

CAROLINA BEACH

Planning and Zoning Meeting

Thursday, October 08, 2026 — 6:00 PM

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



AGENDA

CALL TO ORDER

APPROVAL OF MINUTES

1. August 13, 2026 Minutes

STAFF REPORT ON RECENT COUNCIL MEETINGS

STAFF REPORT ON RECENT DEVELOPMENTS

PUBLIC DISCUSSION

PUBLIC HEARING

2. **Consider a Conditional Zoning** for a 16-unit mixed-use building at 308 Carolina Beach Avenue North. Applicant: KMB Investments, LLC.
3. **Consider a Conditional Zoning Modification** for an outdoor space expansion for the Event Venue / Bar at 205 Charlotte Avenue in the Central Business District (CBD). Applicant: Common Ground Holdings
4. **Consider a Text Amendment** to allow for additional accessory structures. Applicant: Town of Carolina Beach

NON-AGENDA ITEMS

ADJOURNMENT



AGENDA ITEM COVERSHEET

PREPARED BY: Gloria Abbotts, Senior Planner

DEPARTMENT: Community
Development

MEETING: Planning & Zoning – October 9, 2026

SUBJECT: August 13, 2026 Minutes

Action:

Approve the Minutes

CAROLINA BEACH

Planning and Zoning Commission Meeting

Thursday, August 13, 2026 - 6:00 PM

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



MINUTES

CALL TO ORDER

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

PRESENT

Chairman Jeff Hogan
Vice Chairman Bill Carew
Commissioner Melanie Boswell
Commissioner Ethan Crouch
Commissioner Todd Piper
Commissioner Lynn Conto
Commissioner Brad Jones

ALSO PRESENT

Community Development Director Jeremy Hardison
Senior Planner Gloria Abbotts

APPROVAL OF MINUTES

1. July 9, 2026 Minutes

ACTION: Motion to approve the minutes

Motion made by Commissioner Boswell, seconded by Commissioner Conto

Voting Yea: Chairman Hogan, Vice Chairman Carew, Commissioner Boswell, Commissioner Crouch, Commissioner Piper, Commissioner Conto, Commissioner Jones

Motion passed unanimously

STAFF REPORT ON RECENT DEVELOPMENTS

Ms. Abbotts reported the following during the past month:

Permitting

- 45 permits (renovation, repair, grading, additions, fences, etc.)
 - 9 residential new construction
- 3 certificates of occupancy

Demos

- 413 Spartanburg Avenue (single-family home)
- 167 Delaware Avenue (single-family home)

Updates and upcoming

- Council August 11
 - Text amendment: pierhead line (adopted)
 - Rezoning: Commercial Transition (CT) district (adopted)
 - Text amendment: home occupation (adopted)
- Legal update
 - Home occupations: A State law update clarifies that the Town may regulate home occupations but cannot require a permit for them.
 - Parking: A State parking lot bill was passed, though New Hanover County is exempt due to the Coastal Area Management Act (CAMA).
 - Stormwater: Stormwater regulations were updated to allow property owners to take advantage of existing built-upon area for State stormwater permits.
 - Accessory dwelling units (ADUs): New law would require all municipalities to allow ADUs statewide; however, New Hanover County communities are also exempt from that requirement due to CAMA.
- Technical Review Committee (TRC) September 1
 - Conditional Zoning (CZ) Stoked floating dock
 - 308 Carolina Beach Avenue North Mixed Use
 - Text amendment: driveways in front of on-street parking
 - Text amendment: storage buildings on vacant lots

Vice Chairman Carew asked whether home occupations are now permitted in ADUs given the legislative changes. Ms. Abbotts confirmed that home occupations remain prohibited in accessory structures and noted that the ADU exemption applies to this community, making the question moot for now.

PUBLIC COMMENT

Cindy Dunn of 915 Tidewater Lane spoke about the recently adopted CT zoning district. She said citizens were confused about whether this represented an entirely new zoning layer being added to the Unified Development Ordinance (UDO) or whether it had long been contemplated in the Land Use Plan. Ms. Dunn referenced the discussion at the Tuesday Council meeting, where it was noted the CT district had been under consideration for approximately six years. She asked whether updates to the Land Use Plan – which Mr. Hardison said happens every five to 10 years – are consistently incorporated into the UDO as amendments so that the public can more easily track and understand changes. Ms. Dunn acknowledged that she was seeking education on the process rather than making a formal objection and requested follow-up.

Chairman Hogan acknowledged Ms. Dunn's comments, noting that the Commission could not respond during public comment. Commissioner Crouch said he looked forward to further discussion with Ms. Dunn about the matter.

PUBLIC HEARING

2. Consider a Modification to Conditional Zoning Ordinance 21-1156 for PID R08814-003-015-000 to Update the Outdoor Amenity Areas and Allow for 10% of the Residential Units to Be Short-Term Rentals
Applicant: The Proximity at Carolina Beach

Ms. Abbotts provided background, noting that Proximity received its original CZ approval in November 2021 for a mixed-use commercial and residential project within the Highway Business district. A certificate of occupancy was issued in early 2025. The development currently contains 10 occupied commercial units and 250 residential units.

The applicant's modification request contained two components: (1) to allow up to 10% of residential units – equating to 25 of the 250 units – to be leased as short-term rentals and (2) to update the site plan to formally define and designate the locations of outdoor amenity areas, including an event lawn, pool, and other gathering spaces.

Ms. Abbotts said as part of the CZ process, a community meeting was held on June 11, and the applicant provided summary comments that are included in the agenda packet. She said during the TRC meeting on this matter, no issues were identified from a staff perspective.

Ms. Abbotts noted that the original CZ included a prohibition on lease terms of less than 90 days, a condition that arose from community concerns at the time of the original approval. The Town's UDO does not currently regulate short-term rentals independently; the 90-day restriction was a voluntarily adopted condition. Ms. Abbotts also noted that the UDO requires amenity areas to be clearly shown on the site plan in order to qualify for certain special event exemptions.

Chairman Hogan asked whether staff had a formal recommendation. Ms. Abbotts confirmed that staff recommends approval.

Commissioner Crouch raised the question of the pedestrian access connection to Winner Avenue that was listed as a condition of the original CZ. The condition stated that the applicant would install pedestrian access on Town property at 108 Winner Avenue. Mr. Hardison explained that it was determined it was not feasible to do this in that location. Crouch asked whether an unfulfilled condition required a formal modification or whether staff determination was sufficient. Mr. Hardison said because this was not a requirement and was determined to be infeasible, a formal modification was unnecessary. He further explained that the proximity of a well site and adjacent property owner constraints resulted in the determination of infeasibility.

Commissioner Jones asked whether the Town had ever imposed a no-short-term-rental condition on any other private entity. Ms. Abbotts confirmed this was unique to the Proximity project, arising from the original CZ negotiations. She said a private homeowners association may have restrictions on short-term rentals, but the Town does not.

ACTION: Motion to open the public hearing

Motion made by Chairman Hogan, seconded by Vice Chairman Carew

Voting Yea: Chairman Hogan, Vice Chairman Carew, Commissioner Boswell, Commissioner Crouch,

Commissioner Piper, Commissioner Conto, Commissioner Jones
Motion passed unanimously

Mike Brown of 1922 Brookhaven Road, Wilmington, a representative with Cape Fear Development who presented on behalf of the applicant, provided context on the development's origins, noting that when the project came before the Town in 2021, short-term vacation rentals were a significant community concern. He said Cape Fear Development voluntarily agreed to a condition prohibiting lease terms of less than 90 days, a commitment they honored throughout lease-up and operation. Mr. Brown expressed pride in the project's execution, including architecture, tree preservation, landscaping, local commercial tenant mix, and community engagement.

Mr. Brown explained that the current modification request is not being driven by vacancies or a desire to fundamentally alter the character of the community. Rather, after several years of operation, he identified two practical needs for greater flexibility. First, some residential units located above commercial tenants have experienced noise issues, and having the ability to offer shorter lease terms on a case-by-case basis would give management an additional tool to accommodate affected residents or handle operational transitions. Second, he noted interest from residents in having furnished, shorter-term accommodations available for visiting family or friends, or for seasonal and transitional housing needs. He emphasized that the request is for "optionality" – the ability to lease up to 10% of units for less than 90 days – and not a plan to convert 25 units to VRBO or Airbnb-style vacation rentals.

On the second component of the request – the amenity area update – Mr. Brown explained that the outdoor spaces, including the event lawn behind the commercial area, were always designed for community gathering and activation. The oversight, he said, was that these areas were not formally labeled as amenity and entertainment areas on the adopted site plan. Without that designation, any planned event – including live music, a farmers' market, or a wellness activity – requires a separate special event permit each time, up to a maximum of 10 per year. If the areas are formally designated on the site plan, such activities would be permitted as accessory uses under the existing code, subject to the Town's noise ordinance and other applicable regulations. Mr. Brown noted that the language for this component was developed in consultation with Town staff and refined during the community meeting held on June 11.

Chairman Hogan opened the floor for public comment.

Christina Bowen of 906 North Lake Park Boulevard, Apartment 312, identified herself as an early resident of Proximity. She stated that she chose the property because it was marketed as a safe, secure, upscale residential community and not as a vacation rental property. Ms. Bowen raised concerns about declining conditions under new management, including understaffed maintenance, overflowing trash, higher rents with fewer services, and the absence of activated security gates that were pre-wired at construction. She argued that short-term rentals would increase unknown traffic and reduce security and asked the Commission to deny the short-term rental component of the application.

Mike Mytych of 906 North Lake Park Boulevard, Apartment 406, echoed the security and maintenance concerns and noted that some buildings were not designed equally in terms of trash facilities and parking accommodations. He stated that he relocated to Carolina Beach for the community and signed his lease with the explicit understanding that short-term rentals would not be permitted. Mr. Mytych suggested the Commission consider approving the amenity and community engagement components while denying the short-term rental request.

Taylor Bailey of 1004 North Lake Park Boulevard, Unit 308, stated that he had never previously lived in an apartment and chose Proximity specifically because of its community character. He expressed concern about existing high turnover from residents in transition and argued the infrastructure was not in place to support 25 short-term rental units. Mr. Bailey asked the Commission to deny the application.

John Farley of 906 North Lake Park Boulevard, Apartment 219, stated that the issue fundamentally comes down to quality of life for residents. He acknowledged he was not opposed to the amenity area updates but objected to the short-term rental component.

Donna Shea of 906 North Lake Park Boulevard described herself as a longtime island resident of nearly 30 years who moved to Proximity after selling her larger home. She described visible problems associated with short-term rentals on Fort Fisher Boulevard, including trash and loading issues, and expressed concern about car break-ins and package theft if additional transient residents were added to Proximity.

Christian Dilger of 906 North Lake Park Boulevard noted that he had lived at Proximity since January 2025 and valued the community. He raised specific security deficiencies, including the absence of key fobs on building doors, no security cameras, and no security guard at the pool. Mr. Dilger described an incident in which approximately 15 minors broke into the pool and had to be removed by residents because no security was present. He estimated that 25 short-term rental units could generate 100 to 150 additional strangers at the pool at any given time during summer.

Lorrie Kirlin of 906 North Lake Park Boulevard stated she moved in on approximately June 30 and had already encountered overcrowding at the pool on Fourth of July weekend, with individuals who did not belong to the community present. She cited safety and security as her primary concerns and stated she had been told the buildings had key fob access, which she found was not the case upon moving in.

Steve Jaeb of 204 Tennessee Avenue spoke as a non-resident of Proximity. He noted that the term "short-term rental" was never clearly defined in the application and asked whether the Commission should specify a minimum duration. He also raised the question of subletting by existing long-term tenants. Mr. Jaeb noted that management's stated lack of intent to pursue vacation rentals should be formalized in writing and pointed to the promise of a pool or spa membership that had not materialized as an example of unmet informal commitments.

Howard Fineman of 910 Basin Road, Director at Federal Point Yacht Club, said his organization has approximately 17 to 18 homes and 100-plus members who have made significant investments in the adjacent area. He called Proximity a "nuisance," stating that Proximity residents regularly trespass onto

Federal Point Yacht Club property and docks. Mr. Fineman said the addition of 25 short-term rental units would exacerbate that problem. He also noted that at the June 11 community meeting, the majority of attendees opposed short-term rentals and Mr. Brown had informally indicated a willingness to limit outdoor event noise to 10:00 PM on weekdays and 11:00 PM on Fridays and Saturdays. He asked that any conditional approval include written noise-hour restrictions. Mr. Fineman expressed concern that at the June meeting, he and other attendees were led to believe the maximum number of short-term rental units under consideration was eight to 10 and that the formal application for 25 units was significantly higher than expected.

Mr. Brown returned to the podium and reiterated that residents' interests are aligned with the applicant's own interests, and that management would not take actions that would harm the community they have built. He said they are not planning to convert 25 units to vacation rentals and said with 97% of units leased, they don't even have 25 units that are currently vacant.

Mr. Brown acknowledged the trash concerns and stated management was actively working to reverse the valet trash system to find a better solution. He also acknowledged that unauthorized vehicles from outside the community had been parking in the lot and walking to the beach or nearby marinas, which he called unacceptable. On security, Mr. Brown confirmed that plans are underway to add key fobs to building entrances as a capital expense in the coming year and that video surveillance is also under consideration. He stated that these security concerns were not fully known to him until they surfaced online earlier in the week, and he welcomed residents reaching out directly.

Commissioner Conto noted that in North Carolina, a 90-day stay is the threshold for establishing residency and tax-exempt status in hotel settings and questioned where the practical distinction lay between what the applicant was requesting and a traditional short-term rental. Mr. Brown acknowledged the overlap in terminology but reiterated that the intent is operational flexibility rather than a pivot to vacation rental operations.

Commissioner Conto asked Mr. Brown to identify which specific units or buildings were contemplated for potential short-term use. Mr. Brown indicated the most likely candidates were units in Building 1 (at 1000 North Lake Park Boulevard, above tenants such as restaurants and the Pilates studio) and Building 2 (at 906 North Lake Park Boulevard, above Axis Fitness Training). He identified approximately 10 to 12 units where noise or leasing challenges had arisen, though he acknowledged no specific units had been formally designated. Mr. Brown also mentioned the "live-work" units, which have an open-plan commercial space on the ground floor and residential above, as units that have not leased as readily.

Commissioner Conto suggested putting hearing-impaired individuals into units that are less desirable due to noise or lowering the rent to find suitable long-term tenants. Mr. Brown said management discloses that some units may be noisy and has used reduced rent to entice residents, but he said sometimes the noise is more than what they expected and management has let a few people out of their leases as a result.

Commissioner Boswell suggested soundproofing the noisy units to make them more livable. Mr. Brown acknowledged that they have already undertaken sound attenuation work between floors in some buildings but conceded that some noise issues persist despite those efforts.

Commissioner Conto asked whether Mr. Brown or Proximity management had experience operating short-term rentals. Mr. Brown stated that Bell Partners, the property management company, has experience with "friends and family" units at other communities they manage but acknowledged he could not speak to specific hotel-industry experience on their team. He reiterated that they are not trying to get into the hotel business.

Commissioner Conto asked whether the applicant had held a meeting specifically with Proximity residents – as opposed to the surrounding community as a whole – prior to filing the application. Mr. Brown acknowledged that no such resident-specific meeting had occurred, stating that the intent had been to pursue the flexibility first and then engage residents in working out the implementation details. He said that was a decision he takes responsibility for in hindsight but added that the idea to have some units that could be used short-term came up in response to comments from some residents.

Commissioner Boswell said there are plenty of short-term rentals that friends and family may stay in without converting this residential community.

Commissioner Conto asked, outside of profit, what else is motivating the request. Mr. Brown responded that it is primarily about optionality – the ability to respond to resident complaints and operational needs – and not about chasing occupancy.

Commissioner Piper asked if the other two Cape Fear Development apartment communities – Proximity Watermark in Wilmington and the former Proximity New Bern (now Hawthorne at New Bern) – do not currently offer short-term rentals or friends and family apartments. Mr. Brown confirmed this, noting that New Bern had been sold and that Watermark only recently began lease-up and could have a friends-and-family unit or two in the future. However, he pointed out that neither of those projects have commercial above residential, which is driving some of the issues.

Commissioner Piper asked if Proximity would accept leases of 31 days or longer. Mr. Brown reiterated that they would like optionality.

Commissioner Boswell asked Mr. Brown about the traffic signal at the Winner Avenue and Lake Park Boulevard intersection, which was a condition of the original approval. Mr. Brown confirmed that the signal is now operational. He explained that the original condition required a \$300,000 contribution toward the signal but that Cape Fear Development ultimately managed and funded the entire project at a cost of approximately \$400,000 when the Town was unable to contribute. Mr. Brown attributed the delays to back-and-forth between the signal contractor and the N.C. Department of Transportation (DOT) over crosswalk alignment, which was ultimately resolved.

Commissioner Jones expressed gratitude for the signal, noting it has significantly improved safety at that intersection. He asked how many units Proximity needs to do what they want to do. Mr. Brown

said 10% seemed like a reasonable number, but he thinks 10-12 units would likely be acceptable, although he said they have not yet identified specific units that would be used short-term.

Vice Chairman Carew asked if 15 units would allow enough leeway. Mr. Brown said yes.

Commissioner Jones asked if the only needs the community has for short-term rentals is for friends and family and residents that need to be relocated. Mr. Brown said these are examples of why they are seeking this solution, but he can't rule out other scenarios coming up in the future, such as someone needing a furnished apartment for a week.

Commissioner Boswell said Proximity needs to listen to and address concerns of its residents before requesting something from the Town. Mr. Brown said their concerns are one and the same, and that would guide any optionality that would be used, emphasizing that residents are their clients and the community's long-term success depends on their satisfaction.

Commissioner Boswell asked how the amenity space would be programmed – whether it would be rented out for profit or activated by management and tenants. Mr. Brown clarified that the intent is not to rent the space as a venue but rather for management to organize community events such as farmers' markets or wellness activities, and for commercial tenants to use the space for adjacent activation such as live acoustic music during business hours. He confirmed that the space is not intended to operate as a separate business generating additional traffic or requiring additional parking.

Mr. Hardison clarified that the amenity area designation would allow activities as an accessory use to the existing commercial and residential uses, governed by the existing noise ordinance. He said it would not authorize new alcohol sales, permit closure of drive aisles or required parking, or subject the property to the special event permit process for routine programming.

ACTION: Motion to close the public hearing

Motion made by Chairman Hogan

Voting Yea: Chairman Hogan, Vice Chairman Carew, Commissioner Boswell, Commissioner Crouch, Commissioner Piper, Commissioner Conto, Commissioner Jones

Motion passed unanimously

Commissioner Conto expressed concern that the Land Use Plan identifies a need for affordable housing alternatives in the Town and that the Proximity, at its current pricing and 90-day-plus structure, serves that purpose. She said losing any portion of that capacity to short-term rentals concerns her.

Commissioner Conto noted that the volume of public opposition was notable and that many residents felt misled. She stated that if short-term rentals were to be approved by the Commission, she would recommend a minimum 30-day term, a security requirement, and an understanding that future requests to expand the percentage would need to come back before the Town.

Commissioner Jones stated that while he appreciated the community investment Cape Fear Development had made – noting he had watched the property transform from a blighted site to an attractive mixed-use development – he saw two distinct issues at play: a management-tenant relationship dispute, which the Commission is not positioned to resolve, and a zoning request, which it

is. He expressed the view that the applicant, like any business owner, may need to pivot operationally over time and that if the short-term rental component creates problems, the market consequences – lost long-term tenants – would serve as a natural check. He was open to supporting the modification, potentially with a reduced number of units.

Commissioner Boswell argued that Proximity would not exist in its current form without the Town's CZ approval and the conditions mutually agreed upon – including the 90-day lease restriction. She emphasized that the 90-day requirement was the single most prominent concern raised by both the community and the Town at every stage of the original approval process. She noted that elevated short-term rental activity correlates with higher crime rates and increased demand for Police services. She suggested that Proximity consider redeploying the unbuilt Building 5 for alternative uses.

Commissioner Piper expressed respect for the development and acknowledged voting in favor of the original approval. He stated that with 97% occupancy, the business is succeeding and that a 10- to 25-unit short-term rental program is unlikely to be financially necessary. Commissioner Piper expressed concern about the impact on adjacent properties, referencing the Federal Point Yacht Club trespass issue. He was open to a limited number of units – suggesting five as a starting point – with a minimum 31-day lease term and stated he would want specific units identified rather than a general percentage.

Commissioner Crouch said he arrived at the meeting with trepidation about the project, noting that Building 5 appears to be for sale with no apparent intent to complete that component of the originally agreed-upon development. He stated that the short-term rental prohibition was a major concession obtained by the Town in exchange for allowing variations from the standard mixed-use zoning code – including the removal of the ground-floor commercial requirement from all buildings. He indicated support for the amenity area modification but stated opposition to the short-term rental component, calling it a "hard no."

Vice Chairman Carew expressed general support for working with the applicant, noting the cooperative and successful track record of the project. He suggested the Commission had a responsibility to weigh the concerns of adjacent property owners, particularly Federal Point Yacht Club, as parties with standing who could be materially affected.

Regarding the lease term, Commissioner Conto said she would not support less than 30 days. Commissioner Boswell agreed and said she is even on the fence about anything less than 90 days. Commissioner Piper said he can work with 30 days but wants to know the specific units that would be used for short-term rentals.

Chairman Hogan thanked the applicant for the large investment into the community and expressed gratitude for the traffic signal. He stated that he was not initially supportive of the 10% figure but acknowledged understanding the applicant's operational rationale for units above noisy commercial tenants. Chairman Hogan said he was willing to consider 10 to 12 units with a 31-day minimum. He stated support for the amenity area update, noting it was always understood to be the intent of the design and represents a technical oversight in the original plan.

Commissioner Piper said it appears that a lease term of less than 30 days would not pass, based on Commissioner comments.

Vice Chairman Carew pointed out that getting into the specific units that could allow short-term rentals is crossing into an element of property management and not a matter of planning and zoning. Commissioner Boswell said she disagreed.

Commissioner Crouch said he loves the effort to achieve consensus on all parts of the request, but he pointed out that it might not matter in a month when Council makes the ultimate decision on this.

Commissioner Piper said he would be in favor of up to 10 units in Buildings 1 and 2 used for short-term needs.

Commissioner Conto said she would support up to eight units in Buildings 1 and 2 used for short-term needs with a minimum 31-day lease.

