CAROLINA BEACH

Planning and Zoning Meeting

Thursday, November 12, 2026 – 6:00 PM

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

AGENDA

CALL TO ORDER

APPROVAL OF MINUTES

1. October 9, 2026 Minutes

STAFF REPORT ON RECENT COUNCIL MEETINGS

STAFF REPORT ON RECENT DEVELOPMENTS

PUBLIC DISCUSSION

PUBLIC HEARING

2. Conditional Zoning for a 16-unit mixed-use building at 308 Carolina Beach Avenue North in the Central Business District (CBD). Applicant: KMB Investments, LLC.

3. Conditional Zoning for a floating dock at 313 Canal Drive in the Central Business District (CBD). Applicant: Noelle Holdings LLC

NON-AGENDA ITEMS

ADJOURNMENT

AGENDA ITEM COVERSHEET

PREPARED BY: Gloria Abbotts, Senior Planner

DEPARTMENT: Community Development

MEETING: Planning & Zoning – November 12, 2026

SUBJECT: October 9, 2026 Minutes

Action:

Approve the Minutes

CAROLINA BEACH

Planning and Zoning Commission

Thursday, October 8, 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 Brad Jones

ABSENT
Commissioner Lynn Conto

ALSO PRESENT
Community Development Director Jeremy Hardison
Senior Planner Gloria Abbotts
Planner Haley Anderson

APPROVAL OF MINUTES

1. August 13, 2026 Minutes

ACTION: Motion to approve the minutes
Motion made by Vice Chairman Carew, seconded by Commissioner Boswell
Voting Yea: Chairman Hogan, Vice Chairman Carew, Commissioner Boswell, Commissioner Crouch, Commissioner Piper, Commissioner Jones
Motion passed 6-0

STAFF REPORT ON RECENT DEVELOPMENTS
Mr. Hardison reported the following during the past two months:

Permitting

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

Demos

- 816 Harper Avenue (mobile home)
- 207 Texas Avenue (mobile home)

No development plans have been received for these properties.

Updates and upcoming

- SpringHill Suites is ready to begin by demolishing the restaurant and mobilizing next week. It will then construct the oceanfront restaurant and conference space, which it hopes to open by next summer. The hotel across the street is expected in spring 2028.
- Council September 8
    - Conditional Zoning (CZ) modification for Proximity: Council approved the modification that the Commission previously heard.
- Council October 13
    - Second Street assessment: This concerns the 1000 block of Second Street, which lacked an approved right-of-way and which the adjacent property owners petitioned the Town to improve. The Town will cover one-third of the cost and adjacent owners two-thirds. About four homes are expected on each side of the road, and the street dead-ends at Carolina Sands.
- Technical Review Committee (TRC) October 6
    - CZ Stoked floating dock: The text amendment extending the pierhead line farther out for floating structures was approved with CZ. Stoked Restaurant has applied to extend its dock facility and increase outdoor seating. That request must return to the Commission; only the text amendment had been approved.
    - Text amendment lighting: This was initiated in response to complaints about commercial and residential lighting shining onto adjacent properties.
    - Text amendment increase parking: This would decrease the allowance for golf cart and compact parking and restore employee parking requirements removed during the Unified Development Ordinance (UDO) process. Staff has concerns about how the latter could affect the State's downzoning provisions.
    - Lake Park improvements: The Town is demolishing the old bathrooms and widening the pedestrian bridge at the picnic shelter to 10 feet to relieve a choke point, and it will increase the sidewalk area.
    - Ice rink: The Pleasure Island Chamber of Commerce presented plans for an ice rink on the Boardwalk, between the stage and the bathrooms, operating from November to January.

PUBLIC COMMENT

None

PUBLIC HEARING

2. Consider a Conditional Zoning for a 16-Unit Mixed-Use Building at 308 Carolina Beach Avenue North
   Applicant: KMB Investments, LLC

Chairman Hogan said this item had been removed from the agenda.

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

Ms. Abbotts presented the request to expand the outdoor area of the event venue at 205 Charlotte Avenue. The venue was approved in July 2023 and received a first modification in 2024 for the existing outdoor area. The proposed expansion is roughly 2,500 square feet and includes artificial turf, a paver walkway, a 10-foot pergola, and additional landscaping. The original CZ designated any change to the outdoor area as a major modification. The 2024 modification included a landscaping waiver for a tank.

A public input meeting was held on August 7, and no neighbors attended or raised concerns.

Staff found the request to be in general conformity with the Land Use Plan and recommended approval. The 2024 conditions would remain unchanged.

Chairman Hogan asked about the condition requiring the 20-foot driveway cut to remain open and accessible, noting the tight access he had observed. Ms. Abbotts explained that the applicant owns the adjacent property and will relocate the cut to the right side, widening it to 20 feet and removing some landscaping to ease entry and exit. She stated that the reconfiguration can be approved at the staff level.

Vice Chairman Carew asked about the conditions originally recommended by the Commission. Ms. Abbotts said they were in the grant order included in the packet and that no conditions had changed apart from outdoor alcohol sales. She added that the applicant mentioned in 2023 that outdoor operations would end at 11:00 PM, but this was never formalized as a condition and appears only in the minutes.

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 Jones
Motion passed 6-0

David Hamlet of 1414 Snapper Lane, an owner of Kindred Weddings and Events and Common Ground Holdings, spoke as an applicant representative. He said there is strong demand in the wedding industry for outdoor ceremonies and that the expansion would add turf, bushes, and a platform for ceremonies. Mr. Hamlet said alcohol would not be sold within 20 feet and that the business model would not change.

Commissioner Piper asked about the end time of outdoor receptions. Mr. Hamlet said outdoor receptions start about 5:30 PM and usually end about 9:30 or 10:00 PM, and all events abide by the Town's noise ordinance.

At Chairman Hogan's request, Mr. Hardison confirmed that staff had received no noise complaints in the three years since the venue opened.

No one else requested to speak.

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 Jones
Motion passed 6-0

Commissioner Crouch said the venue has become a unique space and an icon of the Town. He praised the preservation of the original structure and supported the change while nothing there could be parking impacts but added that is to be expected in the Central Business District (CBD).

Commissioner Jones agreed but raised concerns about the many homes surrounding the property and suggested a time limitation, such as 9:00 PM.

Commissioner Piper noted three years of operation without problems and said written language limiting outdoor festivities after a certain time would not hurt.

Commissioner Boswell supported approval without a time constraint, citing the lack of complaints and noting that any future change or sale would return to the Commission.

Commissioner Carew initially shared Commissioner Jones' view but said the three-year record made him less firm on the condition.

Chairman Hogan asked what time limit might be considered. Mr. Hardison stated that nighttime hours under the noise ordinance in the CBD begin at 11:00 PM on weekdays, with Friday and Saturday extending to midnight. Commissioner Carew then said it would be unfair to require one CBD entity to observe a limit that others do not, and he withdrew the idea of a time limit. Commissioner Jones agreed. Chairman Hogan concurred, noting the absence of complaints, the availability of Police enforcement if violations occurred, and the owners' preservation of the building.

ACTION: Motion for approval; whereas in accordance with the provisions of the NCGS, Planning and Zoning does hereby find and determine that the adoption of the Conditional Zoning district modification to allow for a 2,500-square-foot outdoor area for the event venue/bar at 205 Charlotte Avenue is consistent with the goals and objectives and 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
Motion made by Vice Chairman Carew, seconded by Commissioner Boswell
Voting Yea: Chairman Hogan, Vice Chairman Carew, Commissioner Boswell, Commissioner Crouch, Commissioner Piper, Commissioner Jones
Motion passed 6-0

4. Consider a Text Amendment to Allow for Additional Accessory Structures
   Applicant: Town of Carolina Beach

Planner Haley Anderson presented the details. She explained that Council directed staff at its August meeting to examine flexibility in the number of accessory structures allowed per lot and that staff was seeking the Commission's input before taking the proposal to Council. The amendment would:

- remove the limit of one accessory structure per lot
- remove the individual size requirement
- require that the cumulative size of all accessory structures not exceed the primary structure
- require a minimum of 5 feet between accessory structures
- consolidate residential and non-residential standards, with accessory structures remaining subject to maximum lot coverage and impervious surface limits

Residential structures would remain subject to existing height limits and the prohibition on leasing or occupancy. They would also keep the limit of three internal plumbing fixtures, and a building permit would still be required above 12 feet.

Ms. Anderson reviewed the history. The 2000 ordinance introduced the one-structure limit, allowing structures up to 25% of allowable lot coverage. This was changed in 2004 to 25% of the developed area and clarified in 2009 to 25% of the primary structure. A citizen-initiated amendment increasing the number, height, and size of accessory structures was recommended for denial by the Commission in August 2025 and denied by Council. The concerns were height, illegal conversion to accessory dwelling units (ADUs), and a pending State bill that would permit additional dwelling units without parking requirements. That bill is now State law but applies only to communities with more than 50,000 residents. Staff found general conformity with the Land Use Plan, citing the goal of reducing non-conformities, and supported the amendment as a simplification that provides flexibility to owners.

In response to Commissioner Carew’s questions, Ms. Anderson said fire separation requirements apply only to dwelling units, with a minimum of 3 feet with fire-rated materials. Staff chose the 5-foot separation because most municipalities surveyed used it, with ranges from none to 10 feet. Ms. Anderson added that structures converted to dwelling units would need building permits, would have to meet building code and Town setbacks, and would count toward the 40% lot coverage limit unless future State law changed this.

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 Jones
Motion passed 6-0

Alan Gilbert of Bonito Lane thanked Commissioners for their service and raised several concerns. He said the Town does not define "occupied," that a structure with plumbing fixtures would functionally be occupied, and that the Town's interpretation language refers to "actual use," so the wording needs clarification. Mr. Gilbert asked whether a chicken coop is an accessory structure. Mr. Hardison said it is a structure but is exempt from the accessory structure limit, although Mr. Gilbert said it was not on the

exemption list. He said allowing toilets, showers, lavatories, and water heaters in multiple accessory structures creates an enforcement problem. Mr. Gilbert also asked which Council Member initiated the amendment and cautioned against selective zoning for special interests.

Ashley Hunter of 221 Teakwood Drive thanked staff for bringing back the item and supported the amendment as beneficial. She suggested considering restrictions on the number of structures based on lot size. Ms. Hunter said three fixtures alone do not make a dwelling, because a kitchen is also required, and that the amendment would bring some properties into conformity and let owners use larger lots.

No one else requested to speak.

ACTION: Motion to close the public hearing
Motion made by Chairman Hogan, seconded by Commissioner Boswell
Voting Yea: Chairman Hogan, Vice Chairman Carew, Commissioner Boswell, Commissioner Crouch, Commissioner Piper, Commissioner Jones
Motion passed 6-0

Commissioner Piper said some parcels have ample room and the single-structure limit may be unfair, and he would like to see what was proposed on Teakwood Drive. He was concerned that the amendment would result in short-term rentals in backyards, given that the Town currently lacks the ability to enforce against illegal rentals, including trailers and campers.

