate the <i>gross floor area</i> with each room labeled (i.e. kitchen, bedroom, bathroom) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Exterior lighting locations with area of illumination illustrated as well as the type of fixtures and shielding to be use |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Location of flood zones and finished floor elevations |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | CAMA Areas of Environmental Concern (AEC) and CAMA setbacks |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Delineation of <i>natural features</i> and wetlands with existing and proposed topography with a maximum of two-foot contour intervals |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Proposed landscaping including percentages of <i>open space</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Stormwater management systems |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Cross-sectional details of all streets, roads, ditches, and <i>parking lot</i> improvements |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <i>Building</i> construction and occupancy type(s) per the building code |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Location of fire department connection(s) for standpipes |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Turning radii, turnarounds, access grades, height of overhead obstructions |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Dimensions and locations of all <i>signs</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | A vicinity map drawn with north indicated |

- I have provided two hard-copies and one scaled electronic version of each required drawing
- I am prepared to pay the application fee today

SUPPLEMENTAL INFORMATION REQUIRED WITH THE APPLICATION

1. Detailed project narrative describing the proposed site and request.
2. Agent form if the applicant is not the property owner
3. Request for site specific vesting plan shall be submitted in accordance with Chapter 40 Article XIII

OWNER'S SIGNATURE: In filing this application for a conditional zoning, I/we as the property owner(s), hereby certify that all of the information presented in this application is accurate to the best of my knowledge, information and belief.


Signature

10.20.22

Date

AUTHORITY FOR APPOINTMENT OF PERSON TO ACT ON MY BEHALF

Estate of Christine S. Abernethy- James S. Abernethy and Robert C. Abernethy, executors

The undersigned owner, WB Coastal Development, LLC does hereby appoint WB Coastal Development, LLC to act on my behalf for the purpose of petitioning the Town of Carolina Beach for: a) an amendment to the text regulations; b) a change to the zoning map; and/or c) street closing, as applicable to the property described in the attached petition. The owner does hereby covenant and agree with the Town of Carolina Beach that said person has the authority to do the following acts for and on behalf of the owner: (1) To submit a proper petition and the required supplemental materials: (2) To appear at public meetings to give testimony and make commitments on behalf of the owner; and (3) In the case of conditional zoning, to accept conditions or recommendations made for the conditional zoning on the owner's property. (4) To act on the owner's behalf without limitations with regard to any and all things directly or indirectly connected with or arising out of any petition. This appointment agreement shall continue in effect until final disposition of the petition submitted in conjunction with this appointment.

Date: 11/3/22

Appointee's Name, Address & Telephone:

WB Coastal Development, LLC
Wescott Butler
206 Texas Ave, Carolina Beach, NC
910.599.5789

Signature of Owner:

James S Abernethy dotloop verified 11/04/22 9:29 AM EDT IJB4-EQT1-FFIN-65TX
Robert C Abernethy dotloop verified 11/04/22 12:15 PM EDT BOUA-5EMZ-2NFR-TCXI

August 25, 2022

Subject: **205 and 211 Spartanburg / Proposed Townhome Community**

RE: SCHEDULED PROPERTY OWNERS MEETING

To whom it concerns,

The owners of the subject property and proposed development have scheduled a meeting. The meeting will be held at the subject property, September 6th, 2022 at 9:30AM.

Please see attached primary Site Plan of the proposed Townhome Community. The proposed townhouse community will be a 3 story, 24 Unit framed structure with parking below each unit. For further information email (Michael.urti@nestrealty.com).

Kind regards,



Item 2.

CRSProspectingExport (21)