ACTION: Motion to open the public hearing

Motion made by Chairman Hogan, seconded by Vice Chairman Carew

Voting Yea: Chairman Hogan, Vice Chairman Carew, Commissioner Boswell, Commissioner Crouch, Commissioner Piper, Commissioner Conto, Commissioner Jones

Motion passed unanimously

Mr. Brown returned to the podium and indicated he was not opposed to some of the parameters but expressed reservation about a 31-day floor cutting off shorter-term flexibility for friends and family. He ultimately stated he was comfortable with the Commission making whatever recommendation it deemed appropriate and that he anticipated further dialogue with residents and potentially Council before final action.

ACTION: Motion to close the public hearing

Motion made by Chairman Hogan, seconded by Vice Chairman Carew

Voting Yea: Chairman Hogan, Vice Chairman Carew, Commissioner Boswell, Commissioner Crouch, Commissioner Piper, Commissioner Conto, Commissioner Jones

Motion passed unanimously

Vice Chairman Carew suggested allowing 12 units in specific buildings to be used as short-term rentals with no minimum lease term subject to a one-year review period requiring the applicant to return and demonstrate the arrangement has not caused harm. He asked if that solved any of the concerns Commissioners had, and several stated that would not change things for them.

Commissioner Piper said 30 days is the lowest he would support and emphasized that the Town already made concessions and needs to dig in on them.

Commissioner Crouch said it was getting late and he needed to get home, and he reminded Commissioners that Council is going to make the ultimate decision on this so it may not be necessary to try to agree on all the specifics.

ACTION: Motion to approve the applicant's recommended change in regards to the amenity space and include a recommendation of denial for the 90-days-or-less short-term rental component of their application

Motion made by Commissioner Crouch, seconded by Commissioner Boswell

Voting Yea: Commissioner Boswell, Commissioner Crouch

Voting Nay: Chairman Hogan, Vice Chairman Carew, Commissioner Piper, Commissioner Conto, Commissioner Jones

Motion failed 2-5

ACTION: Whereas in accordance with the provisions of the North Carolina General Statutes, the Commission here does find and approve the adoption of the modification of the Conditional Zoning located at 1000 and 906 Lake Park Boulevard with the conditions of 12 short-term rentals, minimum 31 days, above the commercial units in Building 1 1000 North Lake Park Boulevard and above Building 2 commercial at 906 Lake Park Boulevard, in addition to approval of the amenities plan modification to the site plan

Motion made by Commissioner Piper, seconded by Vice Chairman Carew

Voting Yea: Chairman Hogan, Vice Chairman Carew, Commissioner Piper, Commissioner Conto, Commissioner Jones

Voting Nay: Commissioner Boswell, Commissioner Crouch

Motion passed 5-2

NON-AGENDA ITEMS

None

ADJOURNMENT

Chairman Hogan adjourned the meeting at 8:30 PM.



AGENDA ITEM COVERSHEET

PREPARED BY: Gloria Abbotts, Sr Planner

DEPARTMENT: Community
Development

MEETING: Planning and Zoning October 8, 2026

SUBJECT: **Conditional Zoning** for a 16-unit mixed-use building at 308 Carolina Beach Avenue North. Applicant: KMB Investments, LLC.

BACKGROUND:

The applicant KMB Investments, LLC has applied for a Conditional Zoning application for a 16-unit mixed-use building with a Gym in the Central Business District located at 308 Carolina Beach Avenue North.

A Conditional Zoning District allows a particular use to be established only in accordance with specific standards and conditions pertaining to each individual development project. Certain land uses can significantly impact the surrounding area and community in ways that cannot be anticipated or managed solely through general district standards. In some cases, it may not be suitable for a property to have a general district designation that allows a use by right, even if the use itself might be permissible. The review process enables such uses to be accommodated by reclassifying the property into a conditional zoning district, ensuring that conditions are met to maintain compatibility with the neighboring properties and their use and enjoyment.

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 applicable officially adopted plan, and the Unified Development Ordinance.
2. Potential impacts and/or benefits on the surrounding area, adjoining properties.
3. Report on results from the public input meeting.

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.

History and Surrounding Area:

The project area consists of a 12,721 square-foot vacant lot. The property is surrounded by the Central Business District, and the adjacent uses include a mixed-use building, single-family home, Town parking lot, and condo building.

A portion of the project area consisted of a small inn, the Mermaid Manor. The structure was demolished in 2022. A mixed-use structure was previously approved for this site in 2023, with retail on the ground floor and 17 residential units above. The project was 50' tall and had a parking lot for the units across the street.

Zoning:

The purpose of the Central Business District (CBD) is to accommodate, protect, rehabilitate, and maintain the traditional Central Business District and boardwalk area of the town. This area accommodates a wide variety of pedestrian-oriented, commercial and service activities, including retail, business, office, professional, financial, entertainment, and tourism. The regulations of this district are intended to encourage the use of land for concentrated development of permitted uses while maintaining a substantial relationship between land uses and the capacity of the town's infrastructure. Developments which would significantly disrupt the historic balance between pedestrians and automobiles within the district, thereby destroying the pedestrian-oriented nature of the area, are specifically discouraged. Large, off-street parking areas are encouraged to be located outside the district. Similarly, buildings and structures should have pedestrian-oriented activities at ground level.

Mixed use nonresidential-residential is permitted by right in the CBD. In the CBD district, the maximum 50-foot height limitation may be exceeded for sprinklered structures which shall be subject to conditional zoning approval. The proposed height of the building is 59' to the top of the parapet wall. The property is located within VE16 and AE11 flood zones, the proposed building must be designed to meet the minimum requirements for VE16. The CBD does not have minimum setbacks, maximum lot coverage, or maximum impervious surface coverage. A CAMA Minor Permit will be required for the project.

Parking:

The applicant is providing the required 20 parking spaces. Residential dwelling units in conjunction with mixed use commercial-residential require 1 parking space per 1,000 square feet of residential space. The applicant is also providing two bike racks adjacent to the parking area. Within the CBD, off-street parking requirements are waived for commercial uses if public parking spaces are located within 500 feet of the uses. A total of 11 standard parking spaces are waived for the gym.

Landscaping and Sidewalks:

A Type D landscaping buffer is required for the project. For every 50 linear feet of frontage, or fraction thereof, the street yard shall contain one understory tree with sidewalks or planters built

within the sidewalk. A total of 2 street trees is required to be planted for the project. The applicant will repave the existing sidewalk in front of the property.

Stormwater and Utilities:

A State Stormwater permit is not required because the impervious surface proposed is less than 10,000 square feet. Stormwater will be tied into the Town's existing infrastructure.

Refuse:

The applicant will provide a trash bin with an enclosure on three sides by a minimum six-foot opaque fence.

Conditional Zoning Process:

As part of the application process a community meeting is required. The applicant held the meeting on July 14, 2026. The applicant has provided summary comments from the meeting. Based off the comments from the meeting, the applicant can make changes and place conditions on the project to help mitigate the impacts and concerns from the neighboring properties. As a result of those meetings, the applicant has scaled back the project from the original proposal.

The 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:

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 for additional conditions, the Town Council shall have the authority to accept none, any, or all the conditions forwarded from the review process.

Proposed Conditions:

1. Any lighting shall be angled downward so as not to present a hazard to drivers, pedestrians, or sea turtles, and so as not to create a nuisance to neighboring properties.
2. A total of 2 street trees are required.

3. CAMA Minor Permit required.
4. Repave sidewalk in front of property.
5. The proposed height of the building is 59' to the top of the parapet wall.
6. No parking spaces, fences, walls, posts, signs, lights, shrubs, or trees shall be permitted in the sight distance triangle.
7. All proposed signage requires a sign permit and shall be compliant with the dimensional and location requirements per the Town's UDO.
8. The building shall be designed to meet VE 16 standards.

Land Use Plan:

The project is in general conformity with the 2020 Land Use Plan. The property is shown in the High Density Residential/Light Commercial area on the Future Land Use Map. Primarily attached, multi-story residential units (up to four stories) located within walking distance of activity centers and/or the waterfront. Structures are condominiums and apartments and are often used as vacation and rental units. Streets move automobiles and pedestrians efficiently. Limited commercial may also be acceptable at select locations if the surrounding context is appropriate. Some single-family structures may also persist.

ACTION REQUESTED:

Consider recommending approval or denial of a conditional zoning mixed use project at 308 Carolina Beach Avenue North.

Staff recommend approval of the project with conditions.

MOTION:

Approval - whereas in accordance with the provisions of the NCGS, the Commission does hereby find and determine that the adoption of the Conditional Zoning District to allow for a 16 unit mixed use building at 308 Carolina Beach Avenue North 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 area, are mitigated by the approved conditions.

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.

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



Permit # CZ26-02

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 7 units), Mixed Uses, Business Developments, and similarly complex projects shall be categorized as "major", while projects such as Planned Residential (5-6 units), bed and breakfast inns, small day care services, etc. shall be categorized as "minor".

Major Conditional Zoning Permit	=	\$ 1,000.00
Minor Conditional Zoning Permit	=	\$ 500.00

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.



2025 Submission Deadlines & Meeting Dates

Technical Review Committee		Planning & Zoning Commission		Town Council	
Submission	Meeting	Submission	Meeting	Submission	Meeting
Dec 23, 2024	Jan 7	Jan 27	Feb 13	Feb 25	Mar 11
Jan 21	Feb 4	Feb 24	Mar 13	Mar 25	Apr 8
Feb 18	Mar 4	Mar 24	Apr 10	Apr 29	May 13
Mar 18	Apr 1	Apr 21	May 8	May 27	June 10
Apr 22	May 6	May 26	June 12	June 24	July 8
May 20	June 3	June 23	Jul 10	July 29	Aug 12
June 17	July 1	July 28	Aug 14	Aug 26	Sept 9
July 22	Aug 5	Aug 25	Sept 11	Sept 30	Oct 14
Aug 19	Sept 2	Sept 22	Oct 9	Oct 28	Nov 11 - TBD New Date
Sept 23	Oct 7	Oct 27	Nov 13	Nov 25	Dec 9
Oct 21	Nov 4	Nov 24	Dec 11	Jan 2026	Jan 2026
Nov 18	Dec 2	Jan 2026	Jan 2026	Feb 2026	Feb 2026
Dec 23	Jan 2026	Feb 2026	Feb 2026	Mar 2026	Mar 2026

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.

Please complete all sections of the application.

A. Property Information

Address(es): 308 Carolina Beach Ave North, Carolina Beach, NC 28428

PIN(s): 3130-66-1229.000 and a portion of 3130-66-1347.000

Project Name 308 CBAN

Size of lot(s): 100' x 125'

B. Application for Conditional Zoning

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

4 Story, 16 Unit Condo Complex with parking below. Building height requested is 59 ft.

2079

First livable floor there is 1260 SF of commercial space.

C. Applicant Contact Information

KMB Investments, LLC

Company/corporate Name (if applicable):

M. Douglas Kalp

Applicant's Name

206 Texas Ave,

Mailing Address

Carolina Beach, NC 28428

City, State, and Zip Code

216-287-2355

Telephone

"matthewkalp@gmail.com"

Email

D. Owner Contact Information (if different)

Owner's Name

Mailing Address

City, State, and Zip Code

Telephone

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.

Yes No N/A

- ☒ ☐ ☐ The name, address, and phone number of the professional(s) responsible for preparing the plan if different than the applicant.
- ☒ ☐ ☐ An appropriate scaled plan
- ☒ ☐ ☐ Title block or brief description of project including all proposed uses
- ☒ ☐ ☐ Date
- ☒ ☐ ☐ North Arrow
- ☒ ☐ ☐ Property and zoning boundaries
- ☒ ☐ ☐ The square footage of the site
- ☒ ☐ ☐ Lot coverage (buildings, decks, steps)
- ☒ ☐ ☐ Location of all existing and proposed *structures* and the setbacks from property lines of all affected structures to remain on-site
- ☒ ☐ ☐ Design of driveways and parking
- ☒ ☐ ☐ Adjacent right-of-ways labeled with the street name and right of way width
- ☒ ☐ ☐ 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:

Yes No N/A

- ☒ ☐ ☐ Location and design of refuse facilities
- ☐ ☐ ☒ Approximate locations and sizes of all existing and proposed *utilities* Working with TOCB
- ☐ ☐ ☒ Existing and/or proposed fire hydrants (showing distances)
- ☒ ☐ ☐ Adjacent properties with owners' information and approximate location of structures
- ☒ ☐ ☐ Distances between all *buildings*
- ☒ ☐ ☐ Number of *stories* and height of all *structures*
- ☒ ☐ ☐ Locations of all entrances and exits to all *structures*
- ☒ ☐ ☐ Calculate the *gross floor area* with each room labeled (i.e. kitchen, bedroom, bathroom)
- ☐ ☐ ☒ Exterior lighting locations with area of illumination illustrated as well as the type of fixtures and shielding to be use
- ☒ ☐ ☐ Location of flood zones and finished floor elevations
- ☒ ☐ ☐ CAMA Areas of Environmental Concern (AEC) and CAMA setbacks
- ☒ ☐ ☐ Delineation of *natural features* and wetlands with existing and proposed topography with a maximum of two-foot contour intervals
- ☐ ☐ ☒ Proposed landscaping including percentages of *open space*
- ☐ ☐ ☒ Stormwater management systems
- ☐ ☐ ☒ Cross-sectional details of all streets, roads, ditches, and *parking lot* improvements
- ☒ ☐ ☐ *Building* construction and occupancy type(s) per the building code
- ☐ ☐ ☒ Location of fire department connection(s) for standpipes
- ☒ ☐ ☐ Turning radii, turnarounds, access grades, height of overhead obstructions
- ☐ ☐ ☒ Dimensions and locations of all *signs*
- ☒ ☐ ☐ A vicinity map drawn with north indicated
- ☐ ☐ ☒ Submit the total daily water flow usage and sewer design flow by a design professional
- ☒ 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.



7/20/26

Signature**Date**

AUTHORITY FOR APPOINTMENT OF PERSON TO ACT ON MY BEHALF

The undersigned owner, Matthew D Kalp, does hereby appoint _____ 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: 7/20/26

Appointee's Name, Address & Telephone:

W3 Built, LLC

Wescott Butler

9105995789

206 Texas Ave

Signature of Owner: 

PLEASE SIGN IN!

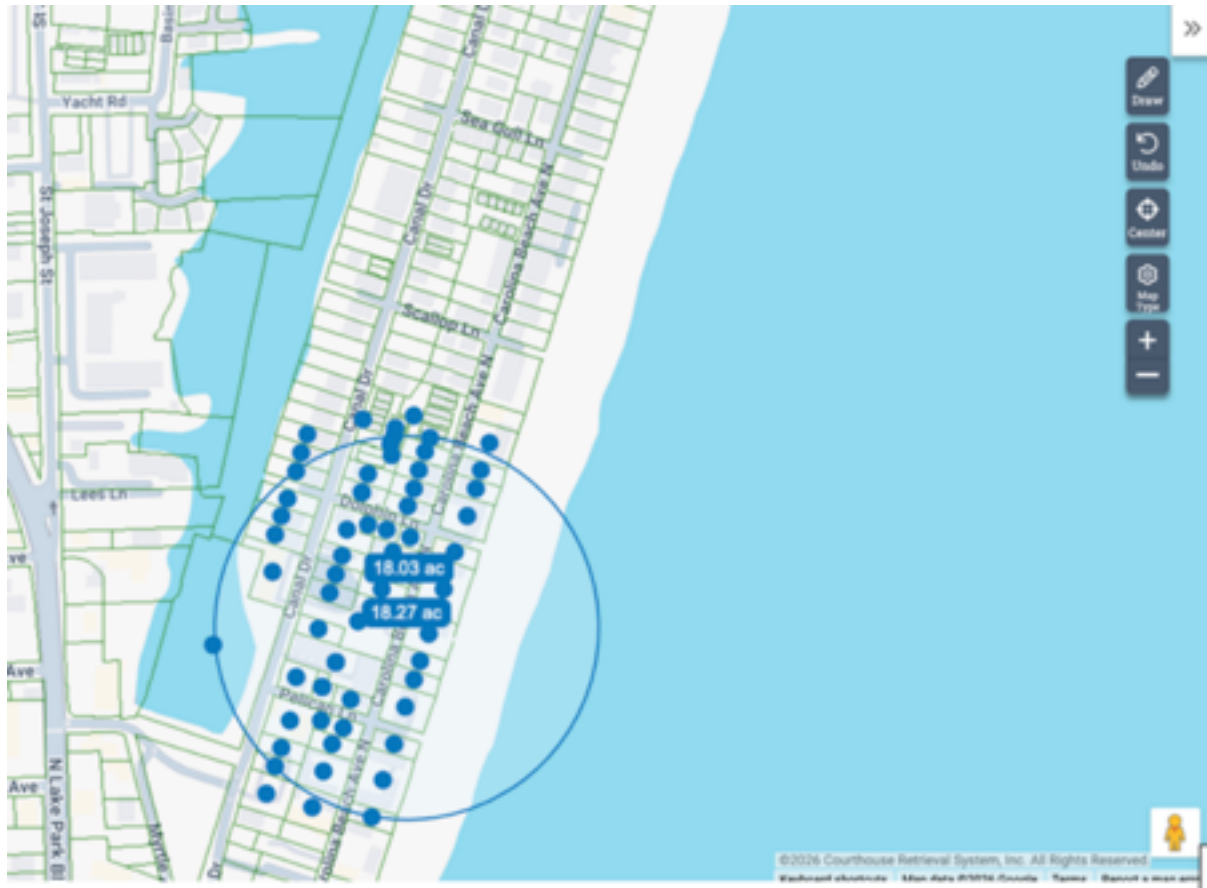
EVENT: Public Input Meeting
312 Carolina Beach Ave N

Item 2.

DATE: 7/14/26

NO.	NAME	EMAIL	PHONE
1	Daniel Harris	captain dan 330@gmail.com	919-669-2562
2	Jeff Ferrell	jferrell@mrlink.com	910-476-4050
3	Cindy Darrin	cdarrin4765@gmail.com	919-531-9231
4	Leon Walsh	lcwalsh@nc.rr.com	910-801-5972
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Image 1. Properties located within 500 ft. radius of 310 Carolina Beach Avenue North, Carolina Beach, 28428



Notice of Neighborhood Information Meeting

To: Property Owners and Residents within 500 feet of 310 Carolina Beach Avenue North
Subject: Neighborhood Information Meeting

Dear Neighbor,

You are invited to attend an informal neighborhood information meeting regarding a proposed mixed-use residential/non-residential project located at 310 Carolina Beach Avenue North, Carolina Beach, NC 28428. The purpose of this meeting is to share information about the project located in the Central Business District (CBD), and hear your feedback or address any questions you may have. Please note that this is an informal community meeting and is a preliminary step in the planning process; no official decisions will be made at this gathering.

Meeting Details:

Date: July 14, 2026

Time: 2:00 PM – 3:00 PM

Location: Lot at 310 Carolina Beach Avenue North, Carolina Beach, NC 28428

I appreciate your interest and look forward to meeting with you.

Sincerely,

M. Douglas Kalp
310cbn@gmail.com

Image 2. Receipt for Postage for Neighborhood Meeting

UNITED STATES POSTAL SERVICE
 CREDIT CARD
 1234 5678 9012 3456
 CAROLINA ROAD, NO. 2000A 00001
 www.usps.gov 06.25 PM

06/19/2008

Price	Qty	Unit Price	Total Price
US Flag 1st/100	1	000.00	\$74.00
Grand Total:			\$74.00

Order Details:
 Order: 00000000000000000000
 Cardholder: JIM
 Account #: 00000000000000000000
 Approval #: 000000
 Expiration: 01/01/09 - 12/31/10
 Billing: 00000000000000000000
 A. 00000000000000000000
 ORDER VISA

TO ORDER OR CANCEL
 Visit: usps.com or call 1-800-455-3800

All transactions subject to credit review. Payment must be made in full by the date of billing. Payment in full is required for all orders. Payment in full is required for all orders.

Register your card and account
 Sign up for usps.com at
<http://usps.com/firstclass>

Looking for a new home? Visit usps.com to find a home that suits your needs. The United States is full of opportunity. Visit usps.com to find a home that suits your needs.

All orders must be paid in advance and shipped. Refunds for postage orders only. Thank you for your business.

Customer Service
 1-800-455-3800
 (toll-free)

Service is not available for orders placed after 11:59 PM. Service is not available for orders placed after 11:59 PM.

To learn about your experience, visit usps.com or call 1-800-455-3800.

USPS
 1234 5678 9012 3456
 Carol. Rd., No. 2000A-1
 00000

Image 3. Photo of letters with the postmaster



Community Meeting Q&A Summary

Project Location: 308 & 310 Carolina Beach Avenue North

Meeting Date: July 14, 2026 at 2-3 PM

1. Proposed Building Height & Scale

- **Community Inquiry:** How many floors are proposed for this development?
- **Narrative Response:** Printed architectural and site plans were prominently displayed on for direct community review. The development team, including the developer, building, and architect, walked attendees through the physical layouts including the scale, height, and overall footprint.

2. Public Participation & Next Steps

- **Community Inquiry:** Do local residents have a say in this process?
- **Narrative Response:** Yes, community feedback is a cornerstone of this development process. The project team presented the upcoming Town of Carolina Beach (TOCB) public review schedule. This overview detailed the specific planning board and town council meetings where residents can formally address the town and participate in the official public hearing process.

3. Public Notice & Outreach Boundary

- **Community Inquiry:** Who was notified about this public input meeting?
- **Narrative Response:** Written invitations and meeting notices were mailed directly to all registered property owners located within a 500-foot radius of the property boundary to ensure that immediate neighbors were fully notified and given the opportunity to attend.

4. Traffic & Infrastructure Impact

- **Community Inquiry:** What steps are being taken to mitigate the traffic impact on the surrounding neighborhood?
- **Narrative Response:** The project team discussed how the proposed plan is designed to align with the town's existing land use standards. By remaining strictly within the density and zoning requirements established by the Town of Carolina Beach, the project's projected traffic volume falls well within the anticipated capacity of the local roadway infrastructure. Ground level parking plans were reviewed. Attendees were assured that the project would not rely on any street parking and that the parking scheme incorporates

a circular traffic flow so that residents do not “back out” onto Carolina Beach Avenue North.

5. Additional Feedback

- **Electronic communication:** Rather than attending the meeting, some residents made written inquiries to 310CBAN@gmail.com, an e-mail address provided on neighborhood meeting notification. These residents were:
 - Renee Lewis, 230 Carolina Beach Avenue North
 - Janet Swart, Rose Family Properties
 - Mary-Katherine Rivers Smith, Property Manager at Cabana De Mar, 222 Carolina Beach Avenue North

All of these respondents were provided with an electronic description of the planned project and buildings schematics. No concerns or feedback regarding the project were registered by any of the respondents.