Commissioner Crouch noted that the Commission recommended denial of a much smaller change in 2025 and said he was surprised to see this broader proposal, particularly as a Council-driven request. He argued that removing the structure limit and the 25% size cap would affect density and neighborhood aesthetics and could allow structures equal in size to the primary dwelling. Commissioner Crouch said the single sentence in the ordinance prohibiting occupancy does not currently protect the community and that the change would greatly increase the enforcement burden. He said he was strongly opposed and did not believe it aligned with the Land Use Plan.

Commissioner Jones agreed it would open a "Pandora's box" for enforcement and said he is unsure this is the correct solution at this time.

Commissioner Boswell asked whether the amendment was Council- or staff-driven. Ms. Anderson stated that one Council member raised it and Council directed staff at the August meeting. Commissioner Boswell questioned why the item seemed rushed, agreed with Mr. Gilbert's points, and said that as an insurance agent she knows that a structure with electricity and running water, in which one could place a chair, is an occupied unit. She recommended a workshop among the Commission, staff, and Council, as is done for UDO amendments. Commissioner Boswell said she is strongly opposed to the amendment as written and will not vote for it.

Commissioner Carew said he liked the goal of expanding property owners' rights but felt the draft has missing definitions. He questioned, for example, whether a lamppost is exempt like a flagpole.

Commissioner Carew said the draft felt rushed and that he could not support it as written, though a revised version could meet the needs of residents like Ms. Hunter.

Chairman Hogan agreed with Commissioners and asked Mr. Hardison how to proceed without tabling the item. Mr. Hardison advised that the Commission could send a motion to Council with its concerns and comments. Chairman Hogan and Commissioner Boswell discussed a denial paired with a recommendation for a workshop to rework the language.

ACTION: Motion for denial; whereas in accordance with the provisions of the NCGS, the Commission does hereby find and determine that the adoption of the following text amendment for Article 3, Section 3.6 Accessory Use Standards is inconsistent with the goals and objectives of the Land Use Plan and other long-range plans, and the Commission recommends that we look into this further with a workshop with Council and staff
Motion made by Commissioner Boswell, seconded by Vice Chairman Carew
Voting Yea: Chairman Hogan, Vice Chairman Carew, Commissioner Boswell, Commissioner Crouch, Commissioner Piper, Commissioner Jones
Motion passed 6-0

Chairman Hogan stated that the amendment was recommended for denial and said that the wording needs to be worked out as a group to produce something that's good for the community.

NON-AGENDA ITEMS
Commissioner Boswell asked about activity at Lake Park. Mr. Hardison confirmed that the demolition of the old bathrooms was scheduled to begin that day. Commissioner Crouch noted that other recent activity in the area was a separate residential home under construction on wetlands.

ADJOURNMENT
ACTION: Motion for adjournment
Motion made by Chairman Hogan, seconded by Vice Chairman Carew
Voting Yea: Chairman Hogan, Vice Chairman Carew, Commissioner Boswell, Commissioner Crouch, Commissioner Piper, Commissioner Jones
Motion passed 6-0

Chairman Hogan adjourned the meeting at 6:50 PM.

AGENDA ITEM COVERSHEET

PREPARED BY: Gloria Abbotts, Sr Planner

DEPARTMENT: Community Development

MEETING: Planning and Zoning November 12, 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 are 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 prior to CO.
3. CAMA Minor Permit required.

4. Repave sidewalk in front of property prior to CO.
5. The proposed height of the building is 59’ to the top of the parapet wall and shall be certified by a surveyor prior to CO.
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 and pool shall be designed to meet VE 16 standards. V Zone Certification required prior to building permit.

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.

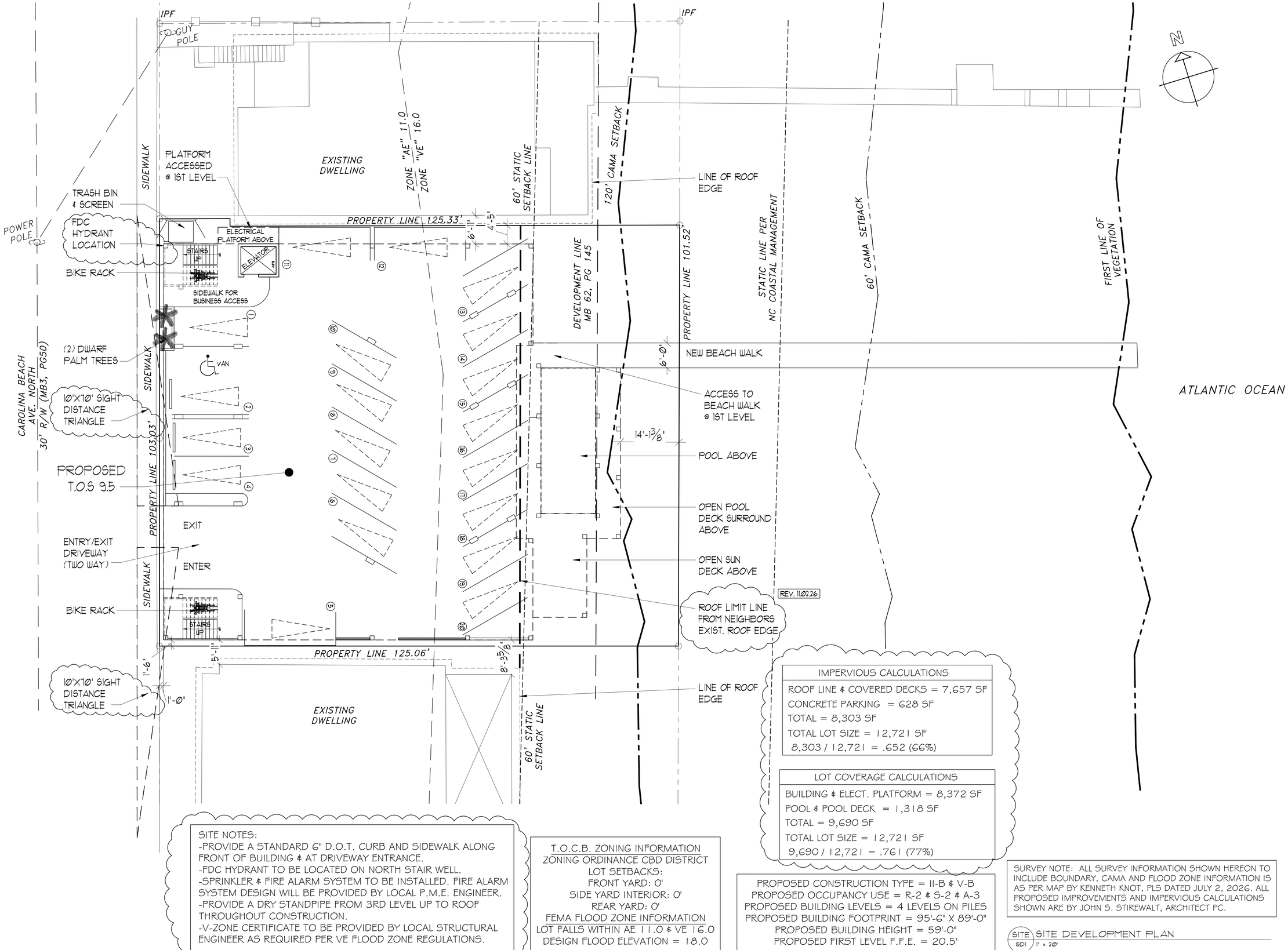
ACTION REQUESTED:

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

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.



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%)

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 11.0 & VE 16.0
DESIGN FLOOD ELEVATION = 18.0

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 SD1 SITE DEVELOPMENT PLAN
1" = 20'

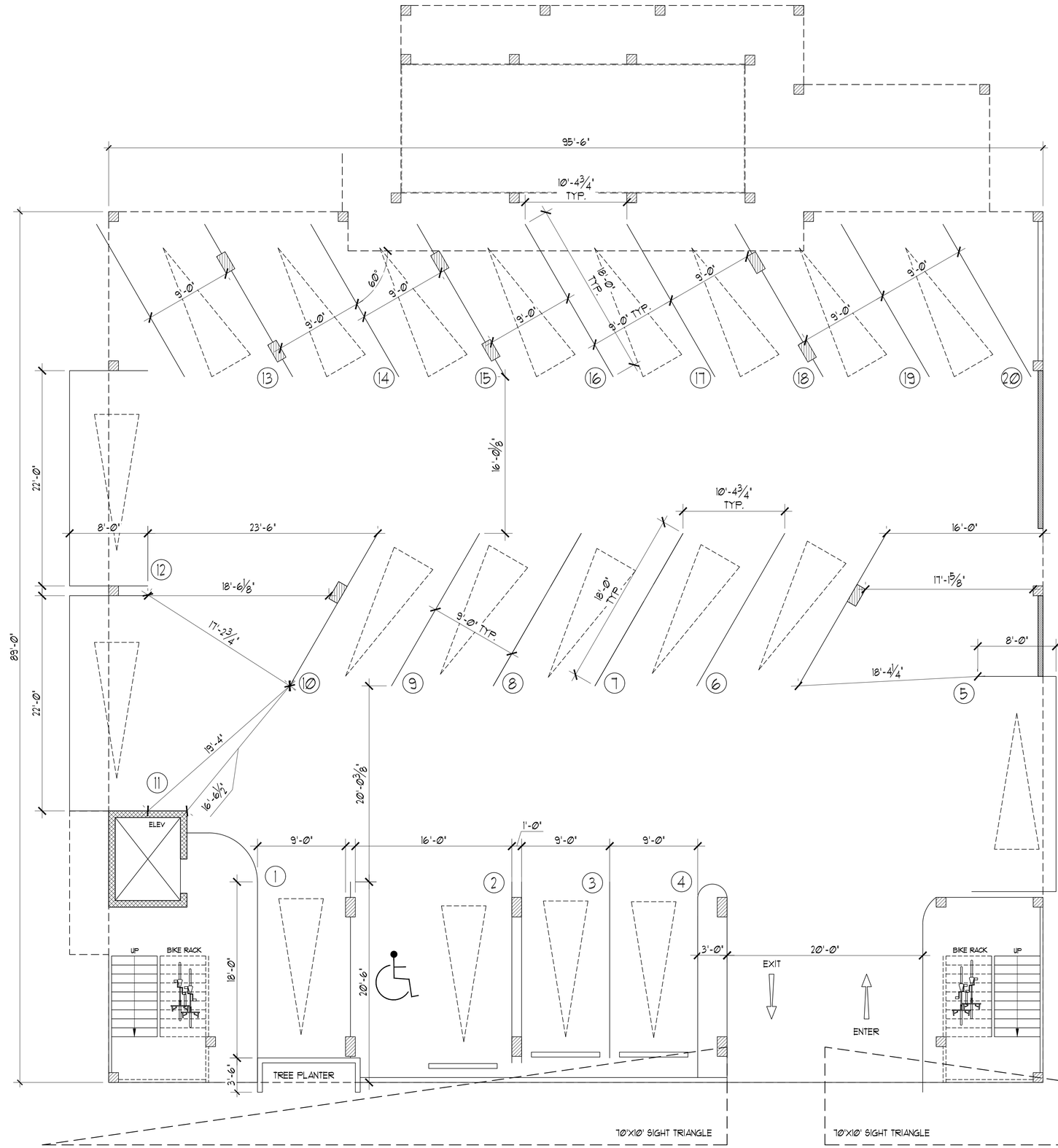
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TOCB PNZ REVIEW ONLY
NOT FOR CONSTRUCTION