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Owner Name	First Name 1	Last Name 1	First Name 2	Last Name 2	Owner Address	Owner City	Owner State	Owner Zip	Property Address	Property City	Property Zip	Last Sale Date	Property Type	Subdivision	Lot Dimensions
Hamby Beach Properties LLC					607 Columbia Ave	Carolina Beach NC	NC	28428-4516	702 Lake Park Blvd S	Carolina Beach	28428-5310	06/07/2016	Commercial	T1 & B1 Hwy 421 South	
Elizabeth L King	Elizabeth	King	Jerry	King	1080 Saint Joseph St Apt 9C	Carolina Beach NC	NC	28428-4713	703 Lake Park Blvd S	Carolina Beach	28428	06/01/1979	Commercial	T1 & B1 Hwy 421 South	
Angela R Stalnaker	Angela	Stalnaker	Robert	Stalnaker	510 Augusta Ave	Carolina Beach NC	NC	28428-5201	802 Lake Park Blvd S	Carolina Beach	28428	10/17/2003	Commercial	T1 & B1 Hwy 421 South	
Mega Investments LLC					1000 Lake Park Blvd S	Carolina Beach NC	NC	28428-5335	1000 Lake Park Blvd S	Carolina Beach	28428-5335	02/12/2003	Commercial	T1 & B1 Hwy 421 South	
Roof Ralph W					2221 Lochview Dr	Cary	NC	27518	1006 Lake Park Blvd S	Carolina Beach	28428-5335	07/19/2012	Commercial	T1 & B1 Hwy 421 South	
Roof Ralph W					221 Lochview Dr	Cary	NC	27518-9620	1012 Lake Park Blvd S	Carolina Beach	28428-5335	05/20/2020	Commercial	T1 & B1 Hwy 421 South	
Albert Earle Sara H Garrett III	Albert	Garrett			1410 Commonwealth Dr Ste 20	Wilmington NC	NC	28403-0377	810 Lake Park Blvd S	Carolina Beach	28428	08/10/2020	Commercial	T1 & B1 Hwy 421 South	
Carolina Beach Town Of					1121 Lake Park Blvd N	Carolina Beach NC	NC	28428-4130	807 Lake Park Blvd S	Carolina Beach	28428-5332	03/30/2001	County Exempt	T1 & B1 Hwy 421 South	
New Hanover County					320 Chestnut St	Wilmington NC	NC	28401-4060	800 S 2nd St	Carolina Beach			County Exempt	Carolina Beach Residential	
Carolina Beach Town Of					1121 Lake Park Blvd N	Carolina Beach NC	NC	28428-4130	211 Summer Ave	Carolina Beach			Open Space	Carolina Beach Residential	
Carolina Beach Town Of					1121 Lake Park Blvd N	Carolina Beach NC	NC	28428-4130	213 Summer Ave	Carolina Beach			Open Space	Carolina Beach Residential	
John E Templeton	John	Templeton	Myrna	Templeton	7235 Devereux Ct	Alexandria VA	VA	22315-4247	813 Carolina Beach Ave	Carolina Beach	28428-6310	12/31/2001	Residential	Blue Water Townhouses	
Ericson P Kimbel	Ericson	Kimbel			3271 McCully Rd	Allison Park PA	PA	15101-1333	204 Spartanburg Ave	Carolina Beach	28428-5309		Residential	Carolina Beach Residential	
Susan L Dickens	Susan	Dickens			1724 White Oak Church Rd	Apeex NC	NC	27523-6068	806 Lake Park Blvd S	Carolina Beach	28428	08/28/2008	Residential	T1 & B1 Hwy 421 South	
Timothy Jay Vernonelli	Timothy	Vernonelli			100 Hope Ln	Archer Lodge NC	NC	27527-6250	107 Greenville Ave	Carolina Beach	28428	06/07/2010	Residential		
Lubniewski LLC					4830 33rd Rd N	Arlington VA	VA	22207-2802	210 Greenville Ave	Carolina Beach	28428	05/01/1986	Residential	Carolina Beach Residential	
Maguire David B					929 Gardner Dr	Bay Shore NY	NY	11706-7602	831 Carolina Beach Ave	Carolina Beach	28428-6310	07/01/2002	Residential	Blue Water Townhouses	
Maguire James Trust					929 Gardner Dr	Bay Shore NY	NY	11706-7602	905 Carolina Beach Ave	Carolina Beach	28428-6312	05/08/1987	Residential	Carolina/Wilmington Beach-421	
Jason Tamara Wade	Jason	Wade			704 S 2nd St	Carolina Beach NC	NC	28428	Nb Address Available	Carolina Beach			Residential		
Ann O'Neill	Ann	O'Neill			805 Carolina Beach Ave S	Carolina Beach NC	NC	28428	805 Carolina Beach Ave	Carolina Beach	28428	11/18/2002	Residential	Carolina/Wilmington Beach-421	
Kevin T Bradford	Kevin	Bradford	Jocelyn	Bradford	829 South Carolina Ave	Carolina Beach NC	NC	28428	829 Carolina Beach Ave	Carolina Beach	28428-6310	03/25/2020	Residential	Blue Water Townhouses	
Jason Tamara Wade	Jason	Wade			704 S 2nd St	Carolina Beach NC	NC	28428	704 S 2nd St	Carolina Beach			Residential	Carolina Beach Residential	
Salty Shore Estates LLC					Po Box 844	Carolina Beach NC	NC	28428-0944	908 Lake Park Blvd S	Carolina Beach	28428-5333	01/13/2017	Residential	Carolina Beach Residential	
Lorri Honeycutt	Lorri	Honeycutt			Po Box 2226	Carolina Beach NC	NC	28428-2226	812 Carolina Beach Ave	Carolina Beach	28428-6309	01/13/2012	Residential	T1 & B1 Hwy 421 South	
Carolina Beach Town Of					1121 Lake Park Blvd N	Carolina Beach NC	NC	28428-4130	215 Birmingham Ave	Carolina Beach			Residential	Carolina Beach Residential	
Henry D Capillary	Henry	Capillary	Charles	Capillary	301 Seventh St S	Carolina Beach NC	NC	28428-4454	215 Summer Ave	Carolina Beach	28428	10/20/2017	Residential	Carolina Beach Residential	
Hamby Beach Properties LLC					607 Columbia Ave	Carolina Beach NC	NC	28428-4516	106 Summer Ave	Carolina Beach	28428	08/28/1996	Residential	Carolina Beach Residential	
Hamby Beach Properties LLC					607 Columbia Ave	Carolina Beach NC	NC	28428-4516	701 S 2nd St	Carolina Beach			Residential	Carolina Beach Residential	
Todd C Peterson	Todd	Peterson			102 Carolina Sands Dr	Carolina Beach NC	NC	28428-4601	102 Carolina Sands Dr	Carolina Beach	28428-4601	07/16/2019	Residential	Carolina Sands	
Miller James Barbara Rev Trust					104 Carolina Sands Dr	Carolina Beach NC	NC	28428-4601	104 Carolina Sands Dr	Carolina Beach	28428-4601	06/01/1988	Residential	Carolina Sands	
Devon Speas	Devon	Speas			106 Carolina Sands Dr	Carolina Beach NC	NC	28428-4601	106 Carolina Sands Dr	Carolina Beach	28428-4601	06/04/2020	Residential	Carolina Sands	
Frank W Dombrosky	Frank	Dombrosky	Donna	Dombrosky	200 Seafarer Dr # 02	Carolina Beach NC	NC	28428-4621	200 Seafarer Dr	Carolina Beach	28428-4621	02/07/2000	Residential	Carolina Sands	
Geraldine J Todd	Geraldine	Todd	Gonzales	Todd	202 Seafarer Dr	Carolina Beach NC	NC	28428-4621	202 Seafarer Dr	Carolina Beach	28428-4621	11/17/1997	Residential	Carolina Sands	
Donna L Farrell	Donna	Farrell			210 Seafarer Dr	Carolina Beach NC	NC	28428-4621	210 Seafarer Dr	Carolina Beach	28428-4621	03/02/2020	Residential	Carolina Sands	
Carolina Sands Owners Association					928 Rip tide Ln	Carolina Beach NC	NC	28428-4643	1100 Lake Park Blvd S	Carolina Beach	28428		Residential	Carolina/Wilmington Beach-421	
J R Perryman	Jodi	Perryman			407 Cape Fear Blvd Apt 1	Carolina Beach NC	NC	28428-5037	106 Greenville Ave	Carolina Beach	28428-5301	03/03/2009	Residential	Carolina Beach Residential	
Jill Lee Andrews	Caitlin	Andrews			104 Greenville Ave	Carolina Beach NC	NC	28428-5301	104 Greenville Ave	Carolina Beach	28428-5301	05/10/2021	Residential	Carolina Beach Residential	
Jel Joseph Gillespie IV	Daniel	Gillespie			108 Greenville Ave	Carolina Beach NC	NC	28428-5301	108 Greenville Ave	Carolina Beach	28428-5301	06/07/2022	Residential	Carolina Beach Residential	
hearnie S Parker	Catherine	Parker			105 Greenville Ave	Carolina Beach NC	NC	28428-5302	105 Greenville Ave	Carolina Beach	28428-5302	01/27/2014	Residential	Carolina Beach Residential	
hearnie S Parker	Catherine	Parker			105 Greenville Ave	Carolina Beach NC	NC	28428-5302	107 S 2nd St	Carolina Beach	28428-5302	01/27/2014	Residential	Carolina Beach Residential	
hearnie S Parker	Catherine	Parker			105 Greenville Ave	Carolina Beach NC	NC	28428-5302	1009 S 2nd St	Carolina Beach	28428-5302	01/27/2014	Residential	Carolina Beach Residential	
hearnie S Parker	Catherine	Parker			105 Greenville Ave	Carolina Beach NC	NC	28428-5302	1011 S 2nd St	Carolina Beach	28428-5303	04/13/2021	Residential	Carolina Beach Residential	
on R Tamara R Wade	Jason	Wade			208 Greenville Ave Unit B	Carolina Beach NC	NC	28428-5303	208 Greenville Ave	Carolina Beach	28428-5303	09/22/2017	Residential	Carolina Beach Residential	
ery M Potter	Jeffery	Potter			212 Greenville Ave	Carolina Beach NC	NC	28428-5303	212 Greenville Ave	Carolina Beach	28428-5303	02/07/2019	Residential	Carolina Beach Residential	
on Tamara Wade	Jason	Wade			208B Greenville Ave	Carolina Beach NC	NC	28428-5303	205 Summer Ave	Carolina Beach	28428-5303	04/04/2017	Residential	Carolina Beach Residential	
on R Wade	Jason	Wade			206 Greenville Ave	Carolina Beach NC	NC	28428-5303	702 S 2nd St	Carolina Beach	28428-5303		Residential		