CRSProspectingExport (1)

Owner	Title	First Name/Middle	Last Name	Owner 2	Title/2 First Name/Middle/2	Last Name/2	Owner Address	Owner City	Owner State/Owner Zip	Parcel ID	Improvement Type	Land Use	Property Address	Property City	Property State	Property Zip	Subdivision	
Carolina Beach Town Of							1121 Lake Park Blvd N	Carolina Beach	NC	28428-4130	R09006-005-001-000	Auto Parking	224 Canal Dr	Carolina Beach	NC		28428	
Carolina Beach Town Of							1121 Lake Park Blvd N	Carolina Beach	NC	28428-4130	R09006-005-002-000	Auto Parking	224 Canal Dr	Carolina Beach	NC		28428	
Carolina Beach Town Of							1121 Lake Park Blvd N	Carolina Beach	NC	28428-4130	R09006-005-003-000	Auto Parking	224 Canal Dr	Carolina Beach	NC		28428	
Rose Family Properties LLC							203 Country Club Rd	Jacksonville	NC	28546-6425	R08818-019-003-000	Convenience Food Market	228 Canal Dr	Carolina Beach	NC		28428	
Bill Troutman	Mr.	Bill	Troutman				6247 Glynnmoor Lakes Dr	Charlotte	NC	28277-4557	R08818-016-007-000	Traditional	300 Canal Dr	Carolina Beach	NC	28428-6121	T1 North End	
Carolina Beach Town Of							1121 Lake Park Blvd N	Carolina Beach	NC	28428-4130	R08818-006-026-000	Marina-Marine Craft Dock	301 Canal Dr	Carolina Beach	NC		28428	
Beach Harbour Hsa Inc C/O Coastwalk Real Estate LLC							302 Canal Dr	Carolina Beach	NC	28428-6119	R08818-016-006-000		302 Canal Dr	Carolina Beach	NC		28428-6119	
Christina El Vir Diocicio	Ms.	Christina	El Vir	Diocicio	William Buchholz	Mr.	William	Buchholz	NC	28117-8705	R08818-016-006-011	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 11	Carolina Beach	NC	28428-6158	
Christy M Gehring	Ms.	Christy	M	Gehring	David Hathaway	Mr.	David	Hathaway	NC	27596-9702	R08818-016-006-011	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 12	Carolina Beach	NC	28428-6158	
Stephen Julie A Meek	Mr.	Stephen	Julie A	Meek			302 Canal Dr	Carolina Beach	NC	28428-6119	R08818-016-006-011	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 13	Carolina Beach	NC	28428-6158	
Michelle D Fontaine	Ms.	Michelle	D	Fontaine	Timothy R Fontaine	Mr.	Timothy	R	Fontaine	NC	27540-6323	R08818-016-006-011	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 14	Carolina Beach	NC	28428-6158
Jeffrey B Whiting	Mr.	Jeffrey	B	Whiting			7127 Orchard Trce	Wilmington	NC	28428-2835	R08818-016-006-011	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 15	Carolina Beach	NC	28428-6158	
Brandon Tiffany C Williamson	Mr.	Brandon	Tiffany C	Williamson			302 Canal Dr Unit 16	Carolina Beach	NC	28428-6158	R08818-016-006-011	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 16	Carolina Beach	NC	28428-6158	
Tiffany C Williamson	Ms.	Tiffany	C	Williamson	Brandon Williamson	Mr.	Brandon	Williamson	NC	27612-5423	R08818-016-006-011	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 17	Carolina Beach	NC	28428-6158	
Karen Marganti	Ms.	Karen		Marganti			302 Canal Dr Unit 18	Carolina Beach	NC	28428-6158	R08818-016-006-011	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 18	Carolina Beach	NC	28428-6158	
Ellen M Cohen	Ms.	Ellen	M	Cohen	Wilma C Walmark	Ms.	Wilma	C	Walmark	NC	28428-6119	R08818-016-006-011	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 19	Carolina Beach	NC	28428-6158
KS Ocean Properties LLC							1141 Beasley Hills Blvd	Apex	NC	27503-1887	R08818-016-006-021	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 20	Carolina Beach	NC	28428-6158	
Sunshine Daydream Co LLC							13133 Sargass St	Raleigh	NC	27614-6934	R08818-016-006-021	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 22	Carolina Beach	NC	28428-6158	
Weslco LLC							228 Parkwood Ave	Charlotte	NC	28206-3429	R08818-016-006-021	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 23	Carolina Beach	NC	28428-6158	
Hayward Howard H & Joyce L Trustees							Po Box 142	Elkhorn	WI	53121-0142	R08818-016-006-021	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 24	Carolina Beach	NC	28428-6158	
Sharon Leigh Adams	Ms.	Sharon	Leigh	Adams	Laurie J Etherington	Ms.	Laurie	J	Etherington	NC	28428-4808	R08818-016-006-021	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 25	Carolina Beach	NC	28428-6158
Leon C Walsh	Mr.	Leon	C	Walsh	Debra B Walsh II	Ms.	Debra	B	Walsh	NC	27502-1518	R08818-016-006-021	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 26	Carolina Beach	NC	28428-6158
Nicholas R Magnini	Mr.	Nicholas	R	Magnini	Meredith M Magnini	Ms.	Meredith	M	Magnini	NC	27502-8006	R08818-016-006-021	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 27	Carolina Beach	NC	28428-6158
Seel James Frank Jean Marie Trustees							6303 Westcott Dr	Summerfield	NC	27388-8002	R08818-016-006-021	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 28	Carolina Beach	NC	28428-6158	
Diane P Mullins	Ms.	Diane	P	Mullins			302 Canal Dr Unit 29	Carolina Beach	NC	28428-6158	R08818-016-006-021	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 29	Carolina Beach	NC	28428-6158	
Jennie L Saldamarco	Ms.	Jennie	L	Saldamarco			3400 S Tropical Trl	Meritt Island	FL	32962-6013	R08818-016-006-031	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 31	Carolina Beach	NC	28428-6158	
Nickolas G Bourbonos	Mr.	Nickolas	G	Bourbonos	Peter N Bourbonos	Mr.	Peter	N	Bourbonos	NC	27707-1342	R08818-016-006-031	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 32	Carolina Beach	NC	28428-6158
Benjamin V Cawley	Mr.	Benjamin	V	Cawley	Erin Cawley	Ms.	Erin	Cawley	NC	27282-8933	R08818-016-006-031	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 33	Carolina Beach	NC	28428-6158	
Lisa Mayberry Blaser	Ms.	Lisa	Mayberry	Blaser	Rhonda Mayberry Jimmy E Mayberry	Ms.	Rhonda	Mayberry	Jimmy E Mayberry	NC	27613-7479	R08818-016-006-031	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 34	Carolina Beach	NC	28428-6158
Laura Phillips	Ms.	Laura		Phillips			302 Canal Dr Unit 35	Carolina Beach	NC	28428-6158	R08818-016-006-031	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 35	Carolina Beach	NC	28428-6158	
Brenda B Thomas	Ms.	Brenda	B	Thomas	Lisa M Thomas	Ms.	Lisa	M	Thomas	NC	28379-3104	R08818-016-006-031	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 36	Carolina Beach	NC	28428-6158
Cbove LLC							435 E Blackbeard Rd	Wilmington	NC	28409-2789	R08818-016-006-031	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 37	Carolina Beach	NC	28428-6158	
Lori James E Hayes	Ms.	Lori	James E	Hayes			1421 Ashford Rd	Chester	SC	29706-8323	R08818-016-006-031	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 38	Carolina Beach	NC	28428-6158	
Sandra Echeverria	Ms.	Sandra		Echeverria			4 Stamout Farms Ct	Greenboro	NC	27408-6147	R08818-016-006-031	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 39	Carolina Beach	NC	28428-6158	
Deborah A Groh	Ms.	Deborah	A	Groh			5231 Massonboro Harbour Dr	Wilmington	NC	28409-4157	R08818-016-005-000	Unused Land	306 Canal Dr	Carolina Beach	NC		28428	
Town Of Carolina Beach							1121 Lake Park Blvd N	Carolina Beach	NC	28428-4130	R08818-016-004-000	Unused Land	310 Canal Dr	Carolina Beach	NC		28428	
Jeffrey B Reitzel	Mr.	Jeffrey	B	Reitzel			10 Grace St Apt 501	Wilmington	NC	28401-5076	R08818-006-027-000	Unused Land	312 Canal Dr	Carolina Beach	NC		28428	
Noodle Holdings LLC							5231 Massonboro Harbour Dr	Wilmington	NC	28409-4157	R08818-006-027-000	Restaurant	Eating Place-Consumption	312 Canal Dr	Carolina Beach	NC	28428-6124	
Bordeaux Joy Lee William T Trustees							Po Box 552	Carolina Beach	NC	28428-6055	R08818-006-000-000	Unused Land	314 Canal Dr	Carolina Beach	NC		28428	
Richard R Roth Ira Huffst	Mr.	Richard	R Roth	Ira	Huffst		Po Box 552	Carolina Beach	NC	28428-6055	R08818-006-000-000	Unused Land	317 Canal Dr	Carolina Beach	NC		28428-6124	
Smith Karen A David Wheeler	Mr.	Smith	Karen A David	Wheeler			617 Brandywine Cir	Raleigh	NC	27614-9674	R08818-016-001-000	Beach Cottage/ Coastal Cottage	1 Fam Res	318 Canal Dr	Carolina Beach	NC	28428	
Richard R Roth Ira Huffst	Mr.	Richard	R Roth	Ira	Huffst		3415 White Oak Ct	Fairfax	VA	22030-1612	R08818-006-025-000	Beach House/ Coastal House	1 Fam Res	319 Canal Dr	Carolina Beach	NC	28428-6124	
400 Canal Drive Unit Owners Assn Inc							617 Brandywine Cir	Raleigh	NC	27614-9674	R08818-006-033-000	Other Residential	321 Canal Dr	Carolina Beach	NC		28428	
Park South Advisors LLC							Po Box 15730	Wilmington	NC	28408-5730	R08818-015-008-000		400 Canal Dr	Carolina Beach	NC		28428-6125	
Herman B Roberson	Mr.	Herman	B	Roberson	Lola P Roberson Jr	Ms.	Lola	P	Roberson	NC	28226-3281	R08818-015-008-000	Residential Condominium	Single Fam Att Condo	400 Canal Dr Unit 1	Carolina Beach	NC	28428-6125
Christine Engelbrecht	Ms.	Christine		Engelbrecht			5208 Bantall Farm Rd	Battleboro	NC	27809-9342	R08818-015-008-000	Residential Condominium	Single Fam Att Condo	400 Canal Dr Unit 2	Carolina Beach	NC	28428-6125	
Michael R King	Mr.	Michael	R	King	Sue H King	Ms.	Sue	H	King	NC	27571-6006	R08818-015-008-000	Residential Condominium	Single Fam Att Condo	400 Canal Dr Unit 3	Carolina Beach	NC	28428-6125
145-155 Tpr LLC							401 Canal Dr	Carolina Beach	NC	28428-6126	R08818-005-001-000	Beach House/ Coastal House	1 Fam Res	401 Canal Dr	Carolina Beach	NC	28428-6126	
Andrews Douglas B & Cheryl H Trustees							870 Donald Ross Dr	Pinehurst	NC	28374-8919	R08818-015-006-000	Beach Cottage/ Coastal Cottage	1 Fam Res	402 Canal Dr	Carolina Beach	NC	28428-6126	
Grow Properties LLC							107 Gazebo Ct	Wilmington	NC	28409-5051	R08818-005-002-000	Beach House/ Coastal House	1 Fam Res	403 Canal Dr	Carolina Beach	NC	28428-6126	
Philip C Pretter	Mr.	Philip	C	Pretter	Leslie A Pretter	Ms.	Leslie	A	Pretter	NC	28409-6802	R08818-015-005-000	Unused Land	404 Canal Dr	Carolina Beach	NC	28428	
Galilean Nc LLC							12225 Cambewell Ct	Raleigh	NC	27614-8933	R08818-005-003-000	Beach House/ Coastal House	1 Fam Res	405 Canal Dr	Carolina Beach	NC	28428	
Galilean Nc LLC							2119 Fats Barker Rd Unit 2109	Austin	TX	78748-3604	R08818-015-004-000		408 Canal Dr	Carolina Beach	NC		28428-6126	
Carolina South LLC							2119 Fats Barker Rd Unit 2109	Austin	TX	78748-3604	R08818-015-010-000	Town Home	Single Fam Att Townhome	408 Canal Dr Unit 1	Carolina Beach	NC	28428-6110	
Carolina South LLC							5610 Greenwich Dr	Greenboro	NC	27410-1923	R08818-015-011-000	Town Home	Single Fam Att Townhome	408 Canal Dr Unit 2	Carolina Beach	NC	28428-6110	
Page S Johnson	Ms.	Page	S	Johnson	Amy A Johnson II	Ms.	Amy	A	Johnson	NC	27410-1923	R08818-015-012-000	Town Home	Single Fam Att Townhome	408 Canal Dr Unit 3	Carolina Beach	NC	28428-6110
Averette Properties LLC							1300 Diamond Springs Rd Ste 2	Virginia Beach	VA	23455-3645	R09006-005-019-000	Restaurant	Eating Place-Consumption	227 Carolina Beach Ave	Carolina Beach	NC	28428-6112	
Carolina Beach Land - East LLC							3729 W Lake Rd	Apex	NC	27539-7643	R09006-005-002-000	Traditional	1 Fam Res	230 Carolina Beach Ave	Carolina Beach	NC	28428-6111	
Carolina Beach Land - West LLC							1300 Diamond Springs Rd	Virginia Beach	VA	23455-3645	R09006-006-001-000	Unused Land	234 Carolina Beach Ave	Carolina Beach	NC	28428-6111		
Carolina Beach Land - East LLC							1300 Diamond Springs Rd	Virginia Beach	VA	23455-3645	R09006-005-020-000	Unused Land	235 Carolina Beach Ave	Carolina Beach	NC	28428-6112		
Carolina Beach Land - West LLC							1300 Diamond Springs Rd	Virginia Beach	VA	23455-3645	R08818-018-001-000	Auto Parking	236 Carolina Beach Ave	Carolina Beach	NC	28428		
Carolina Beach Land - West LLC							1300 Diamond Springs Rd	Virginia Beach	VA	23455-3645	R08818-019-001-000	Auto Parking	237 Carolina Beach Ave	Carolina Beach	NC	28428		
Seth Keely Van Essen	Mr.	Seth	Keely	Van Essen			6220 S Marion Way	Centennial	CO	80121-2559	R08818-016-002-000	Duplex	238 Carolina Beach Ave	Carolina Beach	NC	28428		
Quailview Beach Hospitality LLC							2318 Owen Gardens Dr	Charlotte	NC	28221-7704	R08818-017-000-000	Duplex/Triples/Quadruple	302 Carolina Beach Ave	Carolina Beach	NC	28428-6114		
Bill Troutman	Mr.	Bill	Troutman				6247 Glynnmoor Lakes Dr	Charlotte	NC	28277-4557	R08818-006-005-000	Traditional	1 Fam Res	304 Carolina Beach Ave	Carolina Beach	NC	28428	
Kmb Investments LLC							206 Towse Ave	Carolina Beach	NC	28428-5739	R08818-006-004-000	Unused Land	308 Carolina Beach Ave	Carolina Beach	NC	28428-6113		
Cbp3 Inc							1121 Lake Park Blvd N	Carolina Beach	NC	28428-4130	R08818-016-011-000	Auto Parking	309 Carolina Beach Ave	Carolina Beach	NC		28428	
Ferrer Properties LLC							312 Carolina Beach Ave N	Carolina Beach	NC	28428-6113	R08818-006-003-000	Apartment	Mixed Use	312 Carolina Beach Ave	Carolina Beach	NC	28428-6113	
Jack Carlisle	Mr.	Jack		Carlisle			8620 River Rd	Wilmington	NC	28412-3334	R08818-016-012-000	Unused Land	313 Carolina Beach Ave	Carolina Beach	NC		28428	
Travis M Sherry	Mr.	Travis	M	Sherry	Joy Lee Lewis William Thomas Bor/Ms.	Joy	Lee Lewis William	Bordeaux	NC	28428-5919	R08818-016-013-000	Duplex	2 Fam Res	315 Carolina Beach Ave	Carolina Beach	NC	28428	
Sony Huynh	Ms.	Sony		Huynh	Quynhchau Thi Phan	Ms.	Quynhchau	Thi	Phan	NC	28560-7914	R08818-006-002-000	Residential Hotel	316 Carolina Beach Ave	Carolina Beach	NC	28428-6113	
Bordeaux Joy Lee William T Trustees							Po Box 552	Carolina Beach	NC	28428-6055	R08818-016-014-000	Apartment	3 + Family Residential	317 Carolina Beach Ave	Carolina Beach	NC	28428-6114	
Java North LLC C/O Dolphin Lane Motel							318 Carolina Beach Ave N	Carolina Beach	NC	28428-6113	R08818-006-001-000	Motel	Transient Lodging	318 Carolina Beach Ave	Carolina Beach	NC	28428-6113	
Java North LLC C/O Dolphin Lane Motel							Po Box 363	Carolina Beach	NC	28428-0363	R08818-016-015-000	Beach Cottage/ Coastal Cottage	1 Fam Res	319 Carolina Beach Ave	Carolina Beach	NC	28428	
Java North LLC C/O Dolphin Lane Motel					</													

Burnett Cottage LLC										1720 Franklin St	Chapel	HI	27514	R08819-007-007-000	Beach House/ Coastal House	1 Fam Res	404 Carolina Beach Ave	Carolina Beach	NC	28428	T1 North End
Susan Harris Gibbs	Ms.	Susan	Harris	Gibbs	Roney High Harris Daniel Price Ha	Mr.	Roney	High Harris Daniel	Harris	3612 Winstead Rd	Rocky Mount	NC	27804-3346	R08819-005-008-000	Duplex	Duplex/Triplex/Quadruple	405 Carolina Beach Ave	Carolina Beach	NC	28428-6116	T1 North End
Clifford W Webster Jr	Mr.	Clifford	W	Webster						406 Carolina Beach Ave N	Carolina Beach	NC	28428-6115	R08819-007-006-000	Beach Cottage/ Coastal Cottage	1 Fam Res	406 Carolina Beach Ave	Carolina Beach	NC	28428-6115	T1 North End
Beach House Partners LLC										1525 S Front St	Wilmington	NC	28401-6119	R08819-005-003-000		Unused Land	407 Carolina Beach Ave	Carolina Beach	NC	28428-6116	T1 North End
Beach House Partners LLC										1525 S Front St	Wilmington	NC	28401-6119	R08819-007-005-000	Motel	Residential Hotel	410 Carolina Beach Ave	Carolina Beach	NC	28428	T1 North End
Bottom Townhomes Bikini		Bottom	Townhomes	Bikini						711 Carolina Beach Ave N	Carolina Beach	NC	28428-6018	R08819-005-004-000		Recreational (Private)	413 Carolina Beach Ave	Carolina Beach	NC	28428-6116	T1 North End
Java North LLC CO Dolphin Lane Motel										318 Carolina Beach Ave N	Carolina Beach	NC	28428-6113	R08818-016-016-000	Beach Cottage/ Coastal Cottage	1 Fam Res	3 Dolphin Ln	Carolina Beach	NC		T1 North End
Java North LLC CO Dolphin Lane Motel										318 Carolina Beach Ave N	Carolina Beach	NC	28428-6113	R08818-016-017-000		Unused Land	5 Dolphin Ln	Carolina Beach	NC		T1 North End
Vincent J Galluzzo	Mr.	Vincent	J	Galluzzo	Rachel G Galluzzo	Ms.	Rachel	G	Galluzzo	3500 Providence Manor Rd	Charlotte	NC	28270-5793	R08819-005-009-000	Town Home	Single Fam Att Townhome	409 N Carolina Beach Ave	Carolina Beach	NC	28428	
Seth V Eszen	Mr.	Seth	V	Eszen						6220 S Marion Way	Centennial	CO	80121-5556	R08818-016-007-001		Single Fam Att Condo	2 Pelican Ln	Carolina Beach	NC	28428-6160	T1 North End
Seth V Eszen	Mr.	Seth	V	Eszen						730 Front Range Rd	Littleton	CO	80130-4051	R08818-016-007-000	Half Duplex	Single Fam Att Condo	2 Pelican Ln	Carolina Beach	NC	28428-6160	Pelican Avenue Condos
Seth V Eszen	Mr.	Seth	V	Eszen						730 Front Range Rd	Littleton	CO	80130-4051	R08818-016-007-000	Half Duplex	Single Fam Att Condo	2 Pelican Ln	Carolina Beach	NC	28428-6160	Pelican Avenue Condos
Elbera LLC										Po Box 349	Carolina Beach	NC	28428-0349	R08818-019-003-000	Apartment	Business	3 Pelican Ln	Carolina Beach	NC	28428-6161	Heart Of Carolina Beach

CRSProspectingExport (1)