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308 Carolina Beach Avenue North
KMB INVESTMENTS
CAROLINA BEACH, NC

DATE 11/02/2026
REVISED
SHEET NO. SD1



N

FLOOR ONE = 2,457 UNIT HTD. SF
FLOOR TWO = 5,869 UNIT HTD. SF
FLOOR THREE = 5,869 UNIT HTD. SF
FLOOR FOUR = 5,800 UNIT HTD. SF
TOTAL UNIT HTD. = 19,995 HTD. SF
(20) PARKING SPACES REQUIRED
BUSINESS HTD. = 2,079 HTD. SF
2,079 S.F. REQUIRED (25% 8,313 SF)

1 A1Ø GROUND LEVEL NOTED PLAN
3/16' = 1'-Ø'

John S.Stirewalt
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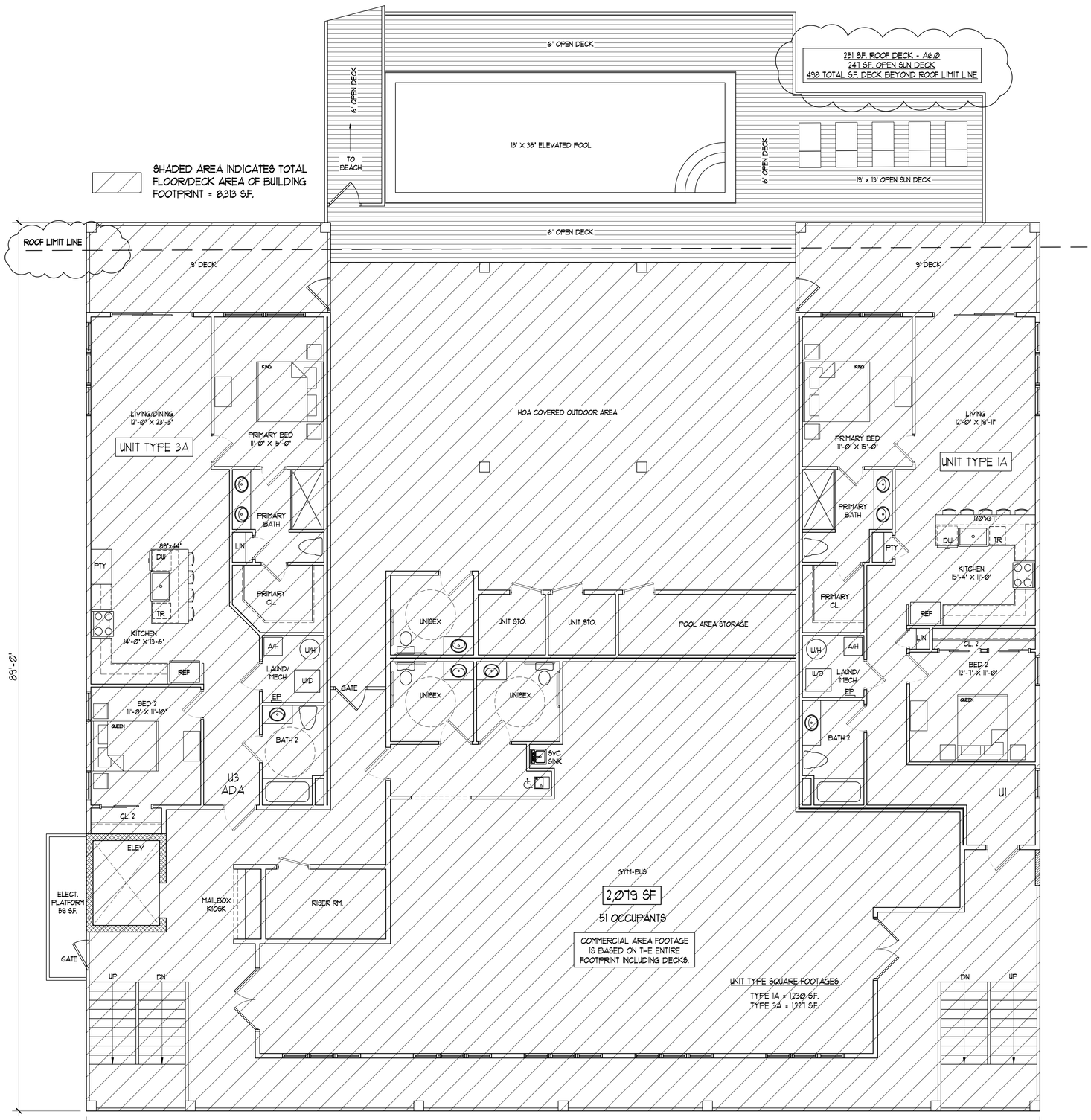
308 Carolina Beach Avenue North

KMB INVESTMENTS
CAROLINA BEACH, NC

DATE 11/02/2026

REVISED

SHEET NO. A1.0



1 A2.0 FIRST LEVEL NOTED PLAN
3/16" = 1'-0"

FLOOR ONE = 2,457 UNIT HTD. SF
FLOOR TWO = 5,869 UNIT HTD. SF
FLOOR THREE = 5,869 UNIT HTD. SF
FLOOR FOUR = 5,800 UNIT HTD. SF
TOTAL UNIT HTD. = 19,995 HTD. SF
(20) PARKING SPACES REQUIRED
BUSINESS HTD. = 2,079 HTD. SF
2,079 S.F. REQUIRED (25% 8,313 SF)

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308 Carolina Beach Avenue North

KMB INVESTMENTS
CAROLINA BEACH, NC

DATE 11/02/2026

REVISED

SHEET NO. A2.0



N

FLOOR ONE = 2,457 UNIT HTD. SF
FLOOR TWO = 5,869 UNIT HTD. SF
FLOOR THREE = 5,869 UNIT HTD. SF
FLOOR FOUR = 5,800 UNIT HTD. SF
TOTAL UNIT HTD. = 19,995 HTD. SF
(20) PARKING SPACES REQUIRED
BUSINESS HTD. = 2,079 HTD. SF
2,079 S.F. REQUIRED (25% 8,313 SF)

1 / A3.0 SECOND LEVEL NOTED PLAN
3/16" = 1'-0"

John S.Stirewalt
Architect, PC

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TOCB PNZ REVIEW ONLY
NOT FOR CONSTRUCTION

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308 Carolina Beach Avenue North

KMB INVESTMENTS
CAROLINA BEACH, NC

DATE 11/02/2026

REVISED

SHEET NO. A3.0



N

FLOOR ONE = 2,457 UNIT HTD. SF
FLOOR TWO = 5,869 UNIT HTD. SF
FLOOR THREE = 5,869 UNIT HTD. SF
FLOOR FOUR = 5,800 UNIT HTD. SF
TOTAL UNIT HTD. = 19,995 HTD. SF
(20) PARKING SPACES REQUIRED
BUSINESS HTD. = 2,079 HTD. SF
2,079 S.F. REQUIRED (25% 8,313 SF)

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

John S.Stirewalt
Architect, PC

8400 Sidbury Road
Wilmington NC 28411
Main: (910) 686-3131
www.johnstirewaltarchitect.com

TOCB PNZ REVIEW ONLY
NOT FOR CONSTRUCTION

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308 Carolina Beach Avenue North

KMB INVESTMENTS
CAROLINA BEACH, NC

DATE 11/02/2026

REVISED

SHEET NO. A4.0



FLOOR ONE = 2,457 UNIT HTD. SF
FLOOR TWO = 5,869 UNIT HTD. SF
FLOOR THREE = 5,869 UNIT HTD. SF
FLOOR FOUR = 5,800 UNIT HTD. SF
TOTAL UNIT HTD. = 19,995 HTD. SF
(20) PARKING SPACES REQUIRED
BUSINESS HTD. = 2,079 HTD. SF
2,079 S.F. REQUIRED (25% 8,313 SF)