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Jason R	Jason	Wade	Tamara	Wade	206 Greenville Ave	Carolina Beach NC	28428-5303	702 S 2nd St	Carolina Beach	28428-5307	04/04/2017	Residential	Carolina Beach Residential
Jason T	Jason	Wade			208B Greenville Ave	Carolina Beach NC	28428-5303	804 S 2nd St	Carolina Beach	28428-5304	02/07/2019	Residential	Carolina Beach Residential
Karen M	Karen	McCallon			203 Greenville Ave	Carolina Beach NC	28428-5304	203 Greenville Ave	Carolina Beach	28428-5304	06/25/2020	Residential	Carolina Beach Residential
David T Cole	David	Cole			205 Greenville Ave	Carolina Beach NC	28428-5304	205 Greenville Ave	Carolina Beach	28428-5304	01/08/2020	Residential	Carolina Beach Residential
Eric W Damstrom	Eric	Damstrom			209 Greenville Ave	Carolina Beach NC	28428-5304	209 Greenville Ave	Carolina Beach	28428-5304	10/16/1997	Residential	Carolina Beach Residential
Jonathan Susan Blanchard	Jonathan	Blanchard			215 Greenville Ave	Carolina Beach NC	28428-5304	215 Greenville Ave	Carolina Beach	28428-5304	07/09/2019	Residential	Carolina Beach Rev
Robert C Stewart	Robert	Stewart	Ann	Stewart	104 Sumter Ave	Carolina Beach NC	28428-5307	104 Sumter Ave	Carolina Beach	28428-5307	05/09/2016	Residential	T1 & B1 Hwy 421 South
Zanis P Paulos	Zanis	Paulos	Athina	Paulos	212 Spartanburg Ave	Carolina Beach NC	28428-5309	212 Spartanburg Ave	Carolina Beach	28428-5309		Residential	Carolina Beach Residential
Roland A Cattano	Roland	Cattano	Patricia	Cattano	301 Spartanburg Ave	Carolina Beach NC	28428-5312	301 Spartanburg Ave	Carolina Beach	28428-5312	04/20/2017	Residential	Carolina Beach Residential
Maliba Inc					105 Sumter Ave	Carolina Beach NC	28428-5313	107 Sumter Ave	Carolina Beach	28428-5312	04/02/2003	Residential	T1 & B1 Hwy 421 South
Maliba Inc					105 Sumter Ave	Carolina Beach NC	28428-5313	109 Sumter Ave	Carolina Beach	28428-5332	05/01/1988	Residential	T1 & B1 Hwy 421 South
Maliba Inc					106 Sumter Ave	Carolina Beach NC	28428-5313	105 S 2nd St	Carolina Beach	28428-5333	07/05/2011	Residential	Carolina Beach Residential
Greene Paul E					707 Third St S	Carolina Beach NC	28428-5320	707 S Third St	Carolina Beach	28428-5333	11/06/2020	Residential	Carolina Beach Residential
Greene Paul E					707 Third St S	Carolina Beach NC	28428-5320	709 S Third St	Carolina Beach	28428-5335	06/25/2020	Residential	T1 & B1 Hwy 421 South
Milan J Jakub	Milan	Jakub	Nancy	Jakub	801 Lake Park Blvd S	Carolina Beach NC	28428-5332	704 Carolina Beach Ave	Carolina Beach	28428-6307	10/17/2019	Residential	T1 & B1 Hwy 421 South
Nancy Jayne Jakub	Nancy	Jakub			801 Lake Park Blvd S	Carolina Beach NC	28428-5332	801 Lake Park Blvd S	Carolina Beach	28428-5332	04/02/2003	Residential	T1 & B1 Hwy 421 South
Elbac Enrotrim Rev Living Trust					811 Lake Park Blvd S	Carolina Beach NC	28428-5332	811 Lake Park Blvd S	Carolina Beach	28428-5332	05/01/1988	Residential	T1 & B1 Hwy 421 South
Tanya A Parker	Tanya	Parker			906 Lake Park Blvd S	Carolina Beach NC	28428-5333	906 Lake Park Blvd S	Carolina Beach	28428-5333	07/05/2011	Residential	Carolina Beach Residential
Robert W Keistler	Robert	Keistler	Morgan	Keistler	1002 Lake Park Blvd S	Carolina Beach NC	28428-5335	1002 Lake Park Blvd S	Carolina Beach	28428-5335	11/06/2020	Residential	T1 & B1 Hwy 421 South
Brandon S Bowers	Brandon	Bowers			801 Third St S	Carolina Beach NC	28428-5344	801 S Third St	Carolina Beach	28428-5344	06/25/2020	Residential	Carolina Beach Residential
Christina A Avery	Christine	Avery			904 Third St S	Carolina Beach NC	28428-5345	904 S Third St	Carolina Beach	28428-5345	04/20/1998	Residential	Carolina Beach Residential
Phillip H Smith	Phillip	Smith	Jacqueline	Smith	210 Lake Dr	Carolina Beach NC	28428-5350	210 Lake Dr	Carolina Beach	28428-5350	01/01/1986	Residential	Carolina Beach Residential
Paradise Tower Condo Hoa Inc					901 Lake Park Blvd S	Carolina Beach NC	28428-5354	901 S Lake Park Blvd	Carolina Beach	28428-5350	01/01/1985	Residential	Paradise Towers
Cottage 905 LLC					1000 North Carolina Ave	Carolina Beach NC	28428-5631	905 Second St S	Carolina Beach	28428-5381	09/26/2019	Residential	Carolina Beach Residential