Owner	Title	First Name/Middle	Last Name	Owner 2	Title/2 First Name/Middle/2	Last Name/2	Owner Address	Owner City	Owner State/Owner Zip	Parcel ID	Improvement Type	Land Use	Property Address	Property City	Property State	Property Zip	Subdivision	
Carolina Beach Town Of							1121 Lake Park Blvd N	Carolina Beach	NC	28428-4130	R00006-005-001-000	Auto Parking	224 Canal Dr	Carolina Beach	NC		28428	
Carolina Beach Town Of							1121 Lake Park Blvd N	Carolina Beach	NC	28428-4130	R00006-005-002-000	Auto Parking	224 Canal Dr	Carolina Beach	NC		28428	
Carolina Beach Town Of							1121 Lake Park Blvd N	Carolina Beach	NC	28428-4130	R00006-005-003-000	Auto Parking	224 Canal Dr	Carolina Beach	NC		28428	
Rose Family Properties LLC							203 Country Club Rd	Jacksonville	NC	28546-6425	R00818-019-003-000	Convenience Food Market	Gasoline Only	228 Canal Dr	Carolina Beach	NC	28428	
Bill Troutman	Mr.	Bill	Troutman				6247 Glynnport Lakes Dr	Charlotte	NC	28277-4557	R00818-016-007-000	Traditional	Duplex/Triplex/Quadruple	300 Canal Dr	Carolina Beach	NC	28428-6125	
Carolina Beach Town Of							1121 Lake Park Blvd N	Carolina Beach	NC	28428-4130	R00818-006-026-000	Marina-Marine Craft Dock	301 Canal Dr	Carolina Beach	NC		28428	
Beach Harbour Hsa Inc C/O Coastwalk Real Estate LLC							302 Canal Dr	Carolina Beach	NC	28428-6119	R00818-016-006-000		302 Canal Dr	Carolina Beach	NC		28428-6119	
Christina El Vir Diocicio	Ms.	Christina	El Vir	Diocicio	William Buchholz	Mr.	William	Buchholz	NC	28117-8705	R00818-016-006-011	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 11	Carolina Beach	NC	28428-6158	
Christy M Gehring	Ms.	Christy	M	Gehring	David Hathaway	Mr.	David	Hathaway	NC	27586-9702	R00818-016-006-015	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 12	Carolina Beach	NC	28428-6158	
Stephen Julie A Meek	Mr.	Stephen	Julie A	Meek			302 Canal Dr	Carolina Beach	NC	28428-6119	R00818-016-006-011	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 13	Carolina Beach	NC	28428-6158	
Michelle D Fontaine	Ms.	Michelle	D	Fontaine	Timothy R Fontaine	Mr.	Timothy	R	Fontaine	NC	27540-6323	R00818-016-006-014	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 14	Carolina Beach	NC	28428-6158
Jeffrey B Whiting	Mr.	Jeffrey	B	Whiting			7127 Orchard Trce	Wilmington	NC	28409-2835	R00818-016-006-011	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 15	Carolina Beach	NC	28428-6158	
Brandon Tiffany C Williamson	Mr.	Brandon	Tiffany C	Williamson			302 Canal Dr Unit 16	Carolina Beach	NC	28428-6158	R00818-016-006-011	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 16	Carolina Beach	NC	28428-6158	
Tiffany C Williamson	Ms.	Tiffany	C	Williamson	Brandon Williamson	Mr.	Brandon	Williamson	NC	27612-5423	R00818-016-006-011	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 17	Carolina Beach	NC	28428-6158	
Karen Margenti	Ms.	Karen		Margenti			302 Canal Dr Unit 18	Carolina Beach	NC	28428-6158	R00818-016-006-011	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 18	Carolina Beach	NC	28428-6158	
Ellen M Cohen	Ms.	Ellen	M	Cohen	Wilma C Walmark	Ms.	Wilma	C	Walmark	NC	28428-6119	R00818-016-006-011	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 19	Carolina Beach	NC	28428-6158
KS Ocean Properties LLC							1141 Beasley Hills Blvd	Apex	NC	27563-1887	R00818-016-006-022	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 20	Carolina Beach	NC	28428-6158	
Sunshine Daydreams Co LLC							13133 Sargass St	Raleigh	NC	27614-6934	R00818-016-006-022	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 22	Carolina Beach	NC	28428-6158	
Weslco LLC							228 Parkwood Ave	Charlotte	NC	28206-3429	R00818-016-006-022	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 23	Carolina Beach	NC	28428-6158	
Hayward Howard H & Joyce L Trustees							Po Box 142	Elkhorn	WI	53121-0142	R00818-016-006-022	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 24	Carolina Beach	NC	28428-6158	
Sharon Leigh Adams	Ms.	Sharon	Leigh	Adams	Laurie J Eltherington	Ms.	Laurie	J	Eltherington	NC	28428-4808	R00818-016-006-022	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 25	Carolina Beach	NC	28428-6158
Leon C Walsh	Mr.	Leon	C	Walsh	Debra B Walsh Jr	Ms.	Debra	B	Walsh	NC	27562-1518	R00818-016-006-022	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 26	Carolina Beach	NC	28428-6158
Nicholas R Magnini	Mr.	Nicholas	R	Magnini	Meredith M Magnini	Ms.	Meredith	M	Magnini	NC	27562-8006	R00818-016-006-022	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 27	Carolina Beach	NC	28428-6158
Seel James Frank Jean Marie Trustees							6303 Westcott Dr	Summerfield	NC	27388-8002	R00818-016-006-022	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 28	Carolina Beach	NC	28428-6158	
Diane P Mullins	Ms.	Diane	P	Mullins			302 Canal Dr Unit 29	Carolina Beach	NC	28428-6158	R00818-016-006-022	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 29	Carolina Beach	NC	28428-6158	
Jennie L Saldamarco	Ms.	Jennie	L	Saldamarco			3400 S Tropical Trl	Meritt Island	FL	32962-6013	R00818-016-006-003	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 31	Carolina Beach	NC	28428-6158	
Nickolas G Bourbonos	Mr.	Nickolas	G	Bourbonos	Peter N Bourbonos	Mr.	Peter	N	Bourbonos	NC	27707-1342	R00818-016-006-032	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 32	Carolina Beach	NC	28428-6158
Benjamin V Cawley	Mr.	Benjamin	V	Cawley	Erin Cawley	Ms.	Erin	Cawley	NC	27282-8933	R00818-016-006-032	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 33	Carolina Beach	NC	28428-6158	
Lisa Mayberry Blaser	Ms.	Lisa	Mayberry	Blaser	Rhonda Mayberry Jimmy E Mayberry	Ms.	Rhonda	Mayberry	Jimmy E Mayberry	NC	27613-7479	R00818-016-006-032	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 34	Carolina Beach	NC	28428-6158
Laura Phillips	Ms.	Laura		Phillips			302 Canal Dr Unit 35	Carolina Beach	NC	28428-6158	R00818-016-006-032	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 35	Carolina Beach	NC	28428-6158	
Brenda B Thomas	Ms.	Brenda	B	Thomas	Lisa M Thomas	Ms.	Lisa	M	Thomas	NC	28379-3104	R00818-016-006-032	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 36	Carolina Beach	NC	28428-6158
Cibove LLC							435 E Blackbeard Rd	Wilmington	NC	28409-2789	R00818-016-006-033	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 37	Carolina Beach	NC	28428-6158	
Lori James E Hayes	Ms.	Lori	James E	Hayes			1421 Ashford Rd	Chester	SC	29706-8323	R00818-016-006-033	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 38	Carolina Beach	NC	28428-6158	
Sandra Echeverria	Ms.	Sandra		Echeverria			4 Stannum Farms Ct	Greenboro	NC	27408-6147	R00818-016-006-033	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 39	Carolina Beach	NC	28428-6158	
Deborah A Groh	Ms.	Deborah	A	Groh			5231 Massonboro Harbour Dr	Wilmington	NC	28409-4157	R00818-016-005-000	Unused Land	306 Canal Dr	Carolina Beach	NC		28428	
Town Of Carolina Beach							1121 Lake Park Blvd N	Carolina Beach	NC	28428-4130	R00818-016-004-000	Unused Land	310 Canal Dr	Carolina Beach	NC		28428	
Jeffrey B Reitzel	Mr.	Jeffrey	B	Reitzel			10 Grace St Apt 501	Wilmington	NC	28401-5076	R00818-016-005-000	Unused Land	312 Canal Dr	Carolina Beach	NC		28428	
Noelle Holdings LLC							5231 Massonboro Harbour Dr	Wilmington	NC	28409-4157	R00818-006-027-000	Restaurant	Eating Place-Consumptive	313 Canal Dr	Carolina Beach	NC	28428-6124	
Bordeaux Joy Lee William T Trustees							Po Box 552	Carolina Beach	NC	28428-6055	R00818-016-006-000	Unused Land	314 Canal Dr	Carolina Beach	NC		28428	
Richard R Roth Ira Huffst	Mr.	Richard	R Roth	Ira	Huffst		Po Box 552	Carolina Beach	NC	28428-6055	R00818-016-006-000	Unused Land	317 Canal Dr	Carolina Beach	NC		28428-6124	
Smith Karen A David Wheeler	Mr.	Smith	Karen A David	Wheeler			617 Brandywine Cir	Raleigh	NC	27614-9674	R00818-016-001-000	Beach Cottage/ Coastal Cottage	1 Fam Res	318 Canal Dr	Carolina Beach	NC	28428	
Richard R Roth Ira Huffst	Mr.	Richard	R Roth	Ira	Huffst		3415 White Oak Ct	Fairfax	VA	22030-1612	R00818-006-025-000	Beach House/ Coastal House	1 Fam Res	319 Canal Dr	Carolina Beach	NC	28428-6124	
490 Canal Drive Unit Owners Assn Inc							617 Brandywine Cir	Raleigh	NC	27614-9674	R00818-006-033-000	Other Residential	321 Canal Dr	Carolina Beach	NC		28428	
Park South Advisors LLC							Po Box 15730	Wilmington	NC	28408-5730	R00818-015-008-000		400 Canal Dr	Carolina Beach	NC		28428-6125	
Herman B Roberson	Mr.	Herman	B	Roberson	Lola P Roberson Jr	Ms.	Lola	P	Roberson	NC	28226-3281	R00818-015-008-000	Residential Condominium	Single Fam Att Condo	400 Canal Dr Unit 1	Carolina Beach	NC	28428-6125
Christine Engelbrecht	Ms.	Christine		Engelbrecht			5209 Bantall Farm Rd	Battleboro	NC	27809-9342	R00818-015-008-002	Residential Condominium	Single Fam Att Condo	400 Canal Dr Unit 2	Carolina Beach	NC	28428-6125	
Michael R King	Mr.	Michael	R	King	Sue H King	Ms.	Sue	H	King	NC	27571-6006	R00818-015-008-002	Residential Condominium	Single Fam Att Condo	400 Canal Dr Unit 3	Carolina Beach	NC	28428-6125
145-155 Tpr LLC							401 Canal Dr	Carolina Beach	NC	28428-6126	R00818-005-001-000	Beach House/ Coastal House	1 Fam Res	401 Canal Dr	Carolina Beach	NC	28428-6126	
Andrews Douglas B & Cheryl H Trustees							870 Donald Ross Dr	Pinehurst	NC	28374-8919	R00818-015-006-000	Beach Cottage/ Coastal Cottage	1 Fam Res	402 Canal Dr	Carolina Beach	NC	28428-6126	
Grow Properties LLC							107 Gazebo Ct	Wilmington	NC	28409-5051	R00818-005-002-000	Beach House/ Coastal House	1 Fam Res	403 Canal Dr	Carolina Beach	NC	28428-6126	
Philip C Pretter	Mr.	Philip	C	Pretter	Leslie A Pretter	Ms.	Leslie	A	Pretter	NC	28409-6802	R00818-015-005-000	Unused Land	404 Canal Dr	Carolina Beach	NC	28428	
Galilean Nc LLC							12225 Camberwell Ct	Raleigh	NC	27614-8933	R00818-005-003-000	Beach House/ Coastal House	1 Fam Res	405 Canal Dr	Carolina Beach	NC	28428	
Galilean Nc LLC							2119 Fats Barker Rd Unit 2109	Austin	TX	78748-3604	R00818-015-004-000		408 Canal Dr	Carolina Beach	NC		28428-6126	
Carolina South LLC							2119 Fats Barker Rd Unit 2109	Austin	TX	78748-3604	R00818-015-010-000	Town Home	Single Fam Att Townhome	408 Canal Dr Unit 1	Carolina Beach	NC	28428-6110	
Carolina South LLC							5610 Greenwich Dr	Greenboro	NC	27410-1923	R00818-015-011-000	Town Home	Single Fam Att Townhome	408 Canal Dr Unit 2	Carolina Beach	NC	28428-6110	
Page S Johnson	Ms.	Page	S	Johnson	Amy A Johnson II	Ms.	Amy	A	Johnson	NC	27410-1923	R00818-015-012-000	Town Home	Single Fam Att Townhome	408 Canal Dr Unit 3	Carolina Beach	NC	28428-6110
Averette Properties LLC							1300 Diamond Springs Rd Ste 2	Virginia Beach	VA	23455-3645	R00006-005-019-000	Restaurant	Eating Place-Consumptive	227 Carolina Beach Ave	Carolina Beach	NC	28428-6112	
Carolina Beach Land - East LLC							3729 W Lake Rd	Apex	NC	27539-7643	R00006-006-002-000	Traditional	1 Fam Res	230 Carolina Beach Ave	Carolina Beach	NC	28428-6111	
Carolina Beach Land - West LLC							1300 Diamond Springs Rd	Virginia Beach	VA	23455-3645	R00006-006-001-000	Unused Land	234 Carolina Beach Ave	Carolina Beach	NC	28428-6111		
Carolina Beach Land - East LLC							1300 Diamond Springs Rd	Virginia Beach	VA	23455-3645	R00006-005-020-000	Unused Land	235 Carolina Beach Ave	Carolina Beach	NC	28428-6112		
Carolina Beach Land - West LLC							1300 Diamond Springs Rd	Virginia Beach	VA	23455-3645	R00818-018-001-000	Auto Parking	236 Carolina Beach Ave	Carolina Beach	NC	28428		
Carolina Beach Land - West LLC							1300 Diamond Springs Rd	Virginia Beach	VA	23455-3645	R00818-019-001-000	Auto Parking	237 Carolina Beach Ave	Carolina Beach	NC	28428		
Seth Keely Van Essen	Mr.	Seth	Keely	Van Essen			6220 S Marion Way	Centennial	CO	80121-2559	R00818-016-006-000	Duplex	Duplex/Triplex/Quadruple	238 Carolina Beach Ave	Carolina Beach	NC	28428-6114	
Quailfire Beach Hospitalitys LLC							2318 Owen Gardens Dr	Charlotte	NC	28221-7704	R00818-017-000-000	Unused Land	302 Carolina Beach Ave	Carolina Beach	NC		28428	
Bill Troutman	Mr.	Bill	Troutman				6247 Glynnport Lakes Dr	Charlotte	NC	28277-4557	R00818-006-005-000	Traditional	1 Fam Res	304 Carolina Beach Ave	Carolina Beach	NC	28428	
Kmb Investments LLC							206 Towse Ave	Carolina Beach	NC	28428-5739	R00818-006-004-000	Unused Land	308 Carolina Beach Ave	Carolina Beach	NC	28428-6113		
Cbp3 Inc							1121 Lake Park Blvd N	Carolina Beach	NC	28428-4130	R00818-016-011-000	Auto Parking	309 Carolina Beach Ave	Carolina Beach	NC		28428	
Ferrer Properties LLC							312 Carolina Beach Ave N	Carolina Beach	NC	28428-6113	R00818-006-003-000	Apartment	Mixed Use	312 Carolina Beach Ave	Carolina Beach	NC	28428-6113	
Jack Carlisle	Mr.	Jack		Carlisle			8620 River Rd	Wilmington	NC	28412-3334	R00818-016-012-000	Unused Land	313 Carolina Beach Ave	Carolina Beach	NC		28428	
Travis M Sherry	Mr.	Travis	M	Sherry	Joy Lee Lewis William Thomas Bor/Ms.	Joy	Lee Lewis William	Bordeaux	NC	28428-5919	R00818-016-013-000	Duplex	2 Fam Res	315 Carolina Beach Ave	Carolina Beach	NC	28428	
Sony Huynh	Mr.	Sony		Huynh	Quynhchau Thi Phan	Ms.	Quynhchau	Thi	Phan	NC	28560-7914	R00818-006-002-000	Residential Hotel	316 Carolina Beach Ave	Carolina Beach	NC	28428-6113	
Bordeaux Joy Lee William T Trustees							Po Box 552	Carolina Beach	NC	28428-6055	R00818-016-014-000	Apartment	3 + Family Residential	317 Carolina Beach Ave	Carolina Beach	NC	28428-6114	
Java North LLC C/O Dolphin Lane Motel							318 Carolina Beach Ave N	Carolina Beach	NC	28428-6113	R00818-006-001-000	Motel	Transient Lodging	318 Carolina Beach Ave	Carolina Beach	NC	28428-6113	
Java North LLC C/O Dolphin Lane Motel							Po Box 363	Carolina Beach	NC	28428-0363	R00818-016-015-000	Beach Cottage/ Coastal Cottage	1 Fam Res	319 Carolina Beach Ave	Carolina Beach	NC	28428	

Burnett Cottage LLC										1720 Franklin St	Chapel	HI	27514	R08819-007-007-000	Beach House/ Coastal House	1 Fam Res	404 Carolina Beach Ave	Carolina Beach	NC	28428	T1 North End
Susan Harris Gibbs	Ms.	Susan	Harris	Gibbs	Roney High Harris Daniel Price Ha	Mr.	Roney	High Harris Daniel	Harris	3612 Winstead Rd	Rocky Mount	NC	27804-3346	R08819-005-008-000	Duplex	Duplex/Triplex/Quadruple	405 Carolina Beach Ave	Carolina Beach	NC	28428-6116	T1 North End
Clifford W Webster Jr	Mr.	Clifford	W	Webster						406 Carolina Beach Ave N	Carolina Beach	NC	28428-6115	R08819-007-006-000	Beach Cottage/ Coastal Cottage	1 Fam Res	406 Carolina Beach Ave	Carolina Beach	NC	28428-6115	T1 North End
Beach House Partners LLC										1525 S Front St	Wilmington	NC	28401-6119	R08819-005-003-000		Unused Land	407 Carolina Beach Ave	Carolina Beach	NC	28428-6116	T1 North End
Beach House Partners LLC										1525 S Front St	Wilmington	NC	28401-6119	R08819-007-005-000	Motel	Residential Hotel	410 Carolina Beach Ave	Carolina Beach	NC	28428	T1 North End
Bottom Townhomes Bikini		Bottom	Townhomes	Bikini						711 Carolina Beach Ave N	Carolina Beach	NC	28428-6018	R08819-005-004-000		Recreational (Private)	413 Carolina Beach Ave	Carolina Beach	NC	28428-6116	T1 North End
Java North LLC CO Dolphin Lane Motel										318 Carolina Beach Ave N	Carolina Beach	NC	28428-6113	R08818-016-016-000	Beach Cottage/ Coastal Cottage	1 Fam Res	3 Dolphin Ln	Carolina Beach	NC		T1 North End
Java North LLC CO Dolphin Lane Motel										318 Carolina Beach Ave N	Carolina Beach	NC	28428-6113	R08818-016-017-000		Unused Land	5 Dolphin Ln	Carolina Beach	NC		T1 North End
Vincent J Galluzzo	Mr.	Vincent	J	Galluzzo	Rachel G Galluzzo	Ms.	Rachel	G	Galluzzo	3500 Providence Manor Rd	Charlotte	NC	28270-5793	R08819-005-009-000	Town Home	Single Fam Att Townhome	409 N Carolina Beach Ave	Carolina Beach	NC	28428	
Seth V Eszen	Mr.	Seth	V	Eszen						6220 S Marion Way	Centennial	CO	80121-5556	R08818-016-007-001		Single Fam Att Condo	2 Pelican Ln	Carolina Beach	NC	28428-6160	T1 North End
Seth V Eszen	Mr.	Seth	V	Eszen						730 Front Range Rd	Littleton	CO	80130-4051	R08818-016-007-000	Half Duplex	Single Fam Att Condo	2 Pelican Ln	Carolina Beach	NC	28428-6160	Pelican Avenue Condos
Seth V Eszen	Mr.	Seth	V	Eszen						730 Front Range Rd	Littleton	CO	80130-4051	R08818-016-007-000	Half Duplex	Single Fam Att Condo	2 Pelican Ln	Carolina Beach	NC	28428-6160	Pelican Avenue Condos
Elbera LLC										Po Box 349	Carolina Beach	NC	28428-0349	R08818-019-003-000	Apartment	Business	3 Pelican Ln	Carolina Beach	NC	28428-6161	Heart Of Carolina Beach

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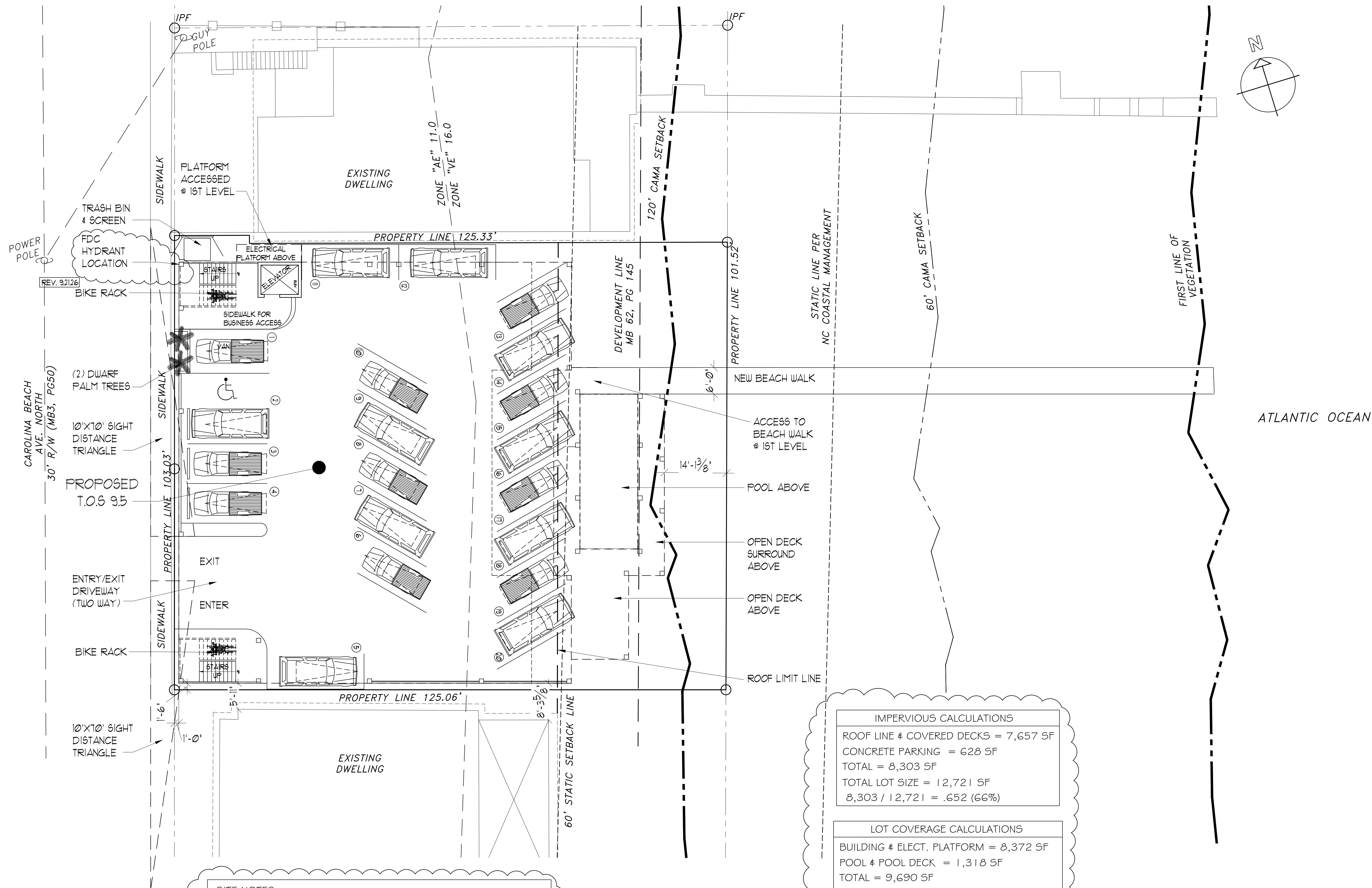
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Avenue North
KMB INVESTMENTS
308 CAROLINA BEACH AVE. N
CAROLINA BEACH, NC

DATE 09/30/2026

REVISED

SHEET NO. SD1



SITE NOTES:

- PROVIDE A STANDARD 6" D.O.T. CURB AND SIDEWALK ALONG FRONT OF BUILDING & AT DRIVEWAY ENTRANCE.
- FDC HYDRANT TO BE LOCATED ON NORTH STAIR WELL.
- SPRINKLER & FIRE ALARM SYSTEM TO BE INSTALLED. FIRE ALARM SYSTEM DESIGN WILL BE PROVIDED BY LOCAL P.M.E. ENGINEER.
- PROVIDE A DRY STANDPIPE FROM 3RD LEVEL UP TO ROOF THROUGHOUT CONSTRUCTION.
- V-ZONE CERTIFICATE TO BE PROVIDED BY LOCAL STRUCTURAL ENGINEER AS REQUIRED PER VE FLOOD ZONE REGULATIONS.