1 A5.0 FOURTH LEVEL NOTED PLAN
3/16" = 1'-0"

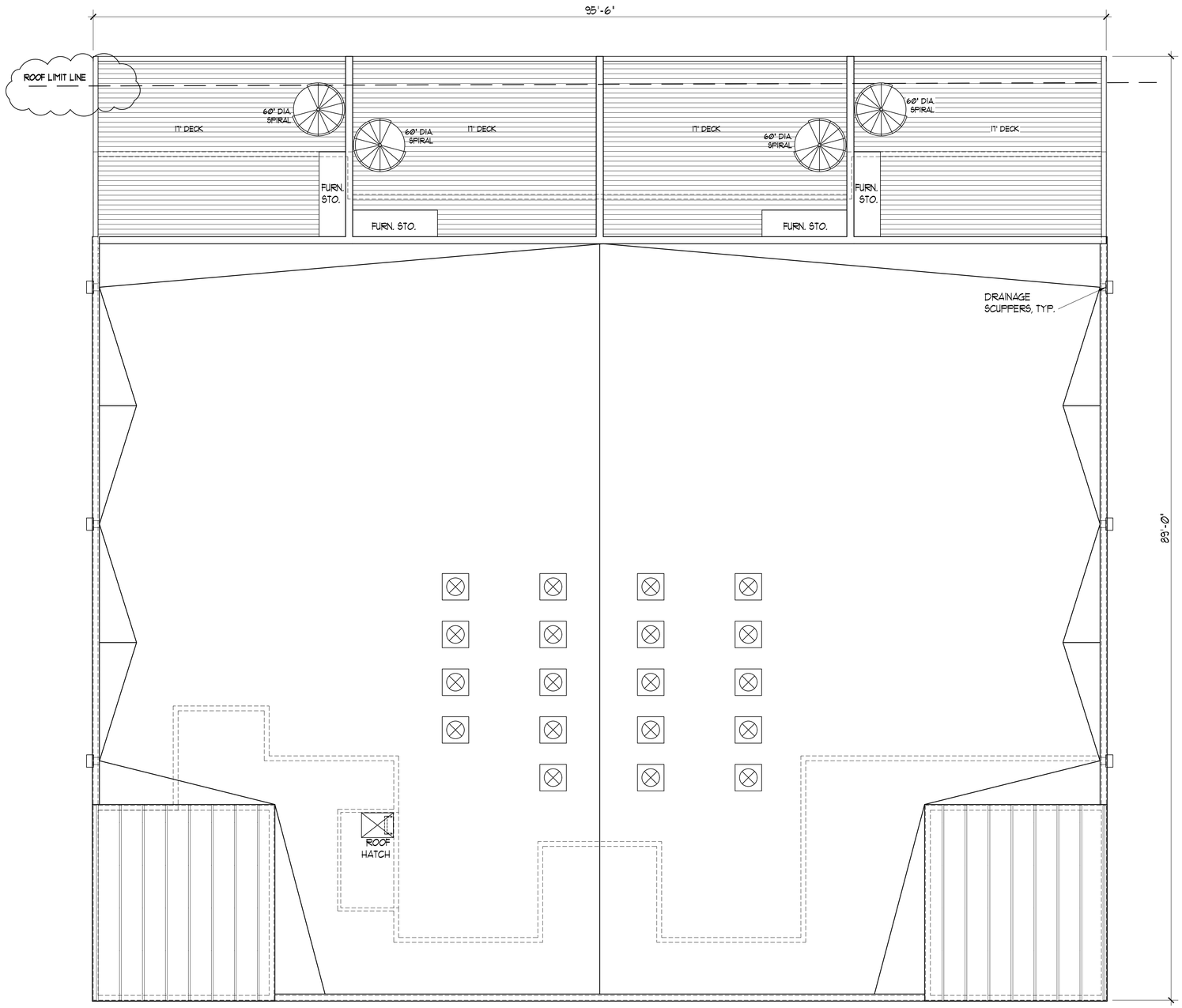
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KMB INVESTMENTS
CAROLINA BEACH, NC

DATE 11/02/2026
REVISED
SHEET NO. A5.0



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

N

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308 Carolina Beach Avenue North

KMB INVESTMENTS
CAROLINA BEACH, NC

DATE 11/02/2026

REVISED

SHEET NO. A6.0



FLOOD ZONE INFORMATION B.F.E. VE 16.0 & D.F.E. 18.0

1 A7.0 FRONT (WEST) ELEVATION
1/4" = 1'-0"

John S.Stirewalt
Architect, PC

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Wilmington NC 28411
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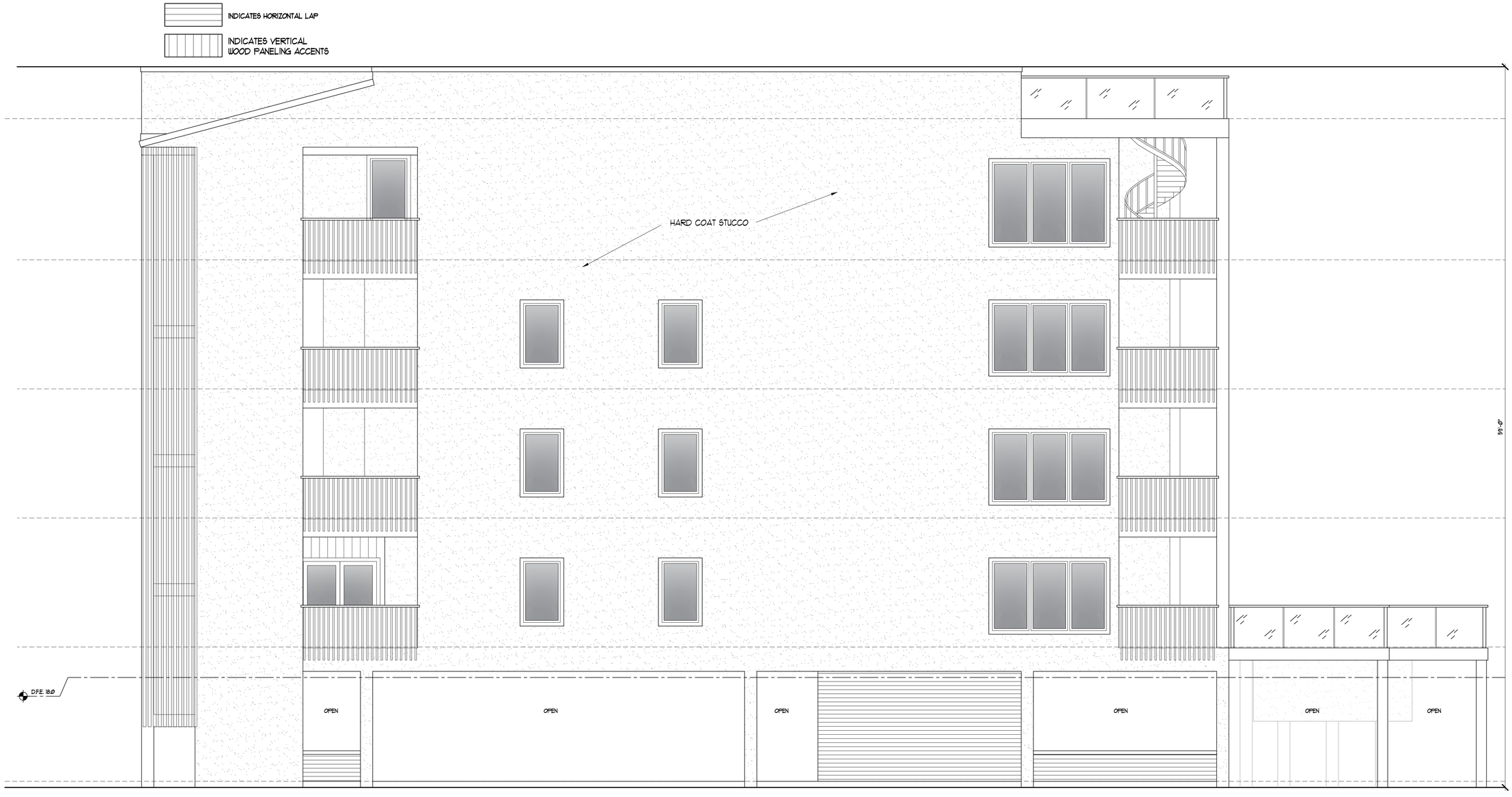
308 Carolina Beach Avenue North

KMB INVESTMENTS
CAROLINA BEACH, NC

DATE 11/02/2026

REVISED

SHEET NO. A7.0



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

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Wilmington NC 28411
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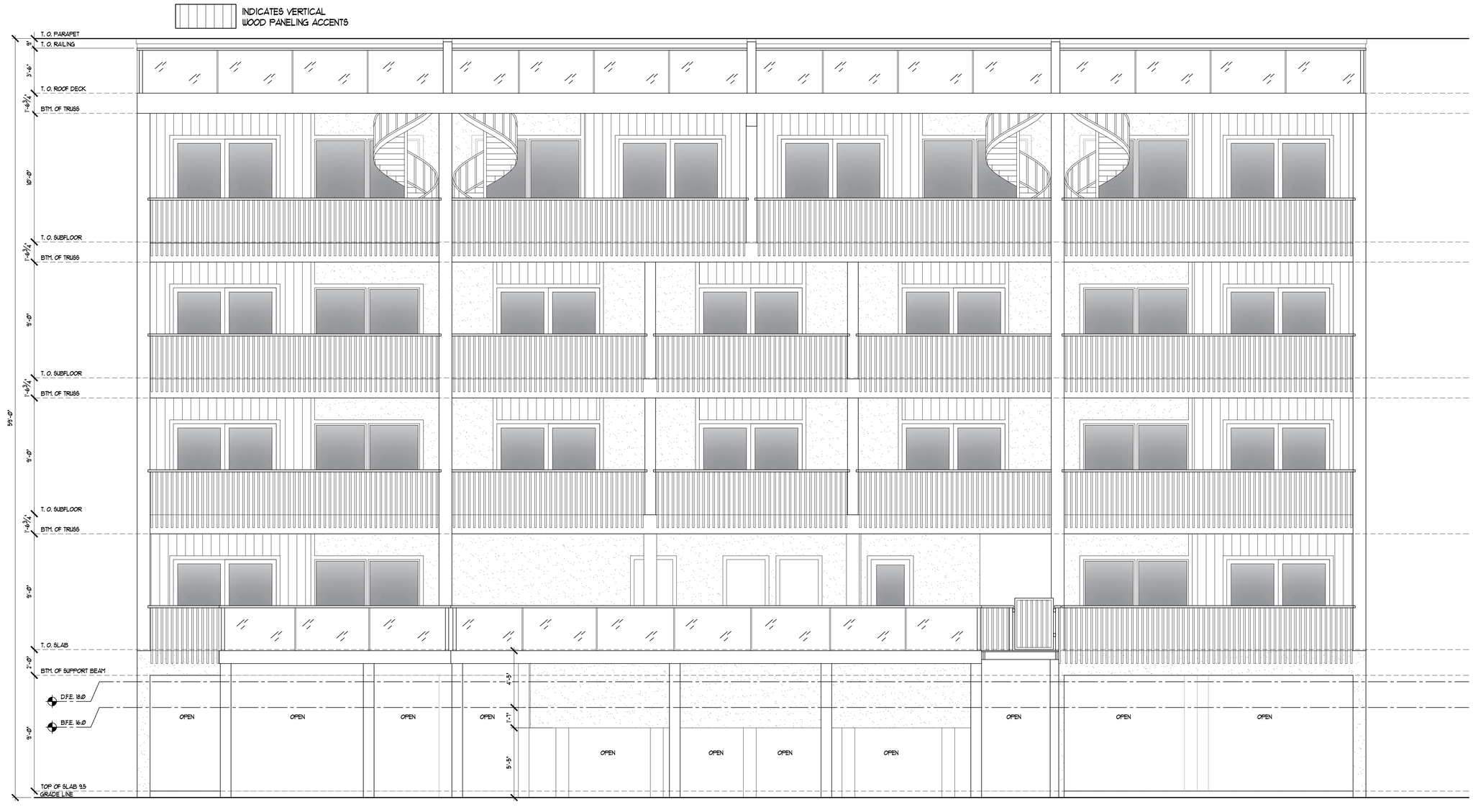
308 Carolina Beach Avenue North

KMB INVESTMENTS
CAROLINA BEACH, NC

DATE 11/02/2026

REVISED

SHEET NO. A7.1



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

John S.Stirewalt
Architect, PC

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Wilmington NC 28411
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308 Carolina Beach Avenue North