Paradise Tower Condo Hoa Inc					300 Carolina Beach Ave S	Carolina Beach NC	28428-6234	901 Carolina Beach Ave	Carolina Beach	28428-5381	02/01/1985	Residential	Paradise Towers
Blue Water Estates LLC					1225 Croaker Ln	Carolina Beach NC	28428-6256	821 Carolina Beach Ave	Carolina Beach	28428-6310	09/01/1983	Residential	Blue Water Townhouses
Robert J Smith	Robert	Smith	Mary	Smith	808 Carolina Beach Ave S	Carolina Beach NC	28428-6309	808 Carolina Beach Ave	Carolina Beach	28428-6309	07/08/2003	Residential	T1 & B1 Hwy 421 South
Robert J Smith	Robert	Smith	Mary	Smith	808 Carolina Beach Ave S	Carolina Beach NC	28428-6309	809 Lake Park Blvd S	Carolina Beach	28428-5332	08/19/2020	Residential	T1 & B1 Hwy 421 South
Scott D Trawick	Scott	Trawick	B	Jessica	823 Carolina Beach Ave S	Carolina Beach NC	28428-6310	823 Carolina Beach Ave	Carolina Beach	28428-6310	09/05/2017	Residential	Blue Water Townhouses
Tropical Winds Coa					1004 Carolina Beach Ave S	Carolina Beach NC	28428-6313	1004 Carolina Beach Ave	Carolina Beach	28428-6313	01/20/1989	Residential	Tropical Winds
Charles C Garcia	Charles	Garcia			117 Large Oaks Dr	Cary NC	27518-9050	817 Carolina Beach Ave	Carolina Beach	28428-6310	07/10/2007	Residential	Blue Water Townhouses
Roof Raipn W					221 Lodiway Dr	Cary NC	27518-9620	1004 Lake Park Blvd S	Carolina Beach	28428-6310	04/30/2012	Residential	T1 & B1 Hwy 421 South
Phillips Family Holdings LLC					6701 Good Hope Church Rd	Cary NC	27519-8869	202 Spartanburg Ave	Carolina Beach	28428-5309	05/24/2019	Residential	Carolina Beach Residential
Paul Carolyn Kouroupas	Paul	Kouroupas			503 Grant Forest Ln	Cary NC	27519-9321	807 S Third St	Carolina Beach	28428-5344	07/22/2020	Residential	Carolina Beach Residential
Woodrow R Glazier	Woodrow	Glazier	Saengduan	Glazier	2025 Oakley Rd	Castle Hayne NC	28429-4416	205 Birmingham Ave	Carolina Beach	28428-5304	06/03/2020	Residential	Carolina Beach Residential
Steven P Megson	Steven	Megson	Suzette	Alvarez	1201 Barkley Rd	Charlotte NC	28209-3005	201 Greenville Ave Unit 2	Carolina Beach	28428-5304	06/03/2020	Residential	Carolina Beach Residential
Frank P Boardman	Frank	Boardman	Demetra	Boardman	1116 Jarrico Ln	Charlotte NC	28270-9518	909 Carolina Beach Ave	Carolina Beach	28428-6312	01/04/2019	Residential	Carolina Beach Residential
Rebecca N Tibbitt	Rebecca	Tibbitt	David	Tibbitt	12103 Crescent Run Ct	Charlotte NC	28277-2448	809 Carolina Beach Ave	Carolina Beach	28428-6310	01/09/2019	Residential	Blue Water Townhouses
Mark L Joyner	Mark	Joyner	Heather	Joyner	5317 Addington Ct	Charlotte NC	28277-3208	207 Greenville Ave	Carolina Beach	28428-5304	09/20/1995	Residential	Carolina Beach Rev
Donna Ambrosi	Donna	Ambrosi			12 Kruger Ct	Clifton NJ	07013-1710	900 Lake Park Blvd S	Carolina Beach	28428-5333	09/15/2017	Residential	Carolina Beach Residential
Jam Nathan Sue C Barefoot	William	Barefoot			309 Red Hill Church Rd	Clinton NC	28328-1402	214 Greenville Ave	Carolina Beach	28428-5332	07/25/1989	Residential	T1 & B1 Hwy 421 South
Idie Wayne Jane Clara M Tew	Gardie	Tew			405 Fox Lake Dr	Concord NC	28328-3111	803 Lake Park Blvd S	Carolina Beach	28428-5332	07/25/1989	Residential	T1 & B1 Hwy 421 South
Richard W					10217 Pioneer Mill Rd	Concord NC	28028-6942	800 Carolina Beach Ave	Carolina Beach	28428-5332	06/21/2010	Residential	T1 & B1 Hwy 421 South
Greenville Avenue Coa					5000 N Roxboro St	Durham NC	27704-1418	109 Greenville Ave	Carolina Beach	28428-5302	06/21/2010	Residential	Carolina Beach Residential
Pamela L Barber	Pamela	Barber			2109 Strebor St	Durham NC	27705-2755	217 Greenville Ave	Carolina Beach	28428-5302	09/22/1997	Residential	Carolina Beach Residential
Olis	Olis	Washington			23 Woodgate Ct	Durham NC	27713-7039	819 Carolina Beach Ave	Carolina Beach	28428-6310	09/13/2002	Residential	Blue Water Townhouses
Michael Prestipino	Michael	Prestipino			1510 Stones Crossing Rd	Easton PA	18045-5736	218 Greenville Ave	Carolina Beach	28428-6310	09/13/2002	Residential	Blue Water Townhouses