T.O.C.B. ZONING INFORMATION
ZONING ORDINANCE CBD DISTRICT
LOT SETBACKS:
FRONT YARD: 0'
SIDE YARD INTERIOR: 0'
REAR YARD: 0'
FEMA FLOOD ZONE INFORMATION
LOT FALLS WITHIN AE 1.1 TO & VE 16.0
DESIGN FLOOD ELEVATION = 18.0

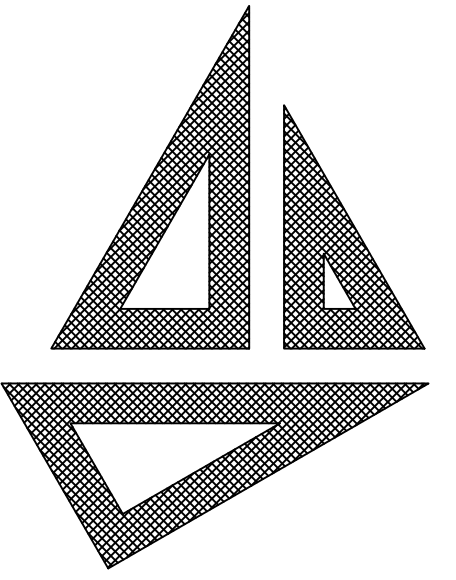
IMPERVIOUS CALCULATIONS
ROOF LINE & COVERED DECKS = 7,657 SF
CONCRETE PARKING = 628 SF
TOTAL = 8,303 SF
TOTAL LOT SIZE = 12,721 SF
$8,303 / 12,721 = .652$ (66%)

LOT COVERAGE CALCULATIONS	
BUILDING & ELECT. PLATFORM	= 8,372 SF
POOL & POOL DECK	= 1,318 SF
TOTAL	= 9,690 SF
TOTAL LOT SIZE	= 12,721 SF
9,690 / 12,721 = .761 (77%)	

PROPOSED CONSTRUCTION TYPE = II-B & V-B
PROPOSED OCCUPANCY USE = R-2 & S-2 & A-3
PROPOSED BUILDING LEVELS = 4 LEVELS ON PILES
PROPOSED BUILDING FOOTPRINT = 95'-6" X 89'-0"
PROPOSED BUILDING HEIGHT = 59'-0"
PROPOSED FIRST LEVEL F.F.E. = 20.5'

SURVEY NOTE: ALL SURVEY INFORMATION SHOWN HEREON TO INCLUDE BOUNDARY, CAMA AND FLOOD ZONE INFORMATION IS AS PER MAP BY KENNETH KNOT, PLS DATED JULY 2, 2026. ALL PROPOSED IMPROVEMENTS AND IMPERVIOUS CALCULATIONS SHOWN ARE BY JOHN S. STIREWALT, ARCHITECT PC.

SITE SITE DEVELOPMENT PLAN
SDI 1" = 20'



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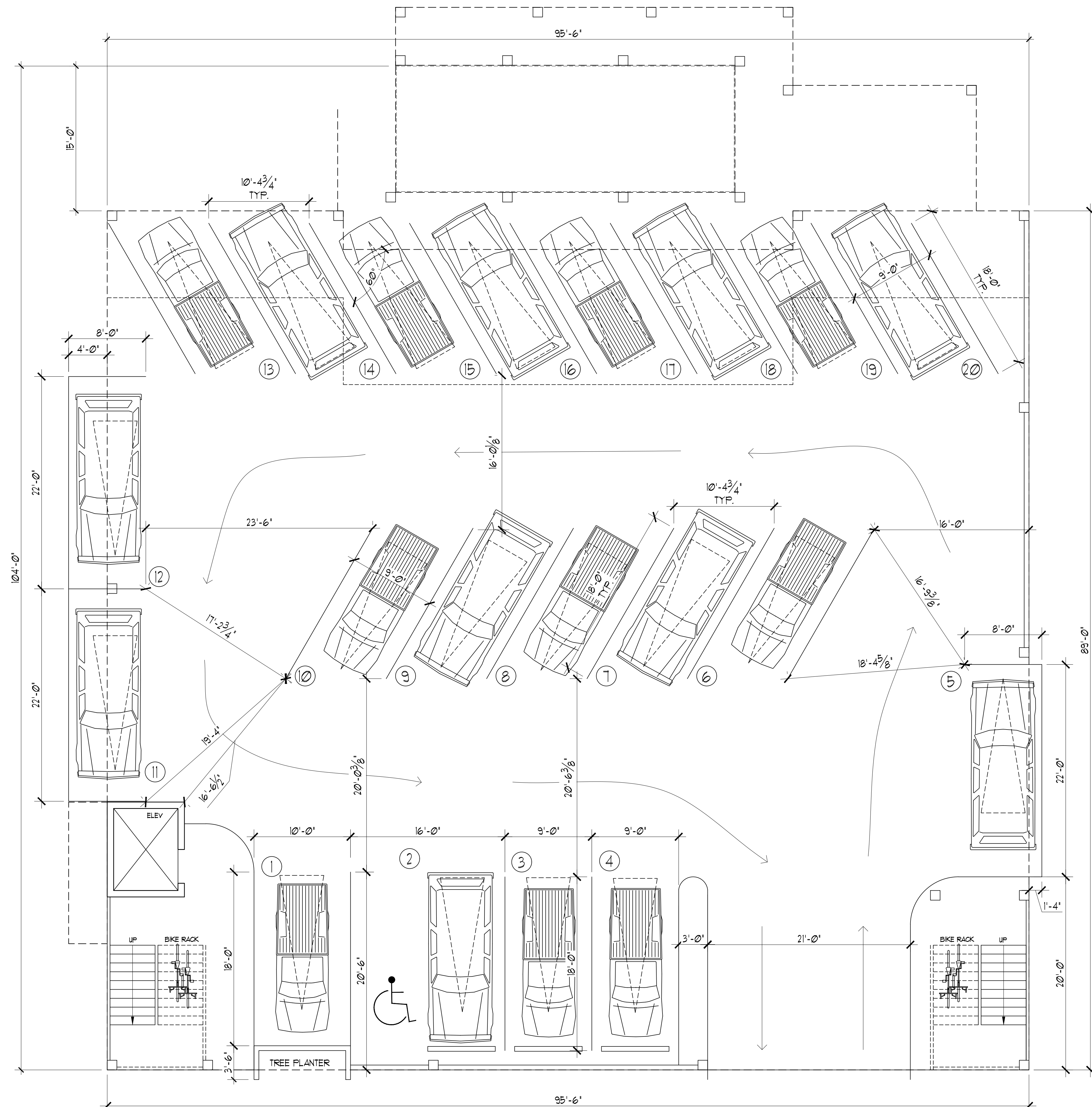
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Avenue North

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CAROLINA BEACH, NC

DATE 09/30/2026

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SHEET NO. A1.0



FLOOR ONE = 2,451 UNIT HTD. SF
FLOOR TWO = 5,869 UNIT HTD. SF
FLOOR THREE = 5,869 UNIT HTD. SF
FLOOR FOUR = 5,796 UNIT HTD. SF
TOTAL UNIT HTD. = 19,991 HTD. SF
(20) PARKING SPACES REQUIRED
BUSINESS HTD. = 2,079 HTD. SF
2,079 SF. REQUIRED (25% 8,313 SF)

1 GROUND LEVEL NOTED PLAN
A1.0 3/16" = 1'-0"

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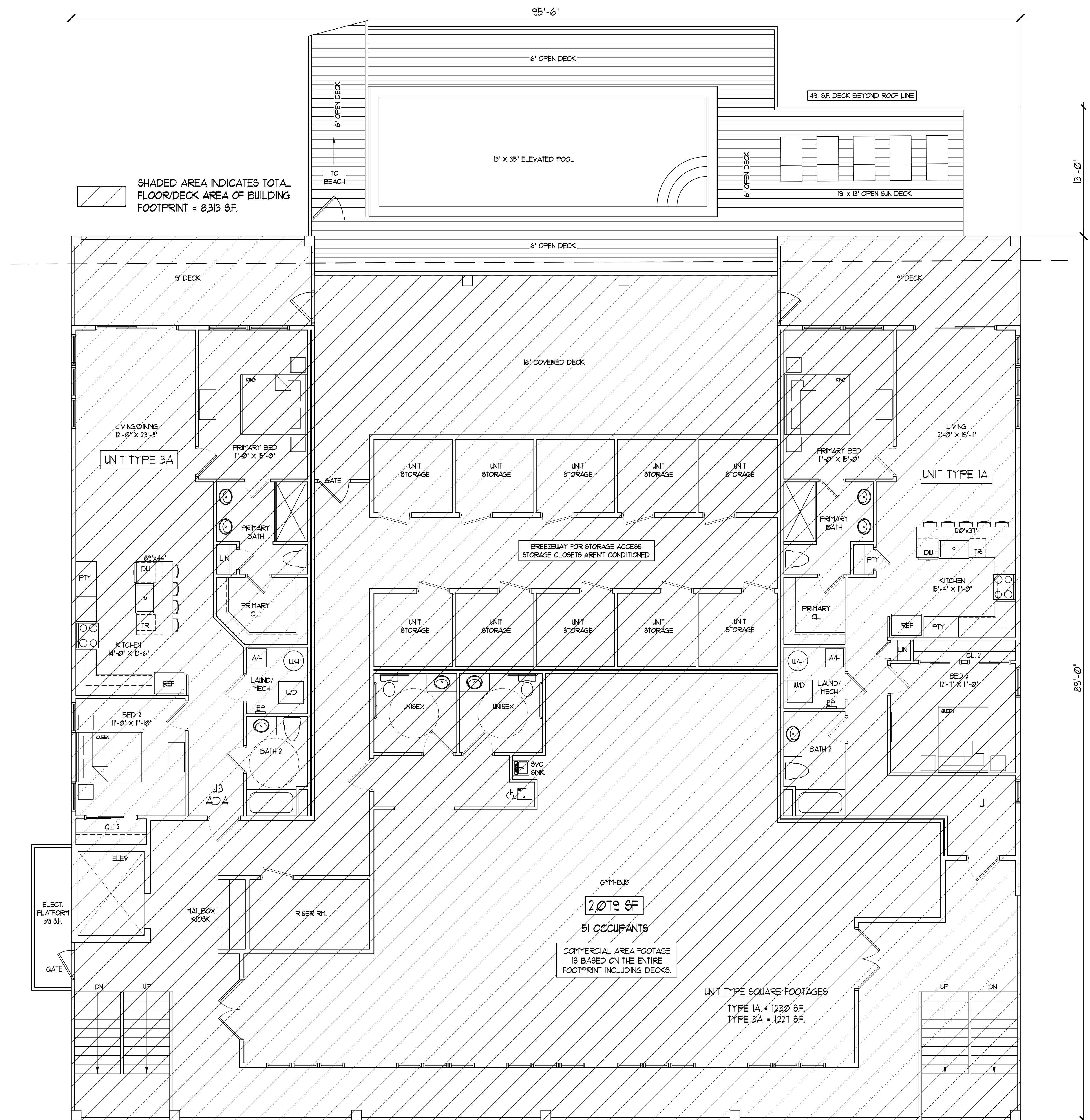
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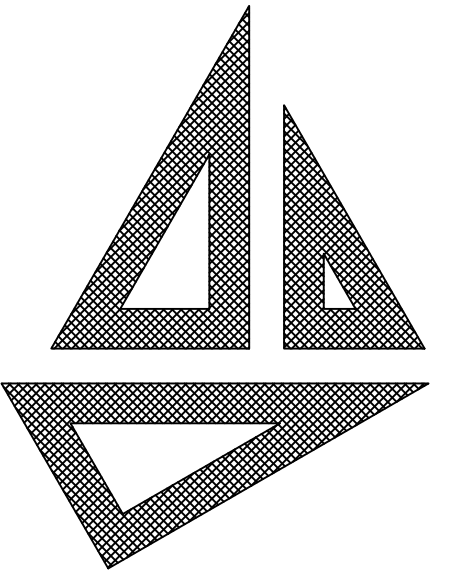
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SHEET
NO. A2.0



FLOOR ONE = 2,451 UNIT HTD. SF
FLOOR TWO = 5,869 UNIT HTD. SF
FLOOR THREE = 5,869 UNIT HTD. SF
FLOOR FOUR = 5,736 UNIT HTD. SF
TOTAL UNIT HTD. = 19,931 HTD. SF
(20) PARKING SPACES REQUIRED
BUSINESS HTD. = 2,079 HTD. SF
2,079 SF. REQUIRED (25% 8313 SF)



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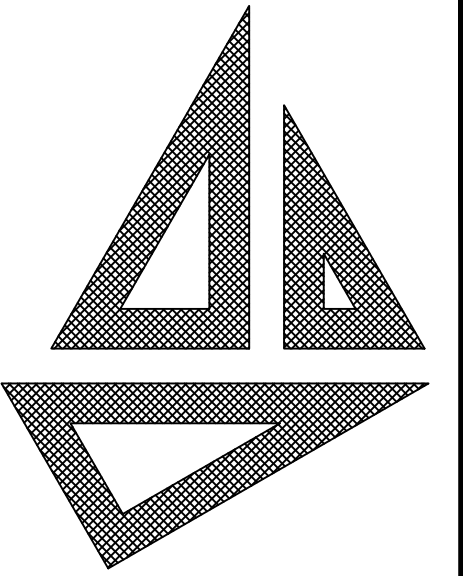
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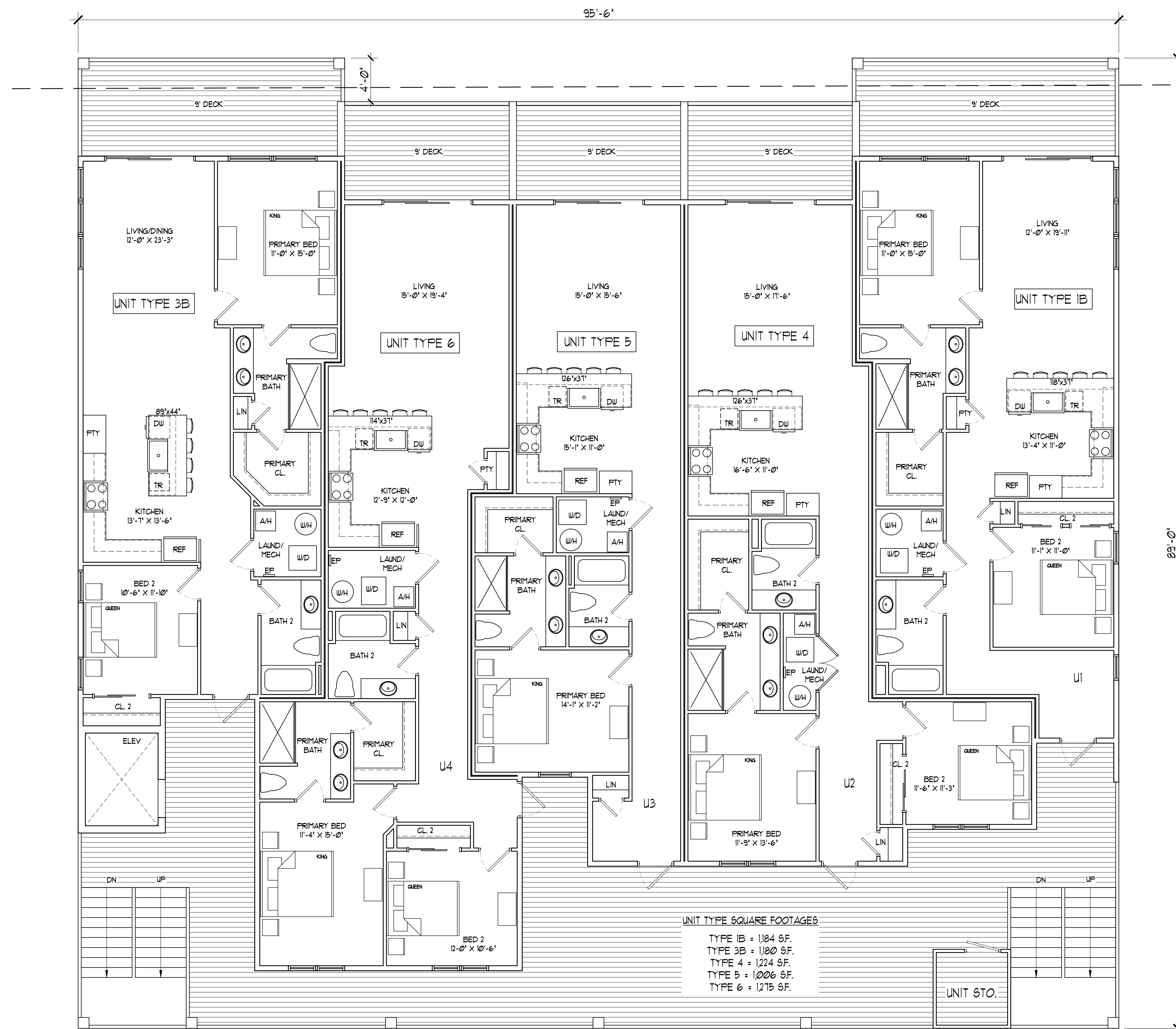
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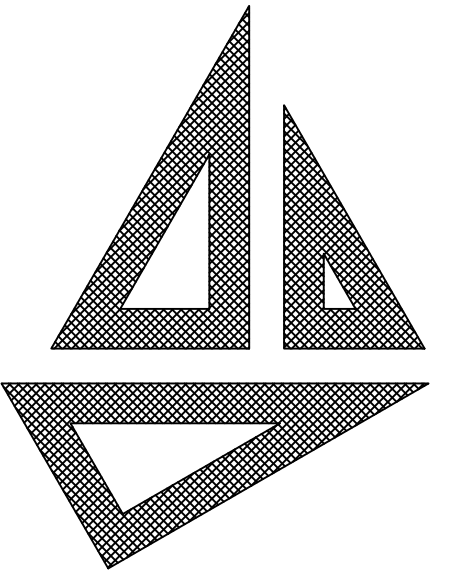
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SHEET
NO. A4.0



1 THIRD LEVEL NOTED PLAN
A4.0 3/16" = 1'-0"



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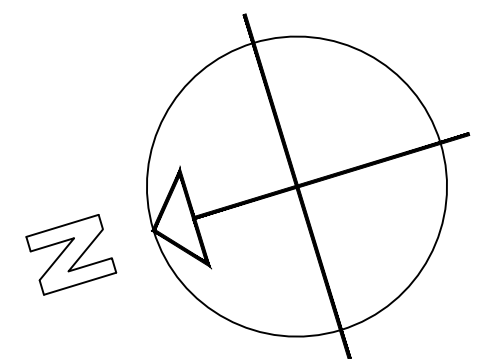
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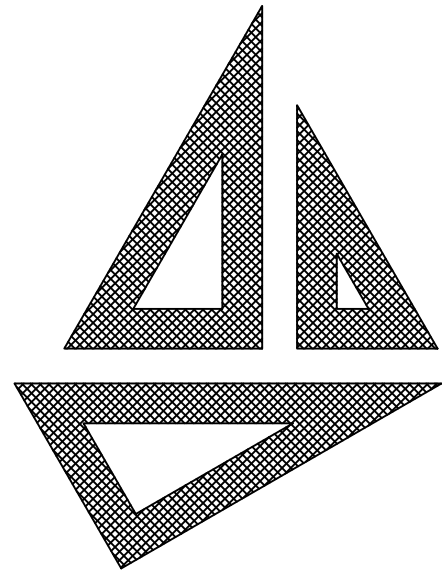
DATE 09/30/2026

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SHEET
NO. A5.0



FLOOR ONE = 2,451 UNIT HTD. SF
FLOOR TWO = 5,869 UNIT HTD. SF
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FLOOR FOUR = 5,796 UNIT HTD. SF
TOTAL UNIT HTD. = 19,991 HTD. SF
(20) PARKING SPACES REQUIRED
BUSINESS HTD. = 2,079 HTD. SF
2,079 SF. REQUIRED (25% 8,313 SF)