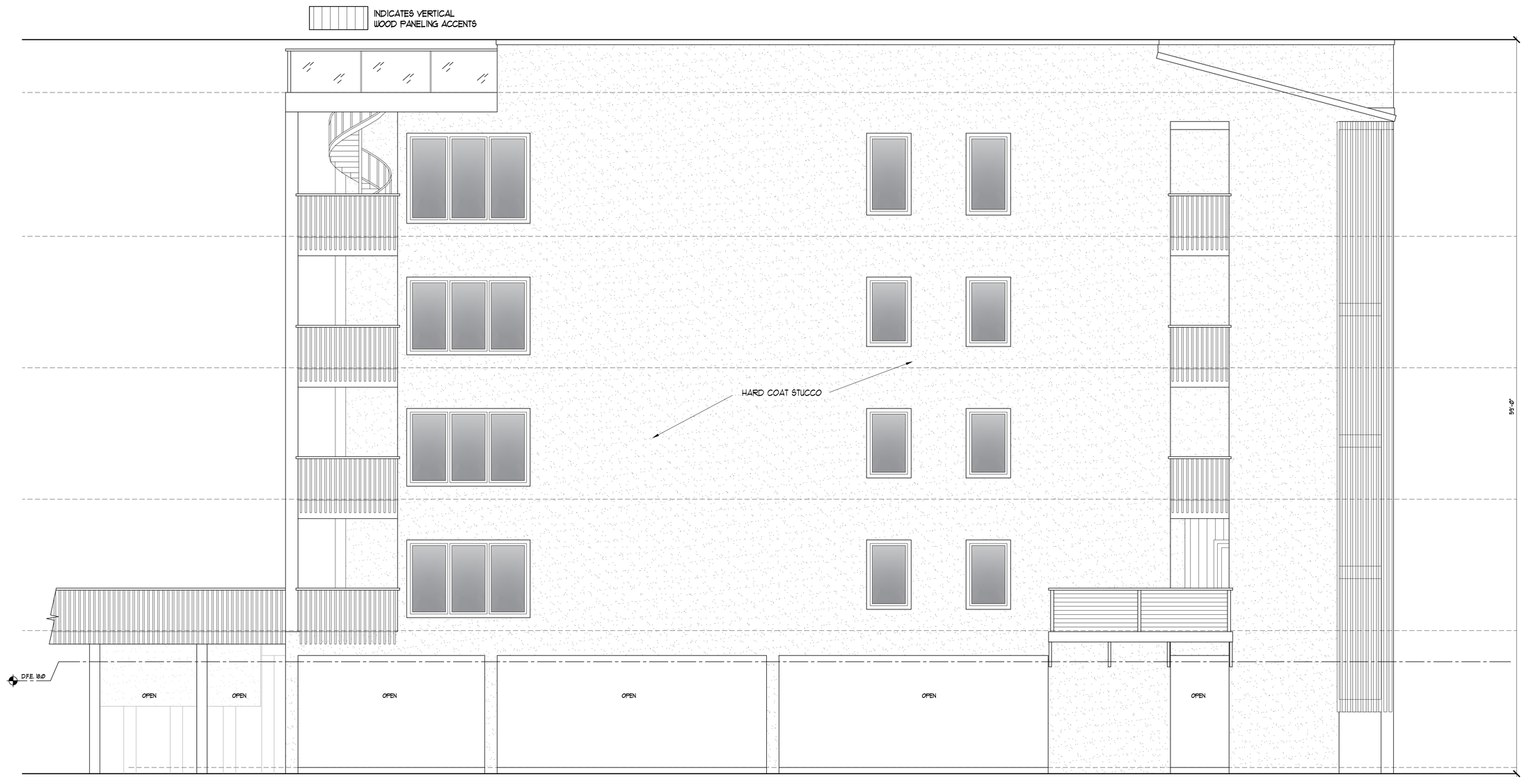
KMB INVESTMENTS
CAROLINA BEACH, NC

DATE 11/02/2026

REVISED

SHEET NO. A7.2

INDICATES VERTICAL
WOOD PANELING ACCENTS



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

John S.Stirewalt
Architect, PC

8400 Sidbury Road
Wilmington NC 28411
Main: (910) 686-3131
www.johnstirewaltarchitect.com

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308 Carolina Beach Avenue North

KMB INVESTMENTS
CAROLINA BEACH, NC

DATE 11/02/2026

REVISED

SHEET NO. A7.3

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:
    - A copy of the letter announcing the meeting ✓
    - A list of property owners contacted ✓
    - An attendance roster from the meeting ✓
    - A summary of the issues discussed ✓
    - 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.

First livable floor there is ~~1260~~ 2079 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	
☑	o	o	The name, address, and phone number of the professional(s) responsible for preparing the plan if different than the applicant.
☑	o	o	An appropriate scaled plan
☑	o	o	Title block or brief description of project including all proposed uses
☑	o	o	Date
☑	o	o	North Arrow
☑	o	o	Property and zoning boundaries
☑	o	o	The square footage of the site
☑	o	o	Lot coverage (buildings, decks, steps)
☑	o	o	Location of all existing and proposed *structures* and the setbacks from property lines of all affected structures to remain on-site
☑	o	o	Design of driveways and parking
☑	o	o	Adjacent right-of-ways labeled with the street name and right of way width
☑	o	o	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	
☑	o	o	Location and design of refuse facilities
o	o	☑	Approximate locations and sizes of all existing and proposed *utilities* Working with TOCB
o	o	☑	Existing and/or proposed fire hydrants (showing distances)
☑	o	o	Adjacent properties with owners' information and approximate location of structures
☑	o	o	Distances between all *buildings*
☑	o	o	Number of *stories* and height of all *structures*
☑	o	o	Locations of all entrances and exits to all *structures*
☑	o	o	Calculate the *gross floor area* with each room labeled (i.e. kitchen, bedroom, bathroom)
o	o	☑	Exterior lighting locations with area of illumination illustrated as well as the type of fixtures and shielding to be use
☑	o	o	Location of flood zones and finished floor elevations
☑	o	o	CAMA Areas of Environmental Concern (AEC) and CAMA setbacks
☑	o	o	Delineation of *natural features* and wetlands with existing and proposed topography with a maximum of two-foot contour intervals
o	o	☑	Proposed landscaping including percentages of *open space*
o	o	☑	Stormwater management systems
o	o	☑	Cross-sectional details of all streets, roads, ditches, and *parking lot* improvements
☑	o	o	*Building* construction and occupancy type(s) per the building code
o	o	☑	Location of fire department connection(s) for standpipes
☑	o	o	Turning radii, turnarounds, access grades, height of overhead obstructions
o	o	☑	Dimensions and locations of all *signs*
☑	o	o	A vicinity map drawn with north indicated
o	o	☑	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: Matthew D Kalp

PLEASE SIGN IN!

EVENT: Public Input Meeting
312 Carolina Beach Ave N

DATE: 7/14/26

NO.	NAME	EMAIL	PHONE
1	Daniel Harris	captaindan330@gmail.com	919-669-2562
2	Jeff Reitzel	JReitzel@MKRINC.com	910-476-4050
3	Cindy Dixon	cdixon4765@gmail.com	252-531-9231
4	Lean Walsh	LCWalsh@nc.rr.com	910-801-5972
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25			

Lenny Walsh

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.