Larkin R	site				804 E Capitol Ave	Ellensburg	WA	98928-3421	1008 Carolina Beach Ave	Carolina Beach	28428-6313	08/03/2001	Residential	T1 & B1 Hwy 421 South
P & C R					Po Box 306	Fayetteville	NC	28302-0306	1003 S Third St	Carolina Beach	28428	08/01/1986	Residential	Carolina Beach Residential
P & C R					Po Box 306	Fayetteville	NC	28302-0306	1005 S Third St	Carolina Beach	28428		Residential	Carolina Beach Residential
Rickey L Moorefield		Rickey	Moorefield		1006 Brook St	Fayetteville	NC	28305-4810	103 Spartانبurg Ave	Carolina Beach	28428-5308	06/18/1999	Residential	Carolina Beach Residential
Joe Connie Waters		Joe	Waters		725 N Beaverdam Dr	Florence	SC	29501-1998	809 S Third St	Carolina Beach	28428-5344	10/23/2007	Residential	
James C Ransdell		James	Ransdell		6336 Dwight Rowland Rd	Fuquay Varina	NC	27628-9217	212 Seafarer Dr	Carolina Beach	28428-4621	06/20/2002	Residential	Carolina Beach Residential
Robert Mack Karen Watkins Tew J		Robert	Tew	Allison	107 Clayfield Dr	Garner	NC	27628-4995	607 Lake Dr	Carolina Beach	28428	09/09/2016	Residential	Carolina Beach Residential
First Presbyterian Church					1101 E Ash St	Goldsporo	NC	27530-5101	209 Summer Ave	Carolina Beach			Residential	Carolina Beach Residential
Roy Michael Karen Denise Woodard		Roy	Woodard		2603 Pinedeas Rd	Goldsporo	NC	27534-4229	825 Carolina Beach Ave	Carolina Beach	28428-6310	06/01/1998	Residential	Blue Water Townhouses
Donald E Clark		Donald	Clark	Jessica	2719 Graves Dr Ste 13	Goldsporo	NC	27534-4536	815 Carolina Beach Ave	Carolina Beach	28428-6310	05/29/1998	Residential	Blue Water Townhouses
2011 Maple Street LLC					1401 Norwalk St	Greensboro	NC	27407-1923	908 Carolina Beach Ave	Carolina Beach	28428-6311	08/01/2018	Residential	T1 & B1 Hwy 421 South
Gra Investments LLC					3005 Ingleside Dr	High Point	NC	27266-1959	219 Spartانبurg Ave	Carolina Beach		12/17/2021	Residential	Carolina Beach Residential
Robert O Wade		Robert	Wade	L	2733 Weagner Bnd	Hillsborough	NC	27276-9459	206 Greenville Ave	Carolina Beach	28428-5303	08/24/2012	Residential	Carolina Beach Residential
Robert Wandra Wade		Robert	Wade		2733 Weagner Bnd	Hillsborough	NC	27276-9459	802 S 2nd St	Carolina Beach		02/07/2019	Residential	Carolina Beach Residential
Bernadene L Simpson		Bernadene	Simpson	Anna	29 Sherwood Cir	Hurricane	WV	25526-9265	1000 Carolina Beach Ave	Carolina Beach	28428		Residential	T1 & B1 Hwy 421 South
Jan Massey Ernest R Query		Jan	Query	Anna	1425 Meadow Ave	Kannapolis	NC	28083-6032	1002 Carolina Beach Ave	Carolina Beach	28428-6313	08/11/2010	Residential	T1 & B1 Hwy 421 South
Mid State Prop Inc					Po Box 1487	Kernersville	NC	27286-1487	300 Spartانبurg Ave	Carolina Beach	28428	09/12/1974	Residential	Carolina Beach Residential
Pierce Properties #2 LLC					Po Box 1487	Kernersville	NC	27286-1487	302 Spartانبurg Ave	Carolina Beach	28428	09/01/1985	Residential	Carolina Beach Residential
Nancy H Strother		Nancy	Strother		300 Roothole Dr	Knightdale	NC	27545-9762	911 Carolina Beach Ave	Carolina Beach	28428-6312		Residential	Carolina/Wilmington Beach-421
1001 Cba South Association					857 Fort Fisher Blvd S	Kure Beach	NC	28449-3743	1001 Carolina Beach Ave	Carolina Beach	28428-6314	01/19/2005	Residential	Carolina/Wilmington Beach-421
Paul J Manchak		Paul	Manchak	Iris	41935 Green Hills Ln	Leopardown	MD	20650-5814	802 Carolina Beach Ave	Carolina Beach	28428-6309	04/06/2021	Residential	T1 & B1 Hwy 421 South
Kurt A Merchant		Kurt	Merchant	Carol	1330 Root Trl	Martinsville	VA	24112-5528	204 Seafarer Dr	Carolina Beach	28428-4621	09/03/2013	Residential	Carolina Sands
Richard Yeager		Richard	Yeager		9371 Ruffin Ridge Rd	Mechanicsville	VA	23116-6641	216 Seafarer Dr	Carolina Beach	28428-4621	08/30/2017	Residential	Carolina Sands
Richard F Yeager		Richard	Yeager	Catherine	9371 Ruffin Ridge Rd	Mechanicsville	VA	23116-6641	218 Seafarer Dr	Carolina Beach	28428-4621	03/31/1992	Residential	Carolina Sands
Brian P Rowse		Brian	Rowse		849 Spring Lake Dr	Middle Island	NY	11935-2638	208 Seafarer Dr	Carolina Beach	28428-4621	07/10/1996	Residential	Carolina Sands
Thomas J Marr		Thomas	Marr	Tammy	113 Charter Pl	Mooresville	NC	28117-7090	214 Spartانبurg Ave	Carolina Beach	28428-5309	04/25/2019	Residential	Carolina Beach Residential
James A Perryman		James	Perryman	Elizabeth	112 Sea Hide Ct	Mooresville	NC	28117-7103	803 S Third St	Carolina Beach	28428-5344	07/26/2013	Residential	
J W Abernethy		J	Abernethy	Christine	806 S College Ave	Newton	NC	28658-3512	205 Spartانبurg Ave	Carolina Beach			Residential	Carolina Beach Residential
J W Abernethy		J	Abernethy	Christine	806 S College Ave	Newton	NC	28658-3512	211 Spartانبurg Ave	Carolina Beach			Residential	Carolina Beach Residential
Edward Marlon J Schaefer		Edward	Schaefer	Amanda	1801 Aubury Ave	Ocean City	NJ	08226-2821	303 Greenville Ave	Carolina Beach	28428-5369	12/30/2004	Residential	Carolina Beach Residential
Harold M Howard		Harold	Howard	Alice	455 Providence Church Rd	Pittsboro	NC	27312-7619	108 Spartانبurg Ave	Carolina Beach	28428	05/14/2003	Residential	Carolina Beach Residential
Ocean Walk Townhomes Hoa Inc					200 S Dawson St Apt 104	Raleigh	NC	27601-1360	813 S Third St	Carolina Beach	28428		Residential	
Jamie Brian Mountain		Jamie	Mountain		313 Sherwee Dr	Raleigh	NC	27603-3521	206 Seafarer Dr	Carolina Beach	28428-4621	01/15/2020	Residential	Carolina Sands
Wilsons Pour House LLC					620 Dennis Ave	Raleigh	NC	27604-2212	805 Lake Park Blvd S	Carolina Beach	28428	12/22/2021	Residential	T1 & B1 Hwy 421 South
Ernest D Walker		Ernest	Walker	Jerry	3504 Bridespur Ln	Raleigh	NC	27604-5912	827 Carolina Beach Ave	Carolina Beach	28428-6310	05/17/1991	Residential	Blue Water Townhouses
Michael Hoehle		Michael	Hoehle		804 Glenwood Ave	Raleigh	NC	27605-1510	811 Carolina Beach Ave	Carolina Beach	28428-6310	06/30/2017	Residential	Blue Water Townhouses
James W Earp		James	Earp	Cameron	1420 Crete Dr	Raleigh	NC	27606-2585	804 S Third St	Carolina Beach	28428-5343	11/03/1997	Residential	Carolina Beach Residential
Patricia Marie Sabol		Patricia	Sabol	Robert	8713 Albright Rd	Raleigh	NC	27612-7444	902 Lake Park Blvd S	Carolina Beach	28428	06/14/2022	Residential	Carolina Beach Residential
Her Sterling Wells III		Roger	Wells	Anna	10415 Neland St	Raleigh	NC	27614-8624	802 S Third St	Carolina Beach	28428-5343	02/22/2022	Residential	Carolina Beach Residential
Na R Gupta		Mona	Gupta	Agarwal	6033 Over Hadden Ct	Raleigh	NC	27614-8850	1003 Carolina Beach Ave	Carolina Beach	28428-6314	03/09/2017	Residential	Carolina/Wilmington Beach-421
Yes R Hinte		James	Hinte	Gail	10728 Durnhill Ter	Raleigh	NC	27615-1439	804 Carolina Beach Ave	Carolina Beach	28428-6309	02/11/2021	Residential	T1 & B1 Hwy 421 South
Yes R Hinte		James	Hinte	Gail	10728 Durnhill Ter	Raleigh	NC	27615-1439	807 Carolina Beach Ave	Carolina Beach	28428-6310	08/20/2012	Residential	Blue Water Townhouses
pherd Ann Rosenblum		Shepherd	Rosenblum		8105 Carnes View Pl W	Raleigh	NC	27615-4747	811 S Third St	Carolina Beach	28428	03/27/2007	Residential	
ond Street Realty LLC					7413 Capstone Dr	Raleigh	NC	27615-5711	1004 Greenville Ave	Carolina Beach		04/15/2005	Residential	Carolina Beach Residential
Shane Johns		Stephanie	Johns		3724 Massey Ridge Ct	Raleigh	NC	27616-9114	4 Spartانبurg Ave	Carolina Beach	28428-6301	03/02/2022	Residential	T1 & B1 Hwy 421 South
In G Kristina H Bowen		Kevin	Bowen		1001 Semmes Ave	Richmond	VA	23224-2245	805 S Third St	Carolina Beach	28428	09/26/2014	Residential	
n J Urban Jr		John	Urban	Tara	636 Glen Hill Dr	Saunderstown	RI	02874-1968	910 Carolina Beach Ave	Carolina Beach	28428-6311	03/11/2022	Residential	T1 & B1 Hwy 421 South
Ballard		Gail	Ballard		1060 Robert Ruark Dr SE	Southport	NC	28461-2654	207 Sumner Ave	Carolina Beach			Residential	Carolina Beach Residential