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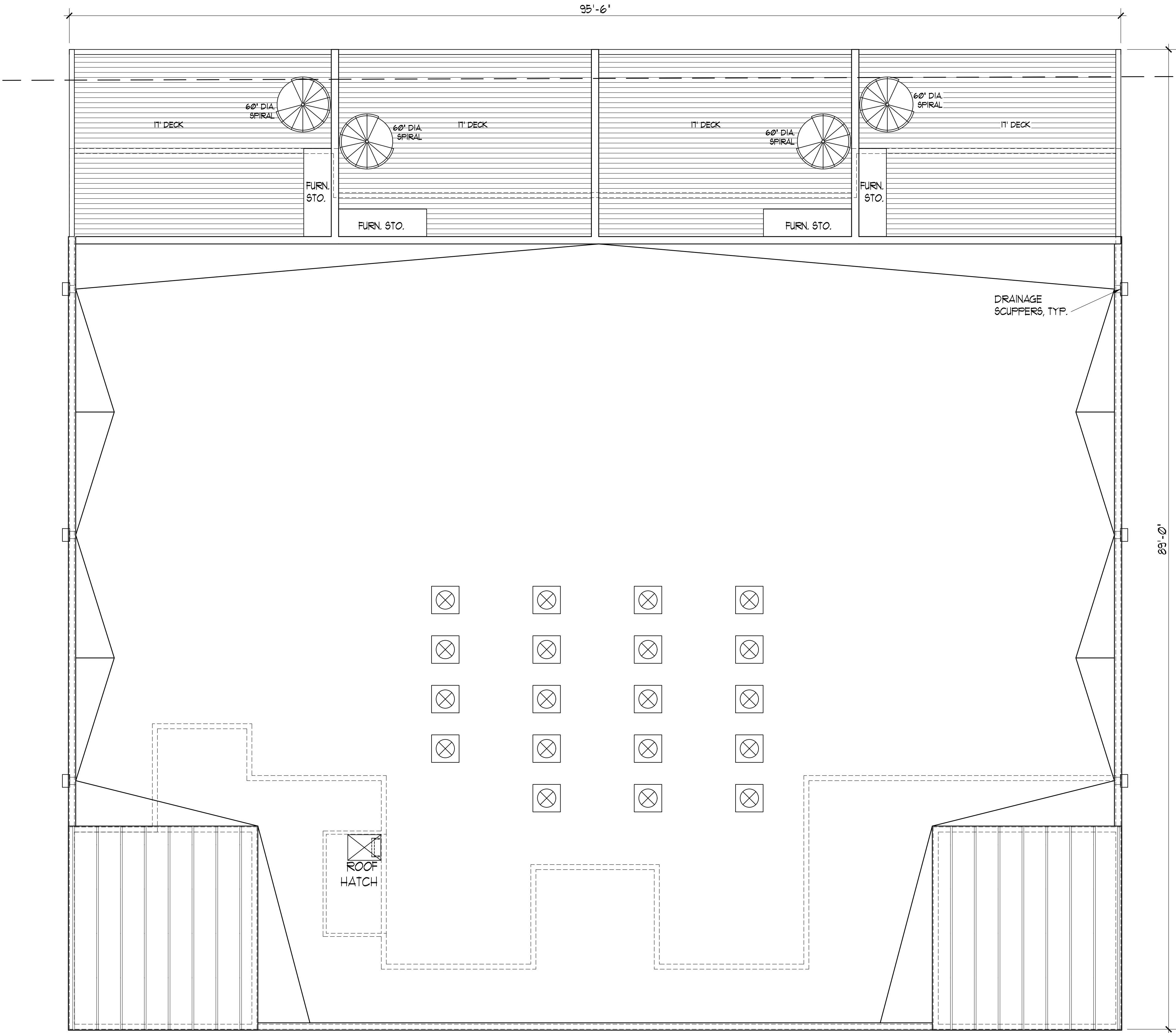
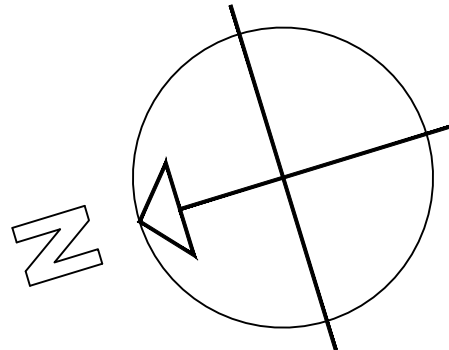
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SHEET NO. A6.0



1 ROOF DECK & ROOF LEVEL NOTED PLAN
A6.0 / 3/16" = 1'-0"

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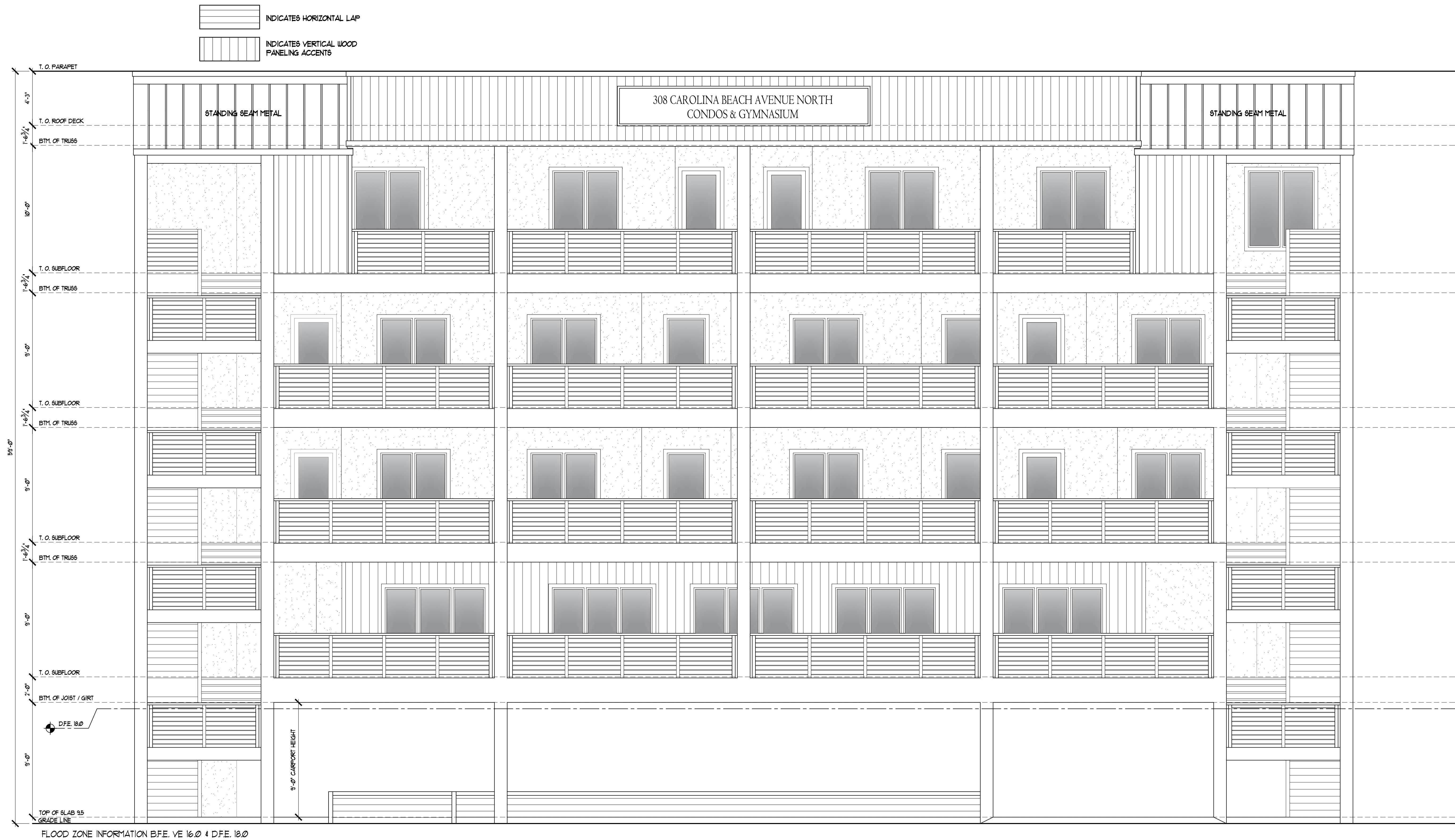
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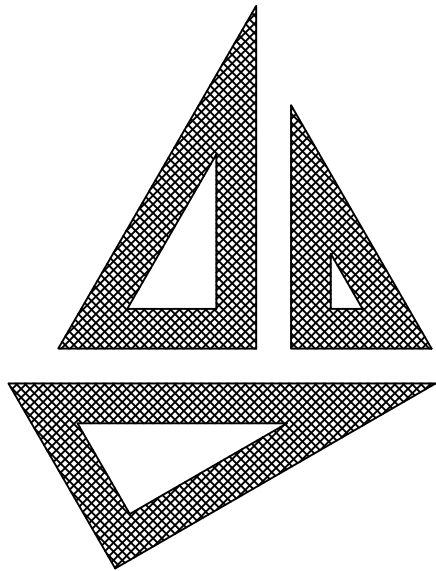
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SHEET NO. A7.0





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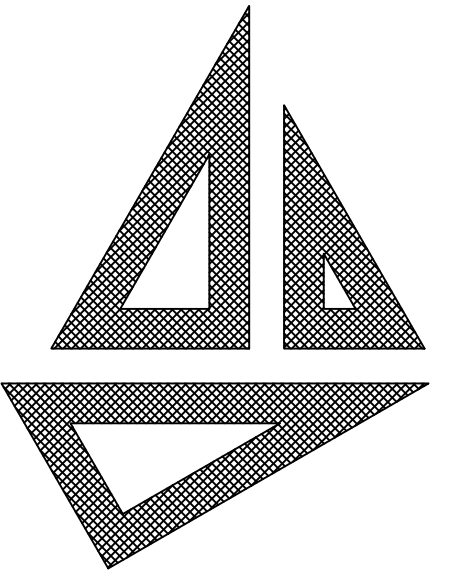
SHEET NO. A7.1

INDICATES HORIZONTAL LAP
INDICATES VERTICAL
WOOD PANELING ACCENTS

HARD COAT STUCCO

DFE 100

1 RIGHT SIDE (SOUTH) ELEVATION
A7.1 1/4" = 1'-0"



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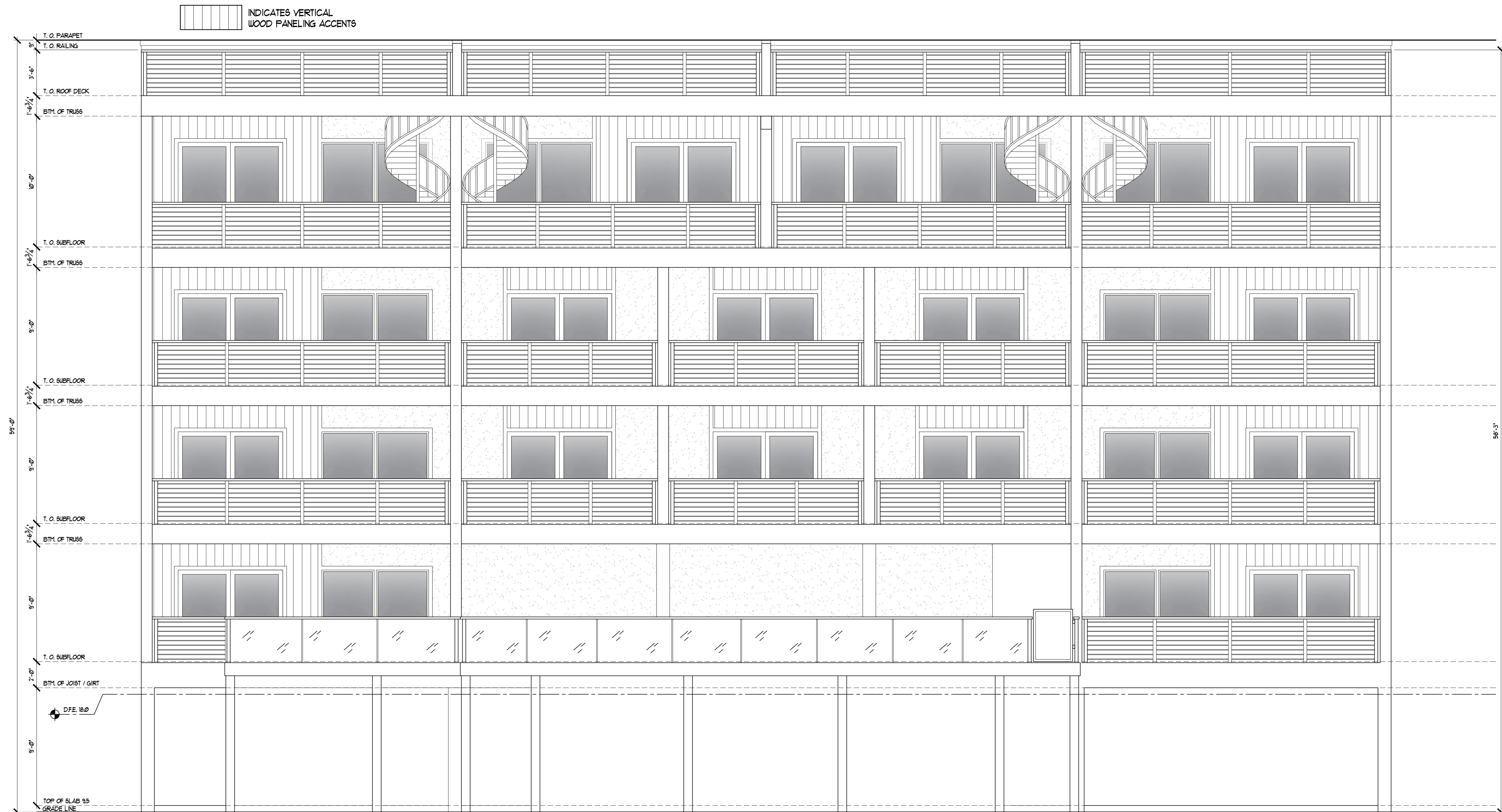
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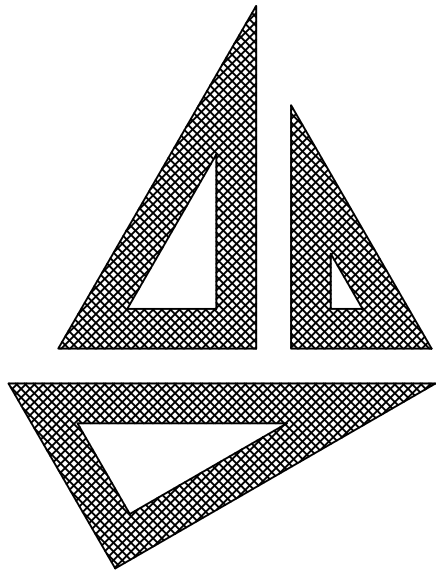
DATE 09/30/2026

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SHEET NO. A7.2



1 REAR (EAST) ELEVATION
A7.2 1/4" = 1'-0"



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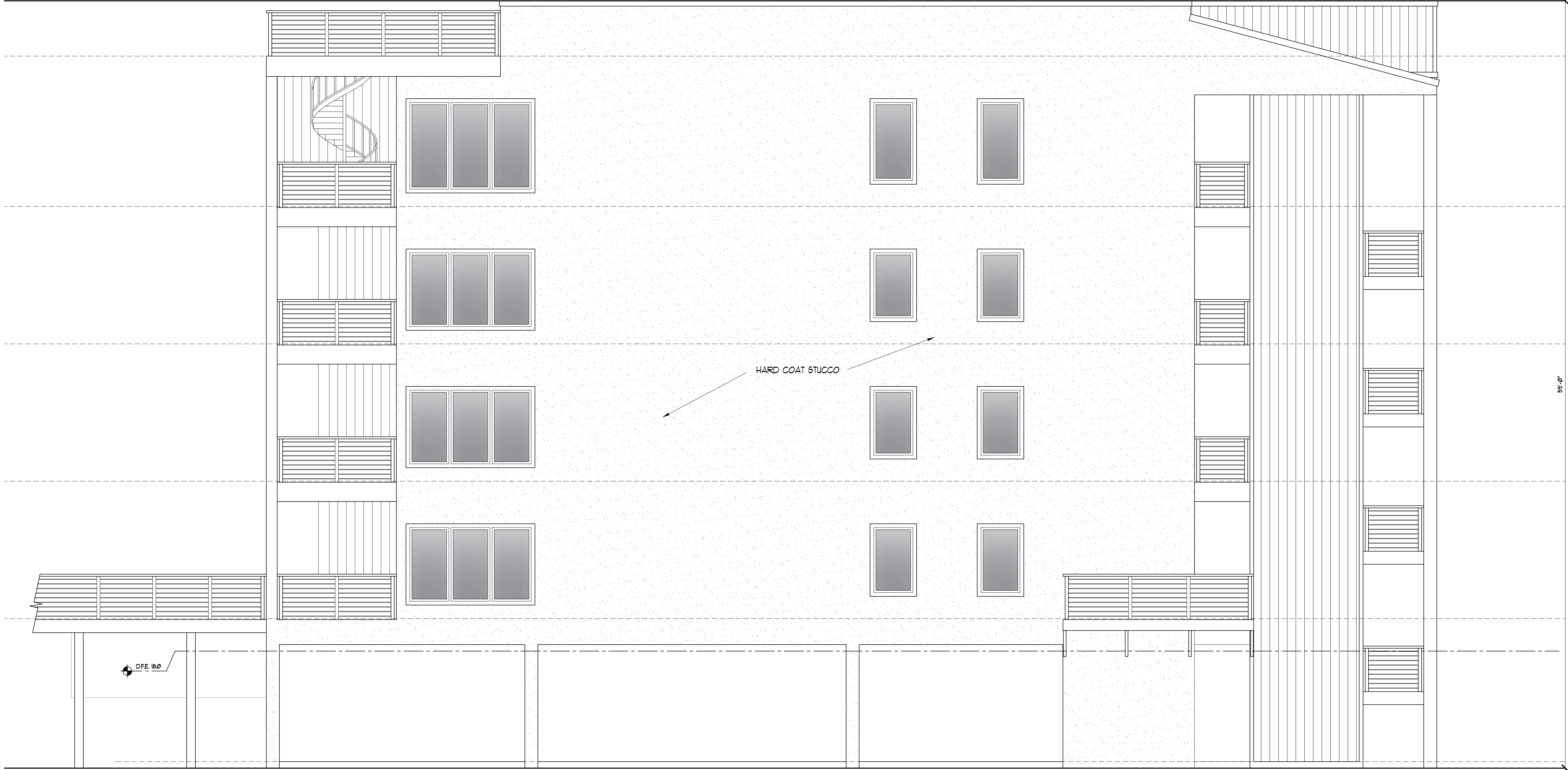
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SHEET NO. A7.3

INDICATES VERTICAL
WOOD PANELING ACCENTS



1 LEFT SIDE (NORTH) ELEVATION
A7.3 1/4" = 1'-0"



AGENDA ITEM COVERSHEET

PREPARED BY: Gloria Abbotts, Sr Planner

DEPARTMENT: Planning &
Development

MEETING: Planning and Zoning – October 8, 2026

SUBJECT: **Consider a Conditional Zoning Modification** for an outdoor space expansion for the Event Venue / Bar at 205 Charlotte Avenue in the Central Business District (CBD).
Applicant: Common Ground Holdings

BACKGROUND:

The applicant, Common Ground Holdings, was approved for an event venue / bar at 205 Charlotte Avenue as a use in the Central Business District on July 11th, 2023. Event venues / bars are allowed through the approval of conditional zoning in the Central Business District. A modification was approved on January 9, 2024, for an outdoor drinking and serving area and additional landscaping. The applicant has proposed to expand the outdoor area further and has requested a second modification of the Conditional Zoning. Sec. 2.13.A.2 requires that a change in any site dimension by more than 10% shall be considered a major modification of the conditional zoning approval.

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 nature or scale that they have significant impacts on both the immediate 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 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 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 the 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 and 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:

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 approximately a 2,500 square foot expansion to the outdoor area which includes approximately 1,800 square feet of artificial turf, paver walkway, a small pergola structure, and additional landscaping. The added landscaping will include a closure of the existing driveway cut on 205 Charlotte that accesses the private parking lot on 209 Charlotte.

The purpose of the Central Business District is to accommodate, protect, rehabilitate, and maintain the traditional central business district and boardwalk area of the Town. This area accommodates a wide variety of pedestrian oriented, commercial and service activities, including retail, business, office, professional financial, entertainment, and tourism.

The proposed increase in outdoor area does not constitute an increase in the parking requirement. Public parking remains available within 500 feet.

Conditional Zoning Process

As part of the application process a community meeting is required. The applicant held the required meeting on August 7, 2026. 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 neighboring properties. Outdoor space was discussed at the public input meeting but is no longer part of the scope of this project.

Proposed Conditions

- No change in existing conditions.

Land Use Plan

The conditional zoning is in general conformity with the 2020 Land Use Plan by promoting a healthy year-round economy, providing a family-friendly community, and promoting redevelopment. One of the goals of the Land Use Plan was to continue to support the central business district as a destination downtown with activities for families, residents, and visitors. Expanding opportunities for public activities, including events, should be pursued. The project is in conformity with the Downtown Business Area Future Land Use Map Character Area. This is the boardwalk commercial area and central recreation district of town. 3-4 story buildings maintain a pedestrian-scaled environment with active ground floor uses; residential and other uses permitted above. Highly walkable with limited on-street parking.

ACTION REQUESTED:

Consider recommending approval or denial of a conditional zoning modification to approve an outdoor space expansion for the event venue / bar located at 205 Charlotte Avenue.

Staff recommend approval of the project with the proposed conditions.

MOTION:

Approval – whereas in accordance with the provisions of the NCGS, the Commission does hereby find and determine that the adoption of the Conditional Zoning Modification to allow for an outdoor space expansion for the event venue / bar located at 205 Charlotte 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:

1. Application package
2. January 10, 2024 Approved Site Plan & Grant Order

1121 N. Lake Park Blvd.
 Carolina Beach, NC 28428
 Phone (910) 458-2999
 Fax (910) 458-2997



Permit # CZ23-01 MOD2

Item 3.

TOWN OF CAROLINA BEACH

CONDITIONAL ZONING MAJOR MODIFICATION

Major changes to approved plans and conditions of development may be authorized only by the Town Council after review and recommendation by the Planning and Zoning Commission in the same manner as original submission. Major changes include, but are not limited to:

1. Change in use;
2. Increase in intensity of the development; such as increase in density of units, whether residential, office, commercial or industrial; an increase in number of off-street parking or loading spaces; or an increase in impervious surface area;
3. An increase in overall ground coverage by structures;
4. A change in any site dimension by more than ten percent;
5. A reduction in approved open space or screening;
6. A change in access and internal circulation design.

Major Modification to Minor CZ	=	\$ 500.00
Major Modification to Major CZ	=	\$ 1,000.00

This permit modification will be scheduled for the next possible Technical Review Committee.