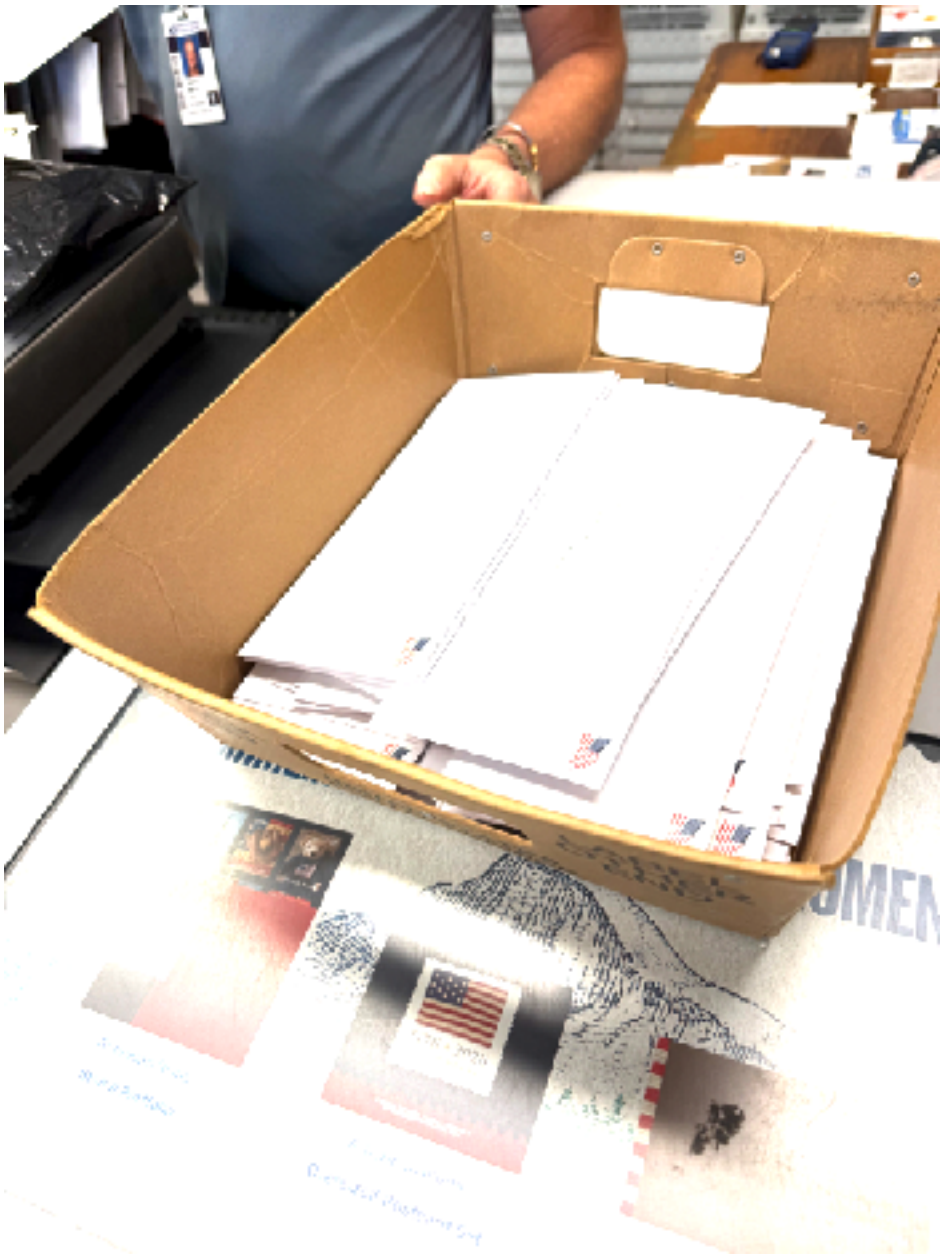
Sincerely,

M. Douglas Kalp
310cban@gmail.com

Image 2. Receipt for Postage for Neighborhood Meeting



Image 3. Photo of letters with the postmaster



Community Meeting Q&A Summary

Project Lockation: 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	Title2	First Name2	Middle2	Last Name2	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	Heart Of Carolina Beach
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	Heart Of Carolina Beach
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	Heart Of Carolina Beach
Rose Family Properties LLC										203 Country Club Rd	Jacksonville	NC	28546-6425	R08818-019-003-00(	Convenience Food Market	Gasoline Only	228 Canal Dr	Carolina Beach	NC	28428	Heart Of Carolina Beach
Bill Troutman	Mr.	Bill		Troutman						6247 Glynmoor Lakes Dr	Charlotte	NC	28277-4557	R08818-016-007-00(	Traditional	Duplex/Triplex/Quadraple	300 Canal Dr	Carolina Beach	NC	28428-6123	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	Hwy 421-Commercial
Beach Harbour Hoa 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	Beach Harbour
Christina Et Vir Dicioccio	Ms.	Christina	Et Vir	Dicioccio	William Buchholz	Mr.	William		Buchholz	125 Glade Valley Ave	Mooresville	NC	28117-8705	R08818-016-006-01	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 11	Carolina Beach	NC	28428-6158	Beach Harbour Condos
Christy M Gehring	Ms.	Christy	M	Gehring	David Hathaway	Mr.	David		Hathaway	65 Hollyfield Ln	Youngsville	NC	27596-9702	R08818-016-006-01	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 12	Carolina Beach	NC	28428-6158	Beach Harbour Condos
Stephen Julie A Meek	Mr.	Stephen	Julie A	Meek						302 Canal Dr	Carolina Beach	NC	28428-6119	R08818-016-006-01	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 13	Carolina Beach	NC	28428-6158	Beach Harbour Condos
Michelle D Fontaine	Ms.	Michelle	D	Fontaine	Timothy R Fontaine	Mr.	Timothy	R	Fontaine	112 Cabot Dr	Holly Springs	NC	27540-6323	R08818-016-006-01	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 14	Carolina Beach	NC	28428-6158	Beach Harbour Condos
Jeffrey B Whiting	Mr.	Jeffrey	B	Whiting						7127 Orchard Trce	Wilmington	NC	28409-2835	R08818-016-006-01	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 15	Carolina Beach	NC	28428-6158	Beach Harbour Condos
Brandon Tiffany C Williamson	Mr.	Brandon	Tiffany C	Williamson						302 Canal Dr Unit 16	Carolina Beach	NC	28428-6158	R08818-016-006-01	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 16	Carolina Beach	NC	28428-6158	Beach Harbour Condos
Tiffany C Williamson	Ms.	Tiffany	C	Williamson	Brandon Williamson	Mr.	Brandon		Williamson	4102 Laurel Ridge Dr	Raleigh	NC	27612-5423	R08818-016-006-01	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 17	Carolina Beach	NC	28428-6158	Beach Harbour Condos
Karen Morganti	Ms.	Karen		Morganti						302 Canal Dr Unit 18	Carolina Beach	NC	28428-6158	R08818-016-006-01	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 18	Carolina Beach	NC	28428-6158	Beach Harbour Condos
Ellen M Cohen	Ms.	Ellen	M	Cohen	Wilma C Wallmark	Ms.	Wilma	C	Wallmark	302 Canal Dr	Carolina Beach	NC	28428-6119	R08818-016-006-01	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 19	Carolina Beach	NC	28428-6158	Beach Harbour Condos
K5 Ocean Properties LLC										1141 Bexley Hills Bnd	Apex	NC	27502-1887	R08818-016-006-02	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 21	Carolina Beach	NC	28428-6159	Beach Harbour Condos
Sunshine Daydream Cb LLC										13133 Sargas St	Raleigh	NC	27614-6934	R08818-016-006-02	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 22	Carolina Beach	NC	28428-6159	Beach Harbour Condos
Wiedco LLC										228 Parkwood Ave	Charlotte	NC	28206-3429	R08818-016-006-02	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 23	Carolina Beach	NC	28428-6159	Beach Harbour Condos
Hayward Howard H & Joyce L Trustees										Po Box 142	Elkhorn	WI	53121-0142	R08818-016-006-02	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 24	Carolina Beach	NC	28428-6159	Beach Harbour Condos
Sharon Leigh Adams	Ms.	Sharon	Leigh	Adams	Laurie J Etherington	Ms.	Laurie	J	Etherington	1026 Bennet Ln	Carolina Beach	NC	28428-4808	R08818-016-006-02	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 25	Carolina Beach	NC	28428-6159	Beach Harbour Condos
Leon C Walsh	Mr.	Leon	C	Walsh	Debra B Walsh III	Ms.	Debra	B	Walsh	1640 Cone Ave	Apex	NC	27502-1518	R08818-016-006-02	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 26	Carolina Beach	NC	28428-6159	Beach Harbour Condos
Nicholas R Magnini	Mr.	Nicholas	R	Magnini	Meredith M Magnini	Ms.	Meredith	M	Magnini	2914 Angelica Rose Way	Apex	NC	27502-8006	R08818-016-006-02	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 27	Carolina Beach	NC	28428-6159	Beach Harbour Condos
Seel James Frank Jean Marie Trustees										6303 Wescott Dr	Summerfield	NC	27358-8002	R08818-016-006-02	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 28	Carolina Beach	NC	28428-6159	Beach Harbour Condos
Diane P Mullins	Ms.	Diane	P	Mullins						302 Canal Dr Unit 29	Carolina Beach	NC	28428-6159	R08818-016-006-02	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 29	Carolina Beach	NC	28428-6159	Beach Harbour Condos
Jennie L Saldamarco	Ms.	Jennie	L	Saldamarco						3400 S Tropical Trl	Merritt Island	FL	32952-6013	R08818-016-006-03	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 31	Carolina Beach	NC	28428-6159	Beach Harbour Condos
Nickolaos G Bourbous	Mr.	Nickolaos	G	Bourbous	Peter N Bourbous	Mr.	Peter	N	Bourbous	1106 Hill St	Durham	NC	27707-1342	R08818-016-006-03	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 32	Carolina Beach	NC	28428-6159	Beach Harbour Condos
Benjamin V Cawley	Mr.	Benjamin	V	Cawley	Erin Cawley	Ms.	Erin		Cawley	200 Jamestown Oaks Dr	Jamestown	NC	27282-8933	R08818-016-006-03	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 33	Carolina Beach	NC	28428-6159	Beach Harbour Condos
Lisa Mayberry Blaser	Ms.	Lisa	Mayberry	Blaser	Rhonda Mayberry Jimmy E Mayber	Ms.	Rhonda	Mayberry Jimmy E	Mayberry	7240 Summit Waters Ln	Raleigh	NC	27613-7479	R08818-016-006-03	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 34	Carolina Beach	NC	28428-6159	Beach Harbour Condos
Laura Phillips	Ms.	Laura		Phillips						302 Canal Dr Unit 35	Carolina Beach	NC	28428-6159	R08818-016-006-03	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 35	Carolina Beach	NC	28428-6159	Beach Harbour Condos
Brenda B Thomas	Ms.	Brenda	B	Thomas	Lisa M Thomas	Ms.	Lisa	M	Thomas	324 Richmond Rd	Rockingham	NC	28379-3104	R08818-016-006-03	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 36	Carolina Beach	NC	28428-6159	Beach Harbour Condos
Cbcove LLC										435 E Blackbeard Rd	Wilmington	NC	28409-2789	R08818-016-006-03	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 37	Carolina Beach	NC	28428-6159	Beach Harbour Condos
Lori James E Hayes	Ms.	Lori	James E	Hayes						1421 Ashford Rd	Chester	SC	29706-8323	R08818-016-006-03	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 38	Carolina Beach	NC	28428-6159	Beach Harbour Condos
Sandra Echeverria	Ms.	Sandra		Echeverria						4 Starmount Farms Ct	Greensboro	NC	27408-6740	R08818-016-006-03	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 39	Carolina Beach	NC	28428-6159	Beach Harbour Condos
Deborah A Groh	Ms.	Deborah	A	Groh						5231 Masonboro Harbour Dr	Wilmington	NC	28409-4157	R08818-016-005-000		Unused Land	306 Canal Dr	Carolina Beach	NC	28428	T1 North End
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	T1 North End
Jeffrey B Reitzel	Mr.	Jeffrey	B	Reitzel						10 Grace St Apt 501	Wilmington	NC	28401-5076	R08818-016-003-000		Unused Land	312 Canal Dr	Carolina Beach	NC	28428	T1 North End