Spartanburg Rev Trust	Linwood Piper	Piper		25020 Northside Dr	Summerland Kk FL	33042-4604	200 Spartanburg Ave	Carolina Beach	28428-5309	01/27/2017	Residential	Carolina Beach Residential
Garity E	Linwood Piper	Piper		3801 Calverton Dr	University Park MD	20782-1008	211 Greenville Ave	Carolina Beach	28428	02/01/1986	Residential	Carolina Beach Residential
William Earl Nance	William Nance	Nance		5720 Mitchell Mill Rd	Wake Forest NC	27587-7256	904 Lake Park Blvd S	Carolina Beach	28428-5333	05/22/1996	Residential	Carolina Beach Residential
David H Blackburn	David Blackburn	Blackburn	Terry	5002 E 89 Hwy	Wahut CO	27052	217 Spartanburg Ave	Carolina Beach	28428		Residential	Carolina Beach Residential
James W Zisa	James Zisa	Zisa	L	5657 Quail Covey Ln	Wendell NC	27591-7901	105 Spartanburg Ave	Carolina Beach	28428-5308	05/15/2012	Residential	Carolina Beach Residential
Argiro P Brown	Argiro Brown	Brown	Katsikis	709 Princess St	Wilmington NC	28401-4199	908 S Third St	Carolina Beach	28428-5345	07/30/2014	Residential	Carolina Beach Residential
Argiro P Brown	Argiro Brown	Brown	William	2057 Van Buren St	Wilmington NC	28401-6935	206 Spartanburg Ave	Carolina Beach	28428-5309		Residential	Carolina Beach Residential
Pains Of Carolina Beach Coa	Argiro Brown	Brown	William	2053 Van Buren St	Wilmington NC	28401-6935	208 Spartanburg Ave	Carolina Beach	28428		Residential	Carolina Beach Residential
Katsikis Kyriakoula Basile Eta				6312 S Bradley Overhook	Wilmington NC	28403-3838	805 Second St S	Carolina Beach	28428-5368	04/23/2004	Residential	Carolina Beach Residential
201 Greenville Avenue Townhomes Owners Association				5913 Windhammer Ln	Wilmington NC	28409-3448	210 Spartanburg Ave	Carolina Beach	28428		Residential	Carolina Beach Residential
201 Greenville Avenue Townhomes Owners Association				609 Piner Rd Unit 116	Wilmington NC	28409-4201	201 Greenville Ave	Carolina Beach	28428-5304	07/19/2019	Residential	
James A Cerniglia	James Cerniglia	Cerniglia	Elizabeth	609 Piner Rd	Wilmington NC	28409-4201	201 Greenville Ave	Carolina Beach	28428-5304	06/03/2020	Residential	
Laurel Companies LLC	John Douglas	Douglas	Judith	101 Seaview Rd N	Wilmington NC	28409-4620	216 Spartanburg Ave	Carolina Beach	28428	07/19/2019	Residential	Carolina Beach Residential
Eli Courie III	Eli Courie	Courie	Michael	7528 Myrtle Grove Rd	Wilmington NC	28409-4925	810 Carolina Beach Ave	Carolina Beach	28428-6309	09/23/1998	Residential	T1 & B1 Hwy 421 South
Eli Courie III	Eli Courie	Courie	Michael	3109 Braemar Ln	Wilmington NC	28409-8569	207 Birmingham Ave	Carolina Beach			Residential	Carolina Beach Residential
Eli Courie III	Eli Courie	Courie	Michael	3109 Braemar Ln	Wilmington NC	28409-8569	211 Birmingham Ave	Carolina Beach			Residential	Carolina Beach Residential
Eli Courie III	Eli Courie	Courie	Michael	3109 Braemar Ln	Wilmington NC	28409-8569	206 Sumter Ave	Carolina Beach		10/12/1973	Residential	Carolina Beach Residential
Eli Courie III	Eli Courie	Courie	Michael	3109 Braemar Ln	Wilmington NC	28409-8569	210 Sumter Ave	Carolina Beach		07/29/1974	Residential	Carolina Beach Residential
Eli Courie III	Eli Courie	Courie	Michael	3109 Braemar Ln	Wilmington NC	28409-8569	708 S 2nd St	Carolina Beach			Residential	Carolina Beach Residential
Fragos Gp LLC	Dike Hull	Hull		8101 Yellow Daisy Dr	Wilmington NC	28412-3269	109 Spartanburg Ave	Carolina Beach	28428	07/07/2004	Residential	Carolina Beach Residential
Jimmy Sherwood McCorquodale	Jimmy McCorquodale	McCorquodale		2744 S 17th St Unit 129	Wilmington NC	28412-6672	806 Carolina Beach Ave	Carolina Beach	28428-6309	02/28/1969	Residential	T1 & B1 Hwy 421 South
Andrew F Robbins	Andrew Robbins	Robbins	Leslie	4009 Appleton Way	Wilmington NC	28412-7307	804 Lake Park Blvd S	Carolina Beach	28428-5331	03/22/1994	Residential	T1 & B1 Hwy 421 South
Corral Surf Unit Owners				1055 S Hawthorne Rd	Winston Salem NC	27103-4426	907 Carolina Beach Ave	Carolina Beach	28428	01/27/2012	Residential	Carolina/Wilmington Beach-421
Jack L Stuts	Jack Stuts	Stuts	Sue	Po Box 505	Wrightsville Be NC	28480-0505	705 Carolina Beach Ave	Carolina Beach	28428-6326	11/01/1983	Residential	Coral Surf
				2421 Union Cross Church Rd	Yadkinville NC	27055-7314	215 Spartanburg Ave	Carolina Beach			Residential	Carolina Beach Residential