2026 SUBMISSION DEADLINES AND MEETING DATES:

Technical Review Committee		Planning & Zoning Commission		Town Council	
Submission	Meeting	Submission	Meeting	Submission	Meeting
23-Dec-25	6-Jan	26-Jan	12-Feb	24-Feb	10-Mar
20-Jan	3-Feb	23-Feb	12-Mar	31-Mar	14-Apr
17-Feb	3-Mar	23-Mar	9-Apr	28-Apr	12-May
24-Mar	7-Apr	27-Apr	14-May	26-May	9-Jun
21-Apr	5-May	22-May	11-Jun	30-Jun	14-Jul
19-May	2-Jun	22-Jun	9-Jul	28-Jul	11-Aug
23-Jun	7-Jul	27-Jul	13-Aug	25-Aug	8-Sep
21-Jul	4-Aug	24-Aug	10-Sep	29-Sep	13-Oct
18-Aug	1-Sep	21-Sep	8-Oct	27-Oct	10-Nov
22-Sep	6-Oct	26-Oct	12-Nov	24-Nov	8-Dec
20-Oct	3-Nov	23-Nov	10-Dec	Jan 2027	Jan 2027
17-Nov	1-Dec	Dec-26	Jan 2027	Feb 2027	Feb 2027
22-Dec	Jan 2027	Jan 2027	Feb 2027	Mar 2027	Mar 2027

Please complete all sections of the application.

A. Property Information

Address(es): 205 Charlotte Avenue, Carolina Beach, NC 28428

PIN(s): R09006-032-014-000

Project Name: Kindred Carolina Beach Courtyard Expansion

Size of lot(s): 18,750 sqft

B. Application for Modification

1. Reason for modification request:

After 3 years of Operation, we have evaluated our businesses strengths and weaknesses and one weakness we have is outdoor space to hold an outdoor wedding ceremony.

2. Description of modification request:

Increase the size of the courtyard which will include approx 1850 sqft of turf, palm trees, shrubs, flowers and a paver walk-way.

C. Applicant Contact Information

Common Ground Holdings LLC

Michael Urti

1414 Snapper Lane, Unit 2

Carolina Beach, NC 28428

910-530-0843

michael.urti@nestrealty.com

D. Owner Contact Information (if different)

Owner's Name

Mailing Address

City, State, and Zip Code

Telephone

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.

Yes No N/A

- * ☐ ☐ The name, address, and phone number of the professional(s) responsible for preparing the plan if different than the applicant.
- * ☐ ☐ Engineers scale 1 inch = 40 ft or larger
- * ☐ ☐ Title block or brief description of project including all proposed uses
- * ☐ ☐ Date
- * ☐ ☐ North arrow
- * ☐ ☐ Property and zoning boundaries
- * ☐ ☐ The square footage of the site
- * ☐ ☐ *Lot coverage* (buildings, decks, steps)
- * ☐ ☐ Location of all existing and proposed *structures* and the setbacks from property lines of all affected *structures* to remain on-site
- * ☐ ☐ Design of driveways and parking
- * ☐ ☐ Adjacent right-of-ways labeled with the street name and right of way width
- ☐ ☐ 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:

Yes No N/A

- ☐ ☐ ☐ Location and design of refuse facilities
- ☐ ☐ ☐ Approximate locations and sizes of all existing and proposed *utilities*
- ☐ ☐ ☐ Existing and/or proposed fire hydrants (showing distances)
- ☐ ☐ ☐ Adjacent properties with owners' information and approximate location of structures
- ☐ ☐ ☐ Distances between all *buildings*
- ☐ ☐ ☐ Number of *stories* and height of all *structures*
- ☐ ☐ ☐ Locations of all entrances and exits to all *structures*
- ☐ ☐ ☐ Calculate the *gross floor area* with each room labeled (i.e. kitchen, bedroom, bathroom)
- ☐ ☐ ☐ Exterior lighting locations with area of illumination illustrated as well as the type of fixtures and shielding to be use
- ☐ ☐ ☐ Location of flood zones and finished floor elevations
- ☐ ☐ ☐ CAMA Areas of Environmental Concern (AEC) and CAMA setbacks
- ☐ ☐ ☐ Delineation of *natural features* and wetlands with existing and proposed topography with a maximum of two foot contour intervals
- ☐ ☐ ☐ Proposed landscaping including percentages of *open space*
- ☐ ☐ ☐ Stormwater management systems
- ☐ ☐ ☐ Cross-sectional details of all streets, roads, ditches, and *parking lot* improvements
- ☐ ☐ ☐ *Building* construction and occupancy type(s) per the building code
- ☐ ☐ ☐ Location of fire department connection(s) for standpipes
- ☐ ☐ ☐ Turning radii, turnarounds, access grades, height of overhead obstructions
- ☐ ☐ ☐ Dimensions and locations of all *signs*
- ☐ ☐ ☐ A vicinity map drawn with north indicated

- ☐ I have provided a scaled electronic version of each required drawing
- ☐ I have folded all plans to 8 1/2" x 11" size and 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 development plan shall be submitted in accordance with Chapter 40 Article

OWNER'S SIGNATURE: In filing this application for a special use permit major modification 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. I hereby designate _____

to act on my behalf regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to speak for me in any public meeting regarding this application.

Michael Urti

08/ 10 / 2026

Signature

AUTHORITY FOR APPOINTMENT OF PERSON TO ACT ON MY BEHALF

The undersigned owner, _____, does hereby appoint _____ 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; c) approval of a special use permit; d) approval of a special use district; and/or, e) 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 a special use permit, to accept conditions or recommendations made for the issuance of the special use permit 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: _____

Appointee's Name, Address & Telephone:

Signature of Owner: Michael Urti

kindred

Item 3.

205 Charlotte Ave, Carolina Beach, NC

Dear Town of Carolina Beach Staff and Elected Officials,

We are applying to modify our Conditional Use Permit for Kindred's outdoor courtyard. The proposed improvements include approximately 1,700 additional square feet of artificial turf, an expanded paver walkway, a small altar/stage, and new landscaping featuring greenery, shrubs, palm trees, and other elements designed to further establish Kindred as a premier destination for weddings and events.

After three years of operation and feedback from our clients, our ownership team identified the need for a larger outdoor ceremony space. While our facility has much to offer, the existing courtyard cannot comfortably accommodate an outdoor wedding ceremony of up to 150 guests.

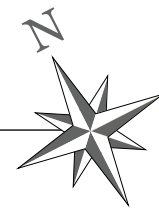
The expansion will remain entirely within the 205 Charlotte Avenue property. Therefore, the impact on the public parking lot at 209 Charlotte Avenue will be limited to closing the easternmost access point and widening the western access point to 24 feet.

We believe these improvements will strengthen Kindred's position as a leading venue for high-end events while also beautifying this portion of Charlotte Avenue. This project represents our ownership group's continued investment in Kindred and the Town of Carolina Beach following three successful years of operation.

Thank you for your time and consideration.

Sincerely,

Michael Urti



10'T PRIVACY WALL BACKDROP
CEREMONY PLATFORM w/STEPS (Removable. IPE Decking)
CHARLOTTE AVENUE
50' PUBLIC RIGHT OF WAY

NEW 5'W PEDESTRIAN ACCESS

Podocarpus (30Gal/6'T)

(4) XL Sabal Palms (16'B&B)

EXISTING PLANTINGS (To remain as shown)

EXISTING WHITE PICKET FENCE (To remain. Modify as needed)

Existing Public Sidewalk (To Remain)

EXISTING LARGE TREE (To remain)

(28) Asiatic Jasmine Ground Cover (1Gal)

(18) Pineapple Guava (10Gal)

EXISTING PALM (To remain)

CEREMONY CHAIRS (Seating for 186 Guests Shown)

(3) LAMP POSTS (To match existing)

RAISED GRANITE COBBLE EDGING (Mortar Set)

(2) CUSTOM WOODEN GATES w/LANTERNS

(8) Asiatic Jasmine Ground Cover (1Gal)

EXISTING LARGE TREE (To remain)

EXISTING LANDSCAPE BEDS
(To remain. Add new shrub plantings as shown)

EXISTING LARGE PALM (To remain)

(15) Pineapple Guava (10Gal)

Existing Sabal Palm (To Remain)

PORTABLE SOUND
BOOTH LOCATION
(Pavers)

CUSTOM WOOD ARBOR

Dwarf Yaupon (Relocate existing)

Hydrangea (Relocate existing)

EXISTING PLANTINGS (To remain)

UTILITY AREA

BRIDAL SUITE

NEW FRENCH DOORS

PAVER APRON (To match existing)

PAVER WALKWAY (To match existing)

SYNTHETIC TURF

EXISTING PODOCARPUS
(To remain)

(3) EXISTING LAMP POSTS
(Modify as needed. To remain)

EXISTING SYNTHETIC TURF
(To remain)

EXISTING PAVERS (Light Grey)

EXISTING
PAVERS
(Light Grey)

NEW PAVERS
(Dark Grey)

MAIN HALL

KITCHEN

DISCLAIMER: All material quantities are approximate estimates only based on scaled plan. The contractor, installer or homeowner should site verify all material calculations before approving material quantities. Drew Holmgren & HOLMGREN Luxury Exterior Design are not responsible for material quantities and cannot be held liable for any increased costs or change orders associated with material selections, quantities or take off calculation associated with this plan. Background image for artistic reference only.

KINDRED VENUE

205 Charlotte Ave Carolina Beach, NC 28428

HOLMGREN
LUXURY EXTERIOR DESIGN

Notes and Revisions:

Designed by:
Drew Holmgren
Drawn by:
Drew Holmgren

Date:
7/22/2026
Version:
1.2

Sheet Title:
CEREMONY SPACE
CONCEPTUAL
DIAGRAM

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kindred

Weddings and Events

205 Charlotte Avenue
Carolina Beach, NC

Dear Carolina Beach Property Owner,

You are receiving this letter because you own a property within a 500 foot radius of Kindred Weddings and Events. This letter is to inform you of a Public Input Meeting being held at **Kindred on August, 7th 2026 at 10:00am.**

The ownership team at Kindred is applying to expand their current courtyard space at 205 Charlotte Avenue to accommodate outdoor weddings and events for it's patrons. As part of this application process with the Town of Carolina Beach, we are required to host a public input meeting to propose the expansion to property owners.

Included with this letter you will find a schematic drawing of the proposed new courtyard which includes 1800 sqft of turf, paver walk-ways and robust plantings improving the overall aesthetic and functionality of the space.

During the meeting, we will be able to answer any questions or concerns you may have regarding this courtyard expansion.

Meeting Date: Friday 8/7/2026

Time: 10:00 am

Location: Kindred Weddings and Events

Thank you for your attention to this matter. We look forward to seeing you at the meeting.

Best,

Michael Urti, Co-Owner



CRSPProspectingExport (8)

Owner 1	Owner Address	Owner City	Owner State	Owner Zip
On The Beach Inc	Po Box 2289	Carolina Beach	NC	28428-2289
Beach House Partners III LLC	616 Market St	Wilmington	NC	28401-4637
Beach House Partners III LLC	616 Market St	Wilmington	NC	28401-4637
Salty Bay Properties LLC	1529 Salty Bay Lndg	Wilmington	NC	28409
Boardwalk Bungalow Holdings LLC	804 Fifth St S	Carolina Beach	NC	28428-5264
Fred Margaret Crouch	3148 Casa Ct	Wilmington	NC	28409-2788
Mbkw LLC	Po Box 3283	Wilson	NC	27895-3283
Shane Kosnik	5307 S College Rd	Wilmington	NC	28412-2292
Mach 2 Lih LLC	209 Cape Fear Blvd	Carolina Beach	NC	28428-5128
Panorama Properties LLC	5307 College Rd S	Wilmington	NC	28412-2292
Robert J Russo Jr	Po Box 1675	Carolina Beach	NC	28428-1675
Roshni Yahvi Inc	214 Cape Fear Blvd	Carolina Beach	NC	28428-5127
Bellsouth Telecommunications Inc	1155 NE Peachtree St # 14H02	Atlanta	GA	30309
Coa Laluna	103 Charlotte Ave	Carolina Beach	NC	28428-5193
Mellacgee Inc	302 Ocean Blvd	Carolina Beach	NC	28428-5553
Cb Daniel Investments LLC	103 Charlotte Ave Apt 101	Carolina Beach	NC	28428-5194
Jy Pat LLC	8916 Windjammer Dr	Raleigh	NC	27615-1824
Sami Sengdeuane Hanna	124 Highclere Ln	Cary	NC	27518-8723
Barbara J Pattee	4711 Opus Dr Ste 201	Colorado Springs	CO	80906-8649
Sami J Hanna	124 Highclere Ln	Cary	NC	27518-8723
Sarah M Preisach	103 Charlotte Ave Apt 106	Carolina Beach	NC	28428-5194
On The Beach Inc	Po Box 2289	Carolina Beach	NC	28428-2289
Meeks Living Trust	206 Fayetteville Ave	Carolina Beach	NC	28428-5109
Tony Silvagni Holdings LLC	107 Charlotte Ave	Carolina Beach	NC	28428-5120
Cbkb LLC	224 Seawatch Way	Kure Beach	NC	28449-4808
Allen Waratuke Jeffrey	203 Raleighwood Ln	Simpsonville	SC	29681-7143
Common Groud Holdings LLC	1414 Snapper Ln Unit 2	Carolina Beach	NC	28428-5713
Vicky L Evans	1211 Swordfish Ln	Carolina Beach	NC	28428-5510
Grayson R Clinard	436 Oceana Way	Carolina Beach	NC	28428-5817
Adrian Olga Rodriguez	104 Foxcroft Ln	Durham	NC	27713-2512
Beachwalk Development LLC	Po Box 1086	Pinebluff	NC	28373-1086
Jacqueline M McCarter	3856 Broadwater Ct	Gastonia	NC	28056-8307
Ocean Pearl Properties LLC	Po Box 1086	Pinebluff	NC	28373-1086
John R Doeller	6336 Willingham Dr	Roanoke	VA	24018-5399
Tony Mirasol Sabetti	217 Charlotte Ave	Carolina Beach	NC	28428-5122
Russo Rentals LLC	Po Box 1675	Carolina Beach	NC	28428-1675
Bellsouth Telecommunications Inc	1155 NE Peachtree St # 14H02	Atlanta	GA	30309
Bellsouth Telecommunications Inc	1155 NE Peachtree St # 14H02	Atlanta	GA	30309
1210 Fhd LLC	300 Charlotte Ave	Carolina Beach	NC	28428-5123
Melissa Griffin	14 Daisy St	Raleigh	NC	27607-7039

305 Charlotte LLC	305 Charlotte Ave	Carolina Beach	NC	28428-5124
Coastal Retreat LLC	1121 Military Cutoff Rd # C267	Wilmington	NC	28405-3968
Zions Purple Star LLC	206 Fayetteville Ave	Carolina Beach	NC	28428-5109
Navigate Properties LLC	1409 Audubon Blvd	Wilmington	NC	28403-6749
Thomas And Janet Newcomer 2025 Revocable Trust	Po Box 495	Carolina Beach	NC	28428-0495
Patrick S Jewell	209 Fayetteville Ave	Carolina Beach	NC	28428-5110
J&M Enterprises LLC Of Wilmington	1316 Mackerel Ln	Carolina Beach	NC	28428-5505
Matthew W Ward	209 Hamlet Ave	Carolina Beach	NC	28428-5116
107 Lake Park LLC	224 Seawatch Way	Kure Beach	NC	28449-4808
William Mooney	209 W Park Dr	Raleigh	NC	27605-1739
Kieu Loan Thi Tang	109 Hamlet Ave	Carolina Beach	NC	28428-5114
Glenn S Hechler	9655 E Vicks Pl	Tucson	AZ	85748-3355
David Blackstock	6269 Solomons Island Rd	Tracys Landing	MD	20779-9705
Brian P Fodrey	3034 Spruce Rd	Gibsonia	PA	15044-6915
Zions Purple Star LLC	206 Fayetteville Ave	Carolina Beach	NC	28428-5109
Matthew W Ward	209 Hamlet Ave	Carolina Beach	NC	28428-5116
Charles W Armbrust	208 Hamlet Ave	Carolina Beach	NC	28428-5115
Matthew W Ward	209 Hamlet Ave	Carolina Beach	NC	28428-5116
Steve K West	140 Deliesseline Dr	Cayce	SC	29033-4312
Patrick M Lahner	211 Hamlet Ave	Carolina Beach	NC	28428-5116
Timothy Brewington	212 Hamlet Ave	Carolina Beach	NC	28428-5159
Rhiannon L Harrell	213 Hamlet Ave	Carolina Beach	NC	28428-5116
J Dean Carpenter	3613 Dallas Cherryville Hwy	Dallas	NC	28034-8763
Wylie G Kiser	5210 Hoover Dr	Charlotte	NC	28269-2935
Nicholas C Lentz	976 Gregory Fork Rd	Richlands	NC	28574-7214
J Dean Jacqueline H Carpenter	3613 Dallas Cherryville Hwy	Dallas	NC	28034-8763
Carolina Beach Town Of	1121 Lake Park Blvd N	Carolina Beach	NC	28428-4130
Gail S Longnecker	8603 Shipwatch Dr	Wilmington	NC	28412-3535
Douglas J McCray	303 Hamlet Ave	Carolina Beach	NC	28428-5118
Beverly C Godfrey	304 Hamlet Ave	Carolina Beach	NC	28428-5117
Frederick D Crouch	3148 Casa Ct	Wilmington	NC	28409-2788
Carolina Beach Town Of	1121 N Lake Park Blvd	Wrightsville Beach	NC	28480
On The Beach Inc	Po Box 2289	Carolina Beach	NC	28428-2289
Beach House Partners Iv LLC	616 Market St	Wilmington	NC	28401-4637
Roof Emma Trust	221 Lochview Dr	Cary	NC	27518-9620
Lazzara Properties LLC	105 Dover Ln	Jacksonville	NC	28540-4584
Mfp Properties LLC	Po Box 271	Carolina Beach	NC	28428-0271
Roof Emma Trust	221 Lochview Dr	Cary	NC	27518-9620
Ashley Gabrielle N Parks	Po Box 428	Carolina Beach	NC	28428-0428
Weiss K LLC	510 Seaview Rd E	Wilmington	NC	28409-4927
Cbkb LLC	224 Seawatch Way	Kure Beach	NC	28449-4808
107 Lake Park LLC	224 Seawatch Way	Kure Beach	NC	28449-4808
Driftwood Villas Hoa Inc	Po Box 1537	Wilmington	NC	28402-1537

Gary Tracy L Babbitt	108 Lake Park Blvd S Apt 103	Carolina Beach	NC	28428-5162
Tabatha D King	108 Lake Park Blvd S Apt 105	Carolina Beach	NC	28428-5162
Thomas J Bailey	108 Lake Park Blvd S Apt 302	Carolina Beach	NC	28428-5168
Daryl Thomas Sgroi	108 Lake Park Blvd S Apt 109	Carolina Beach	NC	28428-5166
Driftwood Villas Hoa Inc	Po Box 1537	Wilmington	NC	28402-1537
Linda H McBride	716 Joppa Rd	Ridgeway	VA	24148-4252
Anthony Scime	1058 Residents Club Dr	Cary	NC	27519-0861
Dean Peter Yen Phelps	25 Hancock St	Salem	MA	01970-6148
Paul A Cook	223 Ponderosa Cir	Mooresville	NC	28117-5500
Argiro P Brown	2053 Van Buren St	Wilmington	NC	28401-6935
Sandra L Provenzano	38 White Oak St	Deer Park	NY	11729-2125
Ellen M Bennett	200 Lake Park Blvd S Unit B1	Carolina Beach	NC	28428-5160
Niche At The Beach LLC	142 Blue Monarch Ln	Fuquay Varina	NC	27526-3598
Ryan K Bowden	2467 Captens St NE	Canton	OH	44721-2188
R & R Sons LLC	3140 Forbury Cv	New Hill	NC	27562-9348
Lowenberg Enterprises LLC	818 E Hamlet Cir S	Midway	UT	84049-6707
Maldonado Terry Trustee	Po Box 51	Wrightsville Beach	NC	28480-0051
Shelley Marc Hemsworth	328 Loder Ave	Wilmington	NC	28409-4340
Robert Cady Curtis	116 Benedict Ter	Longmeadow	MA	01106-1104
Robert W McKeel	829 Graham St	Raleigh	NC	27605-1124
Christina Beam Weeks	506 Atlanta Ave # 6C	Carolina Beach	NC	28428-5007
Driftwood Villas Hoa Inc	Po Box 1537	Wilmington	NC	28402-1537
Dana Kubissa	200 Lake Park Blvd	Carolina Beach	NC	28428
John Sanaa Taweel	200 Lake Park Blvd S Apt 7B	Carolina Beach	NC	28428-5165
Antonio Ileana E Gonzalez	200 Lake Park Blvd S Apt 12B	Carolina Beach	NC	28428-5165
Jeffrey L Gravitte	200 Lake Park Blvd S Apt 11C	Carolina Beach	NC	28428-5178
Kevin Lisa Carter	200 Lake Park Blvd S Apt 12C	Carolina Beach	NC	28428-5178
Susan M Ywaskevic	100 River Ct	Wilmington	NC	28412-3560
Coen Joseph C & Trustee Coen Ann M Trustee	616 Sea Castle Ct	Wilmington	NC	28412-3277
Island Kite Surf Complex LLC	Po Box 1427	Carolina Beach	NC	28428-1427
Lois Price Reeve	3549 Apache Dr	Raleigh	NC	27609-7407
Mert C Dunne	3009 Winding Waters Way	Raleigh	NC	27614-8644
Peters Brian A & Trustees	1635 Cone Ave	Apex	NC	27502-1517
Jerry Faye Robinson	1234 Silk Hope Liberty Rd	Siler City	NC	27344
Aaron Kim Daiker	1809 Rothesay Dr	Apex	NC	27502-2525
Philip B Teague	901 Saltspray Ln	Wilmington	NC	28409-6500
William D Aker Jr	343 Nc Highway 62 W	Randleman	NC	27317-9714
Scott A Chapman	893 Southwick Ave	Clayton	NC	27527-6676
Gerald Wade Morton	Po Box 1332	Carolina Beach	NC	28428-1332
Elizabeth A Houlbrooke Revocable Trust	700 Hillsford Ln	Apex	NC	27502-6270
Lawrence R Mattox	Po Box 6122	Raleigh	NC	27628-6122
Blake A Wilson	3108 Forbush Creek Ct	Wilmington	NC	28412-3665
Ledford-Dabbs Mavis Eyvonne Trustee	4726 Old Julian Rd	Julian	NC	27283-9210