Noelle Holdings LLC										5231 Masonboro Harbour Dr	Wilmington	NC	28409-4157	R08818-006-027-00(	Restaurant	Eating Place-Consumptio	313 Canal Dr	Carolina Beach	NC	28428-6124	Hwy 421-Commercial
Bordeaux Joy Lee William T Trustees										Po Box 552	Carolina Beach	NC	28428-0552	R08818-016-002-000		Unused Land	314 Canal Dr	Carolina Beach	NC	28428	T1 North End
Bordeaux Joy Lee William T Trustees										Po Box 552	Carolina Beach	NC	28428-0552	R08818-006-028-00(	Beach House/ Coastal House	1 Fam Res	317 Canal Dr	Carolina Beach	NC	28428-6124	T1 North End
Richard R Roth Ira Hutaff	Mr.	Richard	R Roth Ira	Hutaff						617 Brandywine Cir	Raleigh	NC	27614-9674	R08818-016-001-00(	Beach Cottage/ Coastal Cottag	1 Fam Res	318 Canal Dr	Carolina Beach	NC	28428	T1 North End
Smith Karen A David Wheeler	Mr.	Smith	Karen A David	Wheeler						3415 White Oak Ct	Fairfax	VA	22030-1612	R08818-006-029-00(	Beach House/ Coastal House	1 Fam Res	319 Canal Dr	Carolina Beach	NC	28428-6124	T1 North End
Richard R Roth Ira Huttaff	Mr.	Richard	R Roth Ira	Huttaff						617 Brandywine Cir	Raleigh	NC	27614-9674	R08818-006-033-000		Other Residential	321 Canal Dr	Carolina Beach	NC	28428	T1 North End
400 Canal Drive Unit Owners Assn Inc										Po Box 15730	Wilmington	NC	28408-5730	R08818-015-008-000			400 Canal Dr	Carolina Beach	NC	28428-6125	T1 North End
Park South Advisors LLC										5501 McPherson Dr	Charlotte	NC	28226-3281	R08818-015-008-00	Residential Condominium	Single Fam Att Condo	400 Canal Dr Unit 1	Carolina Beach	NC	28428-6125	Carolina Beach N End/Sound Side By Side
Herman B Roberson	Mr.	Herman	B	Roberson	Lola P Roberson Jr	Ms.	Lola	P	Roberson	5208 Barnhill Farm Rd	Battleboro	NC	27809-9342	R08818-015-008-00	Residential Condominium	Single Fam Att Condo	400 Canal Dr Unit 2	Carolina Beach	NC	28428-6125	Carolina Beach N End/Sound Side By Side
Christine Engelbrecht	Ms.	Christine		Engelbrecht						305 Brittany Pl	Cary	NC	27511-6006	R08818-015-008-00	Residential Condominium	Single Fam Att Condo	400 Canal Dr Unit 3	Carolina Beach	NC	28428-6125	Carolina Beach N End/Sound Side By Side
Michael R King	Mr.	Michael	R	King	Sue H King	Ms.	Sue	H	King	401 Canal Dr	Carolina Beach	NC	28428-6126	R08818-005-001-00(	Beach House/ Coastal House	1 Fam Res	401 Canal Dr	Carolina Beach	NC	28428-6126	T1 North End
145-155 Tpr LLC										570 Donald Ross Dr	Pinehurst	NC	28374-8919	R08818-015-006-00(	Beach Cottage/ Coastal Cottag	1 Fam Res	402 Canal Dr	Carolina Beach	NC	28428-6125	T1 North End
Andrews Douglas B & Cheryl H Trustees										107 Gazebo Ct	Wilmington	NC	28409-5051	R08818-005-002-00(	Beach House/ Coastal House	1 Fam Res	403 Canal Dr	Carolina Beach	NC	28428-6126	T1 North End
Grow Properties LLC										3109 S Rockland Ct	Wilmington	NC	28409-6802	R08818-015-005-000		Unused Land	404 Canal Dr	Carolina Beach	NC	28428	T1 North End
Philip C Pretter	Mr.	Philip	C	Pretter	Leslie A Pretter		Leslie	A	Pretter	12325 Camberwell Ct	Raleigh	NC	27614-8933	R08818-005-003-00(	Beach House/ Coastal House	1 Fam Res	405 Canal Dr	Carolina Beach	NC	28428	T1 North End
Galilean Nc LLC										2119 Frate Barker Rd Unit 2109	Austin	TX	78748-3604	R08818-015-004-000			408 Canal Dr	Carolina Beach	NC	28428-1120	T1 North End
Galilean Nc LLC										2119 Frate Barker Rd Unit 2109	Austin	TX	78748-3604	R08818-015-010-00(	Town Home	Single Fam Att Townhom	408 Canal Dr Unit 1	Carolina Beach	NC	28428-6110	
Carolina South LLC										5610 Greenwich Dr	Greensboro	NC	27410-1923	R08818-015-011-00(	Town Home	Single Fam Att Townhom	408 Canal Dr Unit 2	Carolina Beach	NC	28428-6110	
Carolina South LLC										5610 Greenwich Dr	Greensboro	NC	27410-1923	R08818-015-012-00(	Town Home	Single Fam Att Townhom	408 Canal Dr Unit 3	Carolina Beach	NC	28428-6110	
Page S Johnson		Page	S	Johnson	Amy A Johnson II	Ms.	Amy	A	Johnson	1300 Diamond Springs Rd Ste 2(	Virginia Beach	VA	23455-3645	R09006-005-019-00(	Restaurant	Eating Place-Consumptio	227 Carolina Beach Ave	Carolina Beach	NC	28428-6112	T1 North End
Averette Properties LLC										3729 W Lake Rd	Apex	NC	27539-7643	R09006-006-002-00(	Traditional	1 Fam Res	230 Carolina Beach Ave	Carolina Beach	NC	28428-6111	T1 North End
Carolina Beach Land - East 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	T1 North End
Carolina Beach Land - West 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	T1 North End
Carolina Beach Land - East LLC										1300 Diamond Springs Rd	Virginia Beach	VA	23455-3645	R08818-018-001-000		Auto Parking	236 Carolina Beach Ave	Carolina Beach	NC	28428	T1 North End
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	T1 North End
Carolina Beach Land - West LLC										1300 Diamond Springs Rd	Virginia Beach	VA	23455-3645	R08818-019-002-000		Unused Land	239 Carolina Beach Ave	Carolina Beach	NC	28428	T1 North End
Seth Keely Van Essen	Mr.	Seth	Keely	Van Essen						6220 S Marion Way	Centennial	CO	80121-2559	R08818-016-008-00(	Duplex	Duplex/Triplex/Quadraple	301 Carolina Beach Ave	Carolina Beach	NC	28428-6114	T1 North End
Carolina Beach Hospitalities LLC										2318 Crown Centre Dr	Charlotte	NC	28227-7704	R08818-017-001-000		Unused Land	302 Carolina Beach Ave	Carolina Beach	NC	28428	T1 North End
Bill Troutman	Mr.	Bill		Troutman						6247 Glynmoor Lakes Dr	Charlotte	NC	28277-4557	R08819-006-005-00(	Traditional	1 Fam Res	304 Carolina Beach Ave	Carolina Beach	NC	28428	T1 North End
Kmb Investments LLC										206 Texas Ave	Carolina Beach	NC	28428-5739	R08819-006-004-000		Unused Land	308 Carolina Beach Ave	Carolina Beach	NC	28428-6113	T1 North End
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	T1 North End
Ferrer Properties LLC										312 Carolina Beach Ave N	Carolina Beach	NC	28428-6113	R08819-006-003-00(	Apartment	Mixed Use	312 Carolina Beach Ave	Carolina Beach	NC	28428-6113	T1 North End
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	T1 North End
Travis M Sherry	Mr.	Travis	M	Sherry	Joy Lee Lewis William Thomas Bor	Ms.	Joy	Lee Lewis William	Bordeaux	1708 Carolina Beach Ave N	Carolina Beach	NC	28428-5919	R08818-016-013-00(	Duplex	2 Fam Res	315 Carolina Beach Ave	Carolina Beach	NC	28428	T1 North End
Sony Huynh	Mr.	Sony		Huynh	Quynhchau Thi Phan		Quynhchau	Thi	Phan	960 Van Gert Dr	Winterville	NC	28590-7914	R08819-006-002-00(	Motel	Residential Hotel	316 Carolina Beach Ave	Carolina Beach	NC	28428-6113	T1 North End
Bordeaux Joy Lee William T Trustees										Po Box 552	Carolina Beach	NC	28428-0552	R08818-016-014-00(	Apartment	3 + Family Residential	317 Carolina Beach Ave	Carolina Beach	NC	28428-6114	T1 North End
Java North LLC C/O Dolphin Lane Motel										318 Carolina Beach Ave N	Carolina Beach	NC	28428-6113	R08819-006-001-00(	Motel	Transient Lodging	318 Carolina Beach Ave	Carolina Beach	NC	28428-6113	T1 North End
Java North LLC C/O Dalphin Lane Motel										Po Box 363	Carolina Beach	NC	28428-0363	R08818-016-015-00(	Beach Cottage/ Coastal Cottag	1 Fam Res	319 Carolina Beach Ave	Carolina Beach	NC	28428	T1 North End
Java North LLC C/O Dalphin Lane Motel										318 Carolina Beach Ave N	Carolina Beach	NC	28428-6113	R08819-007-008-00(	Motel	Residential Hotel	400 Carolina Beach Ave	Carolina Beach	NC	28428	T1 North End
Dolphin Lane Holdings LLC										318 Carolina Beach Ave N	Carolina Beach	NC	28428-6113	R08818-015-009-00(	Duplex	Duplex/Triplex/Quadraple	401 Carolina Beach Ave	Carolina Beach	NC	28428-6116	T1 North End
Java North LLC C/O Dalphin Lane Motel										318 Carolina Beach Ave N	Carolina Beach	NC	28428-6113	R08818-015-007-00(	Duplex	Duplex/Triplex/Quadraple	403 Carolina Beach Ave	Carolina Beach	NC	28428	T1 North End