Item 2.

9/6/2022 9:30am Meeting Minutes

Attendees:

- Michael Urti, 513 Monroe Avenue, Carolina Beach, NC
- Katie Urti, 513 Monroe Avenue, Carolina Beach, NC
- Wescott Butler, 206 Texas Ave, Carolina Beach, NC
- Meaghan Butler, 206 Texas Ave, Carolina Beach, NC
- Bob Stewart, 104 Sumter Ave, Carolina Beach, NC
- Bill Nance, 217 Spartanburg Ave, Carolina Beach, NC
- Jeff Potter, 212 Greenville Ave, Carolina Beach, NC
- Paul Phillips, 202 Spartanburg Ave, Carolina Beach, NC
- Tim Veronelli, 107 Greenville Ave, Carolina Beach, NC
- Rolland Cattano, 301 Spartanburg Ave, Carolina Beach, NC
- Thomas Marr, 214 Spartanburg Ave, Carolina Beach, NC
- Tammy Marr, 214 Spartanburg Ave, Carolina Beach, NC
- Sharon Stout, 306 Seventh St. S., Carolina Beach, NC
- Bruce McCallen, 203 Greenville Ave, Carolina Beach, NC

Meeting Notes

Wescott Butler and Meaghan Butler of W3 Built along with Michael and Katie Urti of Nest Realty started the meeting by explaining the site plan, goals of the developer and introducing themselves and their philosophy on the project.

After speaking with the neighbors, there were several recurring concerns voiced during the meeting. Concerns for residents were as follows...

1. Storm Water Runoff and drainage for the number of units being proposed. The neighbors feel the current storm water drainage and pump that are existing are not adequate to accommodate the current homes in that area.
2. Jeff Potter (212 Greenville) expressed concerns about the location of the pickle ball court. He requested it be moved to a more central location inside the amenity space.
3. 2 residents expressed a need for sidewalks for pedestrians to safely walk to and from the beach down Spartanburg Ave.
4. One resident across the street expressed concerns about the setbacks from the front of the road. His point was that his house was 20' so this project should be the same.
5. 3 residents expressed interest in "joining" or using the pickle ball courts.
6. We also received emails from Terry Stuuts (215 Spartanburg) Argio Brown (208, 210, 212 Spartanburg) and Melissa Phillips who were unable to attend but wanted additional clarification. All concerns were related to storm water and potential flooding.
7. Neighbors also inquired about the price point of the units when they are listed. They were happy to hear they will be in the \$800's and a few expressed interest in purchasing a townhome.

After explaining how WB Coastal Development was working with the Town of CB Storm Water by maintaining our site storm water on site and expanding the existing storm water pipe down Spartanburg on our site only, there was a large agreement that we were doing the right thing.

WB plans on shifting the pickle ball court down closer to the pool.

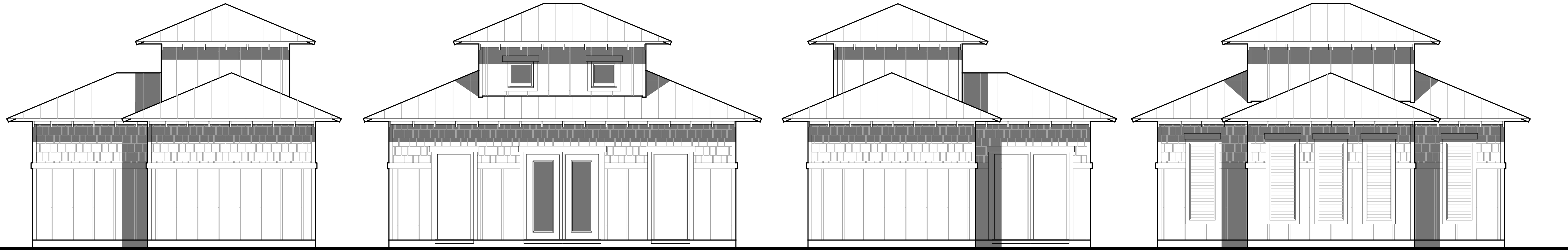
WB explained that in order to help with maintaining the current Storm Water down 2nd Street, we are requesting reduced set backs allowing more room for green space due to having add access between Greenville and Spartanburg.

Additional comments from surrounding neighbors:

Jeff Potter 212 Greenville Ave – Appreciated us moving the pickleball court.