Heather Limanek	470 New Hope Church Rd	Fredericksburg	VA	22405-3498
Carlos A Rivas	106 Thamesford Way	Cary	NC	27513-5169
Andre J Baldanza	1296 Cmr 418	Apo	AE	9058
Worth D Bynum	179 Gallimore Rd	Ellerbe	NC	28338-8475
Mose Guardascione	606 Hollingsworth Dr	Wilmington	NC	28412-7106
Richard Sandra Carroll Naylor	2064 Charles Newland Rd	Dunn	NC	28334-1400
Richard Culver Brown	3103 Mulberry Park Blvd	Tallahassee	FL	32311-3612
Linda K Myers	6322 Granby St	Wilmington	NC	28409-4566
Shirley Clarida Scott	1414 Wooster St	Wilmington	NC	28401-6095
William W Stewart	2066 Bill Avery Rd	Coats	NC	27521-8930
Fat Cat Trust	2420 Trailwood Hills Dr	Raleigh	NC	27603-5878
Aaron D Mitchell	159 Bluffton Rd	Mooresville	NC	28115-5773
Wynn Jones Rev Trust	7114 Valhalla Way	Madison	WI	53719
Wynn Jones Rev Trust	7114 E Valhalla Way	Madison	WI	53719-3043
David Jaclyn Charland	4600 Hidden Harbor Ln	Raleigh	NC	27615-1682
Karima Y Neghmouche	2912 Thurman Dairy Loop	Wake Forest	NC	27587-5620
Atkinson Trust	118 Lighthouse Dr	Carolina Beach	NC	28428-4725
William F Hall	4423 Holloman Rd	Durham	NC	27703-5833
Phil Tammy St George	920 Loch Lomond Cir	Concord	NC	28025-0405
Linda K Waters	224 Club Ct	Wilmington	NC	28412-3302
Donald Donna Brannock	547 Birchcreek Rd	Mc		27301
Brian T Dent	1925 Ramblewood Ct SE	Grand Rapids	MI	49508-6532
Michael Eileen Wolf	130 Camp Rd	Danville	PA	17821-7019
William B Harper	2824 Berkshire Ln	Kingsport	TN	37660-5843
Richard A Matijevich	1207 Hanlin Way	Weirton	WV	26062-4334
Joseph M Carney	Po Box 308	Carolina Beach	NC	28428-0308
Lunenburg Group LLC	9109 Langwood Dr	Raleigh	NC	27617-5800
Carol H Smith	4949 Bivens Dr	Raleigh	NC	27616-5537
Sue Gore Tyson	6151 James B White Hwy S	Whiteville	NC	28472-6527
Felecia J Wills	7723 Compass Pt	Wilmington	NC	28409-4956
Amanda L Benoit	813 Magnolia Ave	Carolina Beach	NC	28428-4320
Brian Jamie Mountain	313 Sherwee Dr	Raleigh	NC	27603-3521
Bellsouth Telecommunications Inc	1155 NE Peachtree St # 14H02	Atlanta	GA	30309
Jamie Brian Mountain	313 Sherwee Dr	Raleigh	NC	27603-3521
Bellsouth Telecommunications Inc	1155 NE Peachtree St # 14H02	Atlanta	GA	30309
Jamie Brian Mountain	313 Sherwee Dr	Raleigh	NC	27603-3521
Brian Jamie Peeler Mountain	313 Sherwee Dr	Raleigh	NC	27603-3521
Kim Family Trust	101 Third St S	Carolina Beach	NC	28428-5154
Bowbarr Inc	407 Raleigh Ave	Carolina Beach	NC	28428-4908
William M Knott	104 Third St S	Carolina Beach	NC	28428-5153
Laura E Lookingbill	711 Plymouth St	Carolina Beach	NC	28428-4220
Paula Stephen Lee	403 Peninsula Dr	Carolina Beach	NC	28428-4013
Darrel Allen Christina M Pershing	200 Third St S Unit 1	Carolina Beach	NC	28428-5155

David Sonya Rhiver	12449 Richmond Run Dr	Raleigh	NC	27614-6415
Pats Holdings LLC	1005 Carolina Beach Ave N Apt	Carolina Beach	NC	28428-6262
Russell J Cook	Po Box 978	Carolina Beach	NC	28428-0978



kindred

Public Input Meeting Minutes

Attendees:

Michael Urti (Kindred Owner)
Katie Urti (Kindred Owner)
Matt Hamlet (Kindred Owner)
Lara Hamlet (Kindred Owner)
Paul Atkinson (Kindred Owner)

No one outside the Kindred Ownership Group attended the meeting. Furthermore, no one from our mailing list reach out via phone or email regarding our letter.

Michael Urti

Conditional Zoning District



ORDINANCE NO. 23-1209M

Ordinance Modifying the Amendment to the Official Zoning Map of the Town to Rezone Property Containing 18,750 square feet of Land Located at 205 Charlotte Avenue, in the Central Business District (CBD) to Conditional Zoning (CZ) Event Venue / Bar.

LEGISLATIVE INTENT/PURPOSE:

WHEREAS, NCGS §§ 160D-102, 160D-108(d), 160D-603, and 160D-702 authorizes local governments to change or modify zoning boundaries within their jurisdiction; and

WHEREAS, the amendment set out below is made in accordance with NCGS § 160D-601 and Article XVII, of the Carolina Beach Land Development Code.

THEREFORE, BE IT ORDAINED:

SECTION 1: The Official Zoning Maps of the Town of Carolina Beach are hereby amended by removing the hereinafter described tract of land from the present CBD, Central Business District and putting it in the Event Venue / Bar Conditional District (CD) classification, said tract being more particularly described as follows:

Legal Description for Conditional Rezoning of 205 Charlotte Avenue

205 CHARLOTTE AVE
LOT 6/7/8 BLK 48 CAROLINA BEACH
PARID: R09006-032-014-000

As more specifically described on Deed Recorded in Book 6624, Page 2511 of the New Hanover County Register of Deeds.

SECTION 2: The following rules, regulations, and conditions shall apply to the property described in this ordinance.

1. The use and development of the subject properties shall be in substantial accordance with the site plan submitted and approved which was prepared by Holmgren Luxury Exterior Design dated 10/20/2023.
2. The use and development of the subject property shall comply with all regulations and requirements imposed by the Land Development Code, the Town of Carolina Beach Technical Standards and Specifications Manual and any other applicable federal, state or local law, ordinance or regulation, as well as any condition stated below.
3. If, for any reason, any condition for approval is found to be illegal or invalid or if the applicant should fail to accept any condition following approval, the approval of the site plan for the district shall be null and void and of no effect and proceedings shall be instituted to rezone the property to its previous zoning classification.
4. The use and development of the subject property shall be in substantial accordance with the site plan as submitted and approved.
5. The subject property's use and development shall meet all requirements for stormwater according to the Town Stormwater Ordinance.
6. The proposed use shall be limited to an indoor event venue / bar.
7. Outdoor sales of alcohol are not permitted within 20' of any property line.
8. Outdoor alcohol sales and service areas shall have a barrier that is 4' to 6' in height that meets ABC standards.
9. The required 64 parking spaces have been waived due to adequate public parking spaces within 500'. Any parking provided on site must comply with Article 7 of the Carolina Beach Zoning Ordinance.
10. A 20' driveway cut must remain open and accessible to the parking lot.
11. The 200' separation requirement for new bars from a residential district has been waived by Town Council.
12. Outdoor lighting shall be installed as to not disturb neighboring properties.
13. The final project must be constructed to meet the fire code.
14. A Type B landscape buffer shall be permitted in front of the propane tank on the west side of the property as approved by Planning and Zoning and Town Council.
15. A 6' fence with 80 percent opacity shall be installed along the southern property line abutting residential.
16. Prior to the issuance of a building permit, all approval letters and final site plan shall be submitted, and items mentioned above shall be submitted and approved by the Town of Carolina Beach Technical Review Committee that includes the Town Manager, Planning and Development, Building Inspections, Operations / Stormwater / Public Works, and Fire.
17. Approval of this site-specific vesting plan establishes a vested right under G.S. 160D-108. Unless terminated at an earlier date, the vested right shall be valid until 1/10/25.

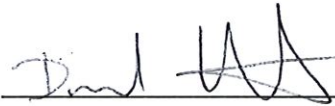
SECTION 3: The Town Clerk and the Planning Director are hereby authorized and directed under the supervision of the Town Manager to change the Zoning Maps on file in the office of the Town Clerk and the Planning Division, to conform with this ordinance.

SECTION 4: That any person violating the provisions of this ordinance, including the approved site plan, shall be subject to the penalties set forth in ARTICLE XV of the Land Development Code.

SECTION 5: All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 6: If any section, subsection, paragraph, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed severable and such holding shall not affect the validity of the remaining portions hereof.

SECTION 7: That this ordinance shall be effective upon its adoption by Town Council, and the Town's receipt of written acceptance by the Applicant of all conditions adopted by the Town. Adopted this 10th day of January 2024.

Applicant Signature:  Date: 01/12/24

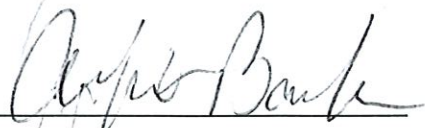
Applicant Printed Name: David Hamlet Date: 01/12/24

Property Owner Signature:  Date: 01/12/24

Property owner Printed Name: David Hamlet Date: 01/12/24

Property Owner Signature: _____ Date: _____

Property Owner Printed Name: _____ Date: _____

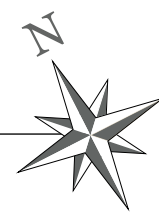


Albert L. Barbee, Mayor



Attest: Kimberlee Ward

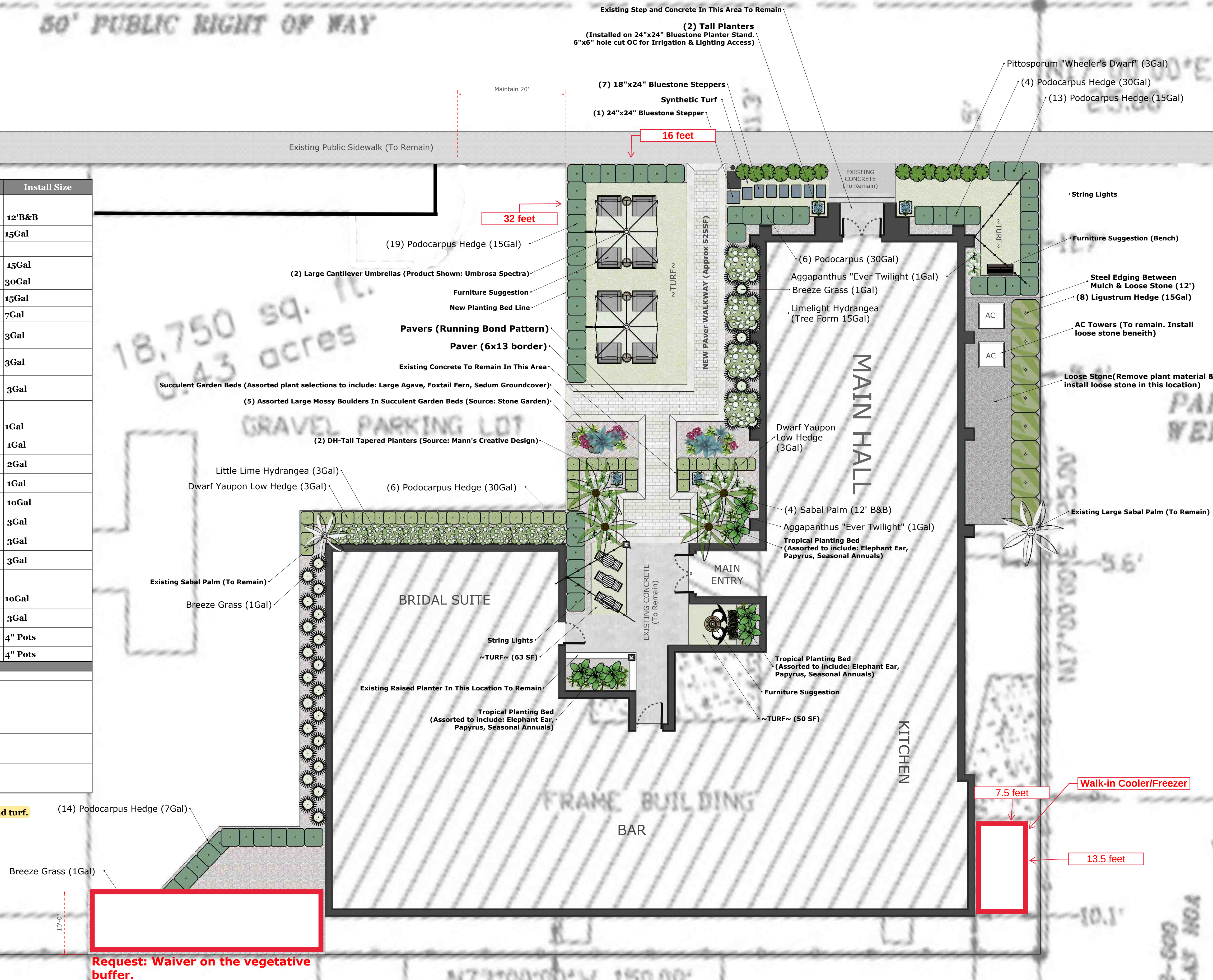
Kimberlee Ward, Town Clerk



CHARLOTTE AVENUE
50' PUBLIC RIGHT OF WAY

Quantity	PLANT MATERIAL	Install Size
TREES		
4	Sabal Palm	12'B&B
4	Tree Form Limelight Hydrangea	15Gal
SHRUBS		
8	Ligustrum	15Gal
16	Podocarpus macrophyllus 'Maki'/Podocarpus	30Gal
32	Podocarpus macrophyllus 'Maki'/Podocarpus	15Gal
14	Podocarpus macrophyllus 'Maki'/Podocarpus	7Gal
51	Dwarf Yaupon "Ilex Bordeaux"	3Gal
14	Pittosporum (Wheeler's Dwarf)	3Gal
13	Little Lime Hydrangea	3Gal
PERENIALS		
50	Breeze Grass	1Gal
16	Agapanthus (White)	1Gal
8	Foxtail Fern	2Gal
9	Firewitch Sedum (Red)	1Gal
2	Agave (Large)	10Gal
5	Agave (Med/Small)	3Gal
7	Giant Elephant Ear	3Gal
10	Egyptian Cypress	3Gal
OTHER		
2	Agave (Large Planter Centerpieces)	10Gal
2	Agave (Med Planter Centerpieces)	3Gal
4	Angelina Sedum (In Planter)	4" Pots
4	Firewitch Sedum (In Planter)	4" Pots
Quantity	Site Materials	
Paving		
Approx 525 SF	New Paver/Concrete (Type TBD)	
Approx 2,118 SF	Mulch/Combined Planting Beds SF	
Approx 853SF	Synthetic Turf	
Approx 417SF	Loose Stone (Same as stone in parking lot)	

* Removing 1380 sqft of impervious surface and replacing, pavers and turf.



Request: Waiver on the vegetative buffer.

DISCLAIMER: All material quantities are approximate estimates only based on scaled plan. The contractor, installer or property owner/owners should site verify all material calculations before approving material quantities. Drew Holmgren & HOLMGREN Luxury Exterior Design are not responsible for material quantities and cannot be held liable for any increased costs or change orders associated with material selections, quantities or take off calculation associated with this plan. Background image for artistic reference only.

Notes and Revisions:

Designed by:
Drew Holmgren
Drawn by:
Drew Holmgren

Date: 10/20/2023 Version: 1.0

Sheet Title:
Outdoor Spaces Masterplan



AGENDA ITEM COVERSHEET

PREPARED BY: Gloria Abbotts, Sr Planner

DEPARTMENT: Community Development

MEETING: Planning & Zoning – October 9, 2026

SUBJECT: **Consider a Text Amendment** to allow for additional accessory structures.
Applicant: Town of Carolina Beach

BACKGROUND:

At the August Regular Town Council Meeting Council directed staff to review options for flexibility on the number of accessory structures allowed on a lot. Staff is seeking direction from the Planning and Zoning Commission on whether the Unified Development Ordinance (UDO) should be amended to allow additional accessory structures.

The proposed text amendment allows for the cumulative size of accessory structures for nonresidential and residential to not exceed the size of the primary structure, meet State Building Code requirements, and no accessory structure shall be located closer than 5 feet to another accessory structure on site. The addition of accessory structures is still limited by the maximum lot coverage and maximum impervious coverage allowances per lot.

The current ordinance states there can be only one accessory building per lot, with limited exceptions. Based on the current ordinance, the size of the accessory structure is limited to 25% of the size of the primary structure.

The current Town Ordinance permits:

- only one accessory structure per lot and,
- requires the accessory structure be no more than 25% the size of the primary structure,

HISTORIC CONTEXT

Number of Accessory Structures

At least since 2000, the number of accessory structures has been limited to one structure per lot.

Accessory Structure Size

With the adoption of the 2000 ordinance, accessory structures were allowed to be up to 25% of the allowable lot coverage. At the time, lot coverage in residential districts was capped at 40% the size of the lot. At some point between 2000 and 2004, a table footer was added that stated:

*In any case, accessory structures may not constitute a proportionate size greater than 25% of the actual developed area, regardless of lot size.

In 2009, a text amendment was proposed by staff to require an accessory structure be no larger than 25% the size of the primary structure size. This change was made because the ordinance did not define developed area, but it did define principal structure.

(b) **Table 3.9.2 Lot Coverage Standards for Accessory Structures in Residential Districts**
(1) *Within Residential (R) Districts and the MX-1 Mixed Use District.*
Accessory structures shall conform to the following standards in the designated zone districts:

Zoning District	Lot Size	Maximum Allowable Lot Coverage of Structures	40% Maximum Allowable Lot Coverage	75% of Max. Allowable Lot coverage allocated to Single-Family Dwelling	25% of Maximum Allowable Lot Coverage allocated to Accessory Building*
R-1	5,000 sq. ft.	40%	2,000 sq. ft.	1,500 sq. ft.	500 sq. ft.
R-1B	5,000 sq. ft.	40%	2,000 sq. ft.	1,500 sq. ft.	500 sq. ft.
R-2	7,000 sq. ft.	40%	2,800 sq. ft.	2,100 sq. ft.	700 sq. ft.
R-3	12,000 sq. ft.	40%	4,800 sq. ft.	3,600 sq. ft.	1,200 sq. ft.
C	80,000 sq. ft.	6%	4,800 sq. ft.	3,600 sq. ft.	1,200 sq. ft.
MH	5,000 sq. ft.	40%	2,000 sq. ft.	1,500 sq. ft.	500 sq. ft.
MF	5,000 sq. ft.	40%	2,000 sq. ft.	1,500 sq. ft.	500 sq. ft.
MX	5,000 sq. ft.	40%	2,000 sq. ft.	1,500 sq. ft.	500 sq. ft.

*In any case, accessory structures may not constitute a proportionate size greater than 25% of the actual developed area, regardless of lot size.

A text amendment was proposed last year on August 12, 2025, for increasing the number of accessory structures per lot, increasing the allowable height of accessory structures, increasing the size. That text amendment was denied based on concerns that added height would lead to illegal accessory dwelling units that could be used as short term rentals.

LAND USE PLAN:

The text amendment is in general conformity with the CAMA Land Use Plan. The plan does not specifically touch on specifics related to accessory structures and their size or number. Goal 4 of the Land Use Plan does state a desire to reduce overall nonconformities in the town but also respect existing uses and entitlements and the rebuilding of structures. There are parcels in the town that have more than one accessory structure which have potentially existed since before the accessory structures were limited to one per lot. There could be instances where the proposed text amendment may reduce nonconformities.

STAFF COMMENTS:

Staff are in general support of the proposed text amendment. The goal was to simplify accessory structure regulations and provide flexibility to the property owner.

ACTION REQUESTED:

Consider recommending approval or denial of the text amendment.

MOTION:

Approval – to amend Article 3, Sec. Sec. 3.6 Accessory Use Standards

Denial – to amend Article 3, Sec. 3.6 Accessory Use Standards

ATTACHMENTS:

Attachment 1 – Proposed Text Amendment Language

3.6 ACCESSORY USE STANDARDS

A. ACCESSORY USE OR STRUCTURE, GENERAL STANDARDS

1. These general standards apply to allow accessory uses and structures.
2. ~~In no case shall there be more than one (1) customary accessory building on the lot except for the exemptions~~ for accessory structures are provided herein.
 - a) The following shall be exempted from the ~~one (1) customary~~ accessory ~~building~~ structure standards:
 - i) Fence.
 - ii) Flagpole.
 - iii) Dog house not to exceed 16 square feet.
 - iv) Pump house not to exceed 16 square feet.
 - v) Playhouse not to exceed 36 square feet nor eight (8) feet in height.
 - vi) Private swimming pools and their associated decks, fencing, and equipment.
 - vii) Structural beach crossover.
 - viii) Marinas.
 - ix) Electric (EV) charging station.
 - b) The exemptions shall not have sewer, electrical, and plumbing, except for marinas, beach crossovers, pools, and pump houses, where applicable.
 - c) These exemptions are not considered as part of the lot coverage for bulk purposes. Impervious coverage limitations are still applicable.

B. ACCESSORY USE OR STRUCTURE, NONRESIDENTIAL AND RESIDENTIAL

1. Accessory structures associated with nonresidential and residential uses shall:
 - a) Be included when calculating the total allowable lot coverage.
 - b) Not be permitted within any required front or side yard, or within five (5) feet of the rear lot line.
 - c) The cumulative size of the accessory structures shall Not exceed the size of the primary structure.
 - d) Not be used as a dwelling unit.
 - e) Meet State Building Code requirements.
 - f) No accessory structure shall be located closer than 5 feet to another accessory structure on site.

C. ACCESSORY USE OR STRUCTURE, RESIDENTIAL

1. Accessory structures associated with residential uses only shall:
 - ~~a) Be included when calculating the total allowable lot coverage and shall not constitute a proportionate size greater than 25% of the principal building's lot coverage, regardless of the lot size.~~
 - ~~b)~~ a) Be limited to 15 feet in height.
 - ~~c) Not be permitted within any required front or side yard, or within five (5) feet of the rear lot line.~~

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- d) b) Not be occupied, leased, rented, or otherwise used for profit, income, or for gain.
 - e) ~~Not be used as a dwelling unit.~~
 - f) c) Contain no more than three (3) internal plumbing fixtures (water heater is exempt).
 - g) d) Meet State Building Code requirements if any dimension is greater than 12 feet.