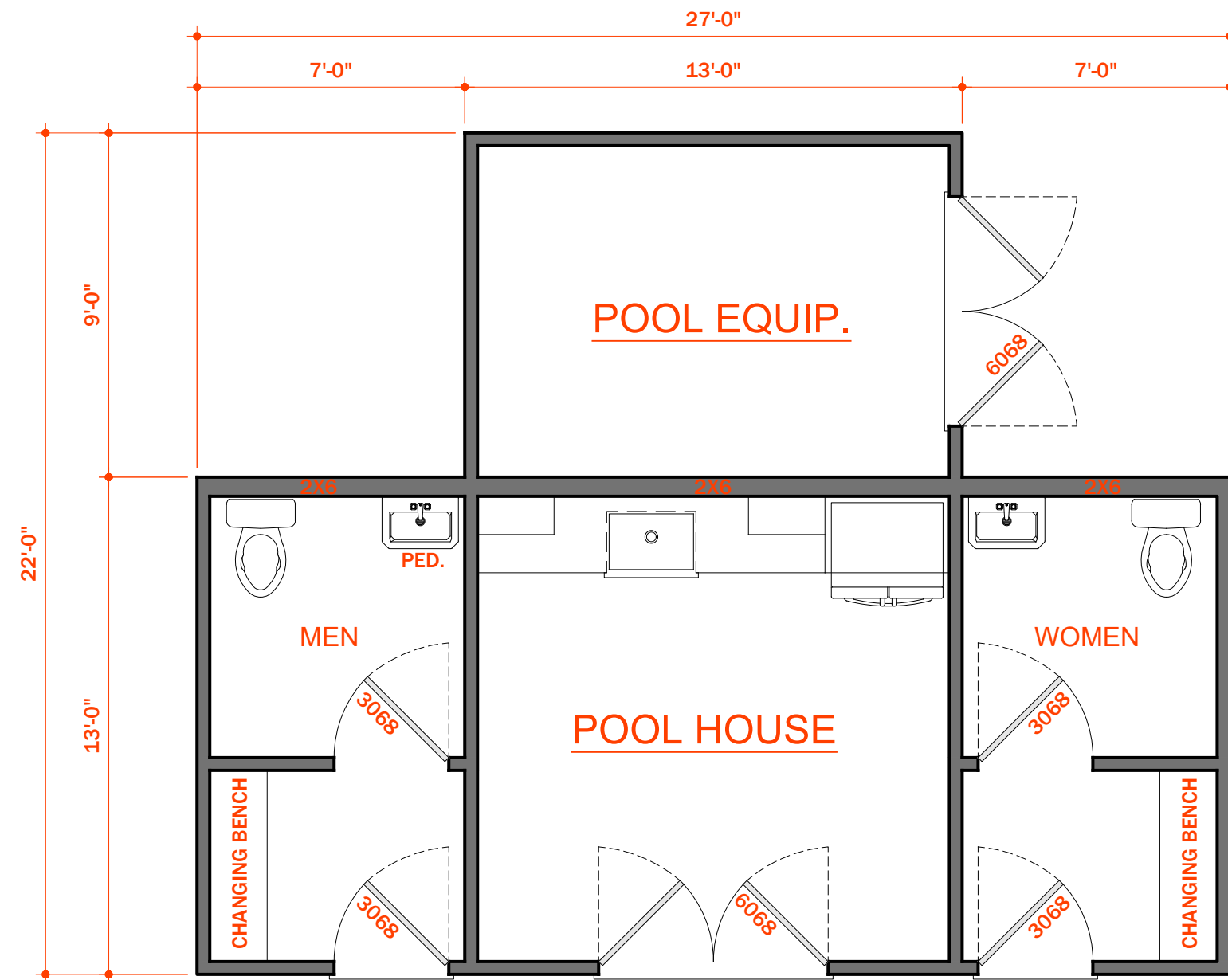
Bill Nance 217 Spartanburg Ave – Never responded, but in original meeting, he wanted to know what he needed to do to be able to use the pickleball court.

Argiro Brown 208, 210 & 212 Spartanburg Ave - Thanked us for the update.

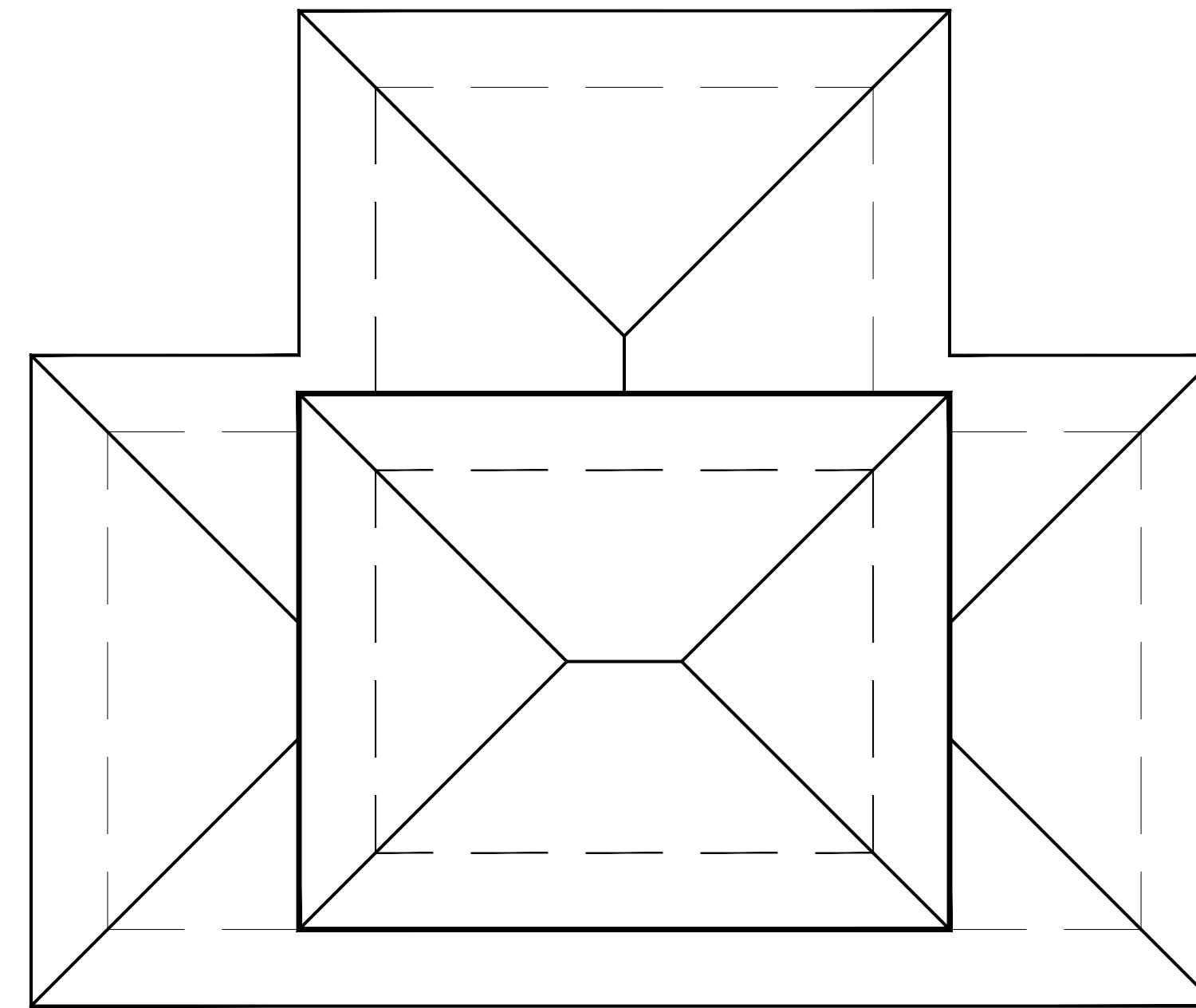


2 / A4.0 ELEVATION: front
POOL SIDE

3 / A4.0 ELEVATION: rear
PARKING LOT SIDE



1 / A4.0 PLAN: first floor
351 SQUARE FEET - POOL HOUSE
117 SQUARE FEET - POOL EQUIPMENT



4 / A4.0 PLAN: roof plan

Drawing Title
Floor Plan

Scale 1/4"=1'-0"

Sheet No.
A4.0

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