Burnett Cottage LLC										1720 Franklin St	Chapel	HI	27514	R08819-007-007-00(	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 Har	Mr.	Roney	High Harris Daniel	Harris	3612 Winstead Rd	Rocky Mount	NC	27804-3346	R08819-005-008-00(	Duplex	Duplex/Triplex/Quadraple	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	R08819-007-006-00(	Beach Cottage/ Coastal Cottag	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	R08819-007-005-00(	Motel	Residential Hotel	410 Carolina Beach Ave	Carolina Beach	NC	28428	T1 North End
Bottom Townhomes Bikini		Botlom	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 C/O Dalphin Lane Motel										318 Carolina Beach Ave N	Carolina Beach	NC	28428-6113	R08818-016-016-00(	Beach Cottage/ Coastal Cottag	1 Fam Res	3 Dolphin Ln	Carolina Beach	NC		T1 North End
Java North LLC C/O Dalphin 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	28270-0793	R08819-005-009-00(	Town Home	Single Fam Att Townhom	409 N Carolina Beach Av	Carolina Beach	NC	28428	
Seth V Essen	Mr.	Seth	V	Essen						6220 S Marion Way	Centennial	CO	80121-2559	R08818-016-007-001		Single Fam Att Condo	2 Pelican Ln	Carolina Beach	NC	28428-6160	T1 North End
Seth V Essen	Mr.	Seth	V	Essen						730 Front Range Rd	Littleton	CO	80120-4051	R08818-016-007-00(	Half Duplex	Single Fam Att Condo	2 Pelican Ln	Carolina Beach	NC	28428-6160	Pelican Avenue Condos
Seth V Essen	Mr.	Seth	V	Essen						730 Front Range Rd	Littleton	CO	80120-4051	R08818-016-007-00(	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	R08818-019-003-00(	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	Title2	First Name2	Middle2	Last Name2	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	Heart Of Carolina Beach
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	Heart Of Carolina Beach
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	Heart Of Carolina Beach
Rose Family Properties LLC										203 Country Club Rd	Jacksonville	NC	28546-6425	R08818-019-003-00(	Convenience Food Market	Gasoline Only	228 Canal Dr	Carolina Beach	NC	28428	Heart Of Carolina Beach
Bill Troutman	Mr.	Bill		Troutman						6247 Glynmoor Lakes Dr	Charlotte	NC	28277-4557	R08818-016-007-00(	Traditional	Duplex/Triplex/Quadraple	300 Canal Dr	Carolina Beach	NC	28428-6123	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	Hwy 421-Commercial
Beach Harbour Hoa 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	Beach Harbour
Christina Et Vir Dicioccio	Ms.	Christina	Et Vir	Dicioccio	William Buchholz	Mr.	William		Buchholz	125 Glade Valley Ave	Mooresville	NC	28117-8705	R08818-016-006-01	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 11	Carolina Beach	NC	28428-6158	Beach Harbour Condos
Christy M Gehring	Ms.	Christy	M	Gehring	David Hathaway	Mr.	David		Hathaway	65 Hollyfield Ln	Youngsville	NC	27596-9702	R08818-016-006-01	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 12	Carolina Beach	NC	28428-6158	Beach Harbour Condos
Stephen Julie A Meek	Mr.	Stephen	Julie A	Meek						302 Canal Dr	Carolina Beach	NC	28428-6119	R08818-016-006-01	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 13	Carolina Beach	NC	28428-6158	Beach Harbour Condos
Michelle D Fontaine	Ms.	Michelle	D	Fontaine	Timothy R Fontaine	Mr.	Timothy	R	Fontaine	112 Cabot Dr	Holly Springs	NC	27540-6323	R08818-016-006-01	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 14	Carolina Beach	NC	28428-6158	Beach Harbour Condos
Jeffrey B Whiting	Mr.	Jeffrey	B	Whiting						7127 Orchard Trce	Wilmington	NC	28409-2835	R08818-016-006-01	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 15	Carolina Beach	NC	28428-6158	Beach Harbour Condos
Brandon Tiffany C Williamson	Mr.	Brandon	Tiffany C	Williamson						302 Canal Dr Unit 16	Carolina Beach	NC	28428-6158	R08818-016-006-01	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 16	Carolina Beach	NC	28428-6158	Beach Harbour Condos
Tiffany C Williamson	Ms.	Tiffany	C	Williamson	Brandon Williamson	Mr.	Brandon		Williamson	4102 Laurel Ridge Dr	Raleigh	NC	27612-5423	R08818-016-006-01	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 17	Carolina Beach	NC	28428-6158	Beach Harbour Condos
Karen Morganti	Ms.	Karen		Morganti						302 Canal Dr Unit 18	Carolina Beach	NC	28428-6158	R08818-016-006-01	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 18	Carolina Beach	NC	28428-6158	Beach Harbour Condos
Ellen M Cohen	Ms.	Ellen	M	Cohen	Wilma C Wallmark	Ms.	Wilma	C	Wallmark	302 Canal Dr	Carolina Beach	NC	28428-6119	R08818-016-006-01	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 19	Carolina Beach	NC	28428-6158	Beach Harbour Condos
K5 Ocean Properties LLC										1141 Bexley Hills Bnd	Apex	NC	27502-1887	R08818-016-006-02	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 21	Carolina Beach	NC	28428-6159	Beach Harbour Condos
Sunshine Daydream Cb LLC										13133 Sargas St	Raleigh	NC	27614-6934	R08818-016-006-02	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 22	Carolina Beach	NC	28428-6159	Beach Harbour Condos
Wiedco LLC										228 Parkwood Ave	Charlotte	NC	28206-3429	R08818-016-006-02	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 23	Carolina Beach	NC	28428-6159	Beach Harbour Condos
Hayward Howard H & Joyce L Trustees										Po Box 142	Elkhorn	WI	53121-0142	R08818-016-006-02	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 24	Carolina Beach	NC	28428-6159	Beach Harbour Condos
Sharon Leigh Adams	Ms.	Sharon	Leigh	Adams	Laurie J Etherington	Ms.	Laurie	J	Etherington	1026 Bennet Ln	Carolina Beach	NC	28428-4808	R08818-016-006-02	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 25	Carolina Beach	NC	28428-6159	Beach Harbour Condos
Leon C Walsh	Mr.	Leon	C	Walsh	Debra B Walsh III	Ms.	Debra	B	Walsh	1640 Cone Ave	Apex	NC	27502-1518	R08818-016-006-02	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 26	Carolina Beach	NC	28428-6159	Beach Harbour Condos
Nicholas R Magnini	Mr.	Nicholas	R	Magnini	Meredith M Magnini	Ms.	Meredith	M	Magnini	2914 Angelica Rose Way	Apex	NC	27502-8006	R08818-016-006-02	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 27	Carolina Beach	NC	28428-6159	Beach Harbour Condos
Seel James Frank Jean Marie Trustees										6303 Wescott Dr	Summerfield	NC	27358-8002	R08818-016-006-02	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 28	Carolina Beach	NC	28428-6159	Beach Harbour Condos
Diane P Mullins	Ms.	Diane	P	Mullins						302 Canal Dr Unit 29	Carolina Beach	NC	28428-6159	R08818-016-006-02	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 29	Carolina Beach	NC	28428-6159	Beach Harbour Condos
Jennie L Saldamarco	Ms.	Jennie	L	Saldamarco						3400 S Tropical Trl	Merritt Island	FL	32952-6013	R08818-016-006-03	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 31	Carolina Beach	NC	28428-6159	Beach Harbour Condos
Nickolaos G Bourbous	Mr.	Nickolaos	G	Bourbous	Peter N Bourbous	Mr.	Peter	N	Bourbous	1106 Hill St	Durham	NC	27707-1342	R08818-016-006-03	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 32	Carolina Beach	NC	28428-6159	Beach Harbour Condos
Benjamin V Cawley	Mr.	Benjamin	V	Cawley	Erin Cawley	Ms.	Erin		Cawley	200 Jamestown Oaks Dr	Jamestown	NC	27282-8933	R08818-016-006-03	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 33	Carolina Beach	NC	28428-6159	Beach Harbour Condos
Lisa Mayberry Blaser	Ms.	Lisa	Mayberry	Blaser	Rhonda Mayberry Jimmy E Mayber	Ms.	Rhonda	Mayberry Jimmy E	Mayberry	7240 Summit Waters Ln	Raleigh	NC	27613-7479	R08818-016-006-03	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 34	Carolina Beach	NC	28428-6159	Beach Harbour Condos
Laura Phillips	Ms.	Laura		Phillips						302 Canal Dr Unit 35	Carolina Beach	NC	28428-6159	R08818-016-006-03	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 35	Carolina Beach	NC	28428-6159	Beach Harbour Condos
Brenda B Thomas	Ms.	Brenda	B	Thomas	Lisa M Thomas	Ms.	Lisa	M	Thomas	324 Richmond Rd	Rockingham	NC	28379-3104	R08818-016-006-03	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 36	Carolina Beach	NC	28428-6159	Beach Harbour Condos
Cbcove LLC										435 E Blackbeard Rd	Wilmington	NC	28409-2789	R08818-016-006-03	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 37	Carolina Beach	NC	28428-6159	Beach Harbour Condos
Lori James E Hayes	Ms.	Lori	James E	Hayes						1421 Ashford Rd	Chester	SC	29706-8323	R08818-016-006-03	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 38	Carolina Beach	NC	28428-6159	Beach Harbour Condos
Sandra Echeverria	Ms.	Sandra		Echeverria						4 Starmount Farms Ct	Greensboro	NC	27408-6740	R08818-016-006-03	Residential Condominium	Single Fam Att Condo	302 Canal Dr Unit 39	Carolina Beach	NC	28428-6159	Beach Harbour Condos
Deborah A Groh	Ms.	Deborah	A	Groh						5231 Masonboro Harbour Dr	Wilmington	NC	28409-4157	R08818-016-005-000		Unused Land	306 Canal Dr	Carolina Beach	NC	28428	T1 North End
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	T1 North End
Jeffrey B Reitzel	Mr.	Jeffrey	B	Reitzel						10 Grace St Apt 501	Wilmington	NC	28401-5076	R08818-016-003-000		Unused Land	312 Canal Dr	Carolina Beach	NC	28428	T1 North End
Noelle Holdings LLC										5231 Masonboro Harbour Dr	Wilmington	NC	28409-4157	R08818-006-027-00(	Restaurant	Eating Place-Consumptio	313 Canal Dr	Carolina Beach	NC	28428-6124	Hwy 421-Commercial
Bordeaux Joy Lee William T Trustees										Po Box 552	Carolina Beach	NC	28428-0552	R08818-016-002-000		Unused Land	314 Canal Dr	Carolina Beach	NC	28428	T1 North End
Bordeaux Joy Lee William T Trustees										Po Box 552	Carolina Beach	NC	28428-0552	R08818-006-028-00(	Beach House/ Coastal House	1 Fam Res	317 Canal Dr	Carolina Beach	NC	28428-6124	T1 North End
Richard R Roth Ira Hutaff	Mr.	Richard	R Roth Ira	Hutaff						617 Brandywine Cir	Raleigh	NC	27614-9674	R08818-016-001-00(	Beach Cottage/ Coastal Cottag	1 Fam Res	318 Canal Dr	Carolina Beach	NC	28428	T1 North End
Smith Karen A David Wheeler	Mr.	Smith	Karen A David	Wheeler						3415 White Oak Ct	Fairfax	VA	22030-1612	R08818-006-029-00(	Beach House/ Coastal House	1 Fam Res	319 Canal Dr	Carolina Beach	NC	28428-6124	T1 North End
Richard R Roth Ira Huttaff	Mr.	Richard	R Roth Ira	Huttaff						617 Brandywine Cir	Raleigh	NC	27614-9674	R08818-006-033-000		Other Residential	321 Canal Dr	Carolina Beach	NC	28428	T1 North End
400 Canal Drive Unit Owners Assn Inc										Po Box 15730	Wilmington	NC	28408-5730	R08818-015-008-000			400 Canal Dr	Carolina Beach	NC	28428-6125	T1 North End
Park South Advisors LLC										5501 McPherson Dr	Charlotte	NC	28226-3281	R08818-015-008-00	Residential Condominium	Single Fam Att Condo	400 Canal Dr Unit 1	Carolina Beach	NC	28428-6125	Carolina Beach N End/Sound Side By Side
Herman B Roberson	Mr.	Herman	B	Roberson	Lola P Roberson Jr	Ms.	Lola	P	Roberson	5208 Barnhill Farm Rd	Battleboro	NC	27809-9342	R08818-015-008-00	Residential Condominium	Single Fam Att Condo	400 Canal Dr Unit 2	Carolina Beach	NC	28428-6125	Carolina Beach N End/Sound Side By Side
Christine Engelbrecht	Ms.	Christine		Engelbrecht						305 Brittany Pl	Cary	NC	27511-6006	R08818-015-008-00	Residential Condominium	Single Fam Att Condo	400 Canal Dr Unit 3	Carolina Beach	NC	28428-6125	Carolina Beach N End/Sound Side By Side
Michael R King	Mr.	Michael	R	King	Sue H King	Ms.	Sue	H	King	401 Canal Dr	Carolina Beach	NC	28428-6126	R08818-005-001-00(	Beach House/ Coastal House	1 Fam Res	401 Canal Dr	Carolina Beach	NC	28428-6126	T1 North End
145-155 Tpr LLC										570 Donald Ross Dr	Pinehurst	NC	28374-8919	R08818-015-006-00(	Beach Cottage/ Coastal Cottag	1 Fam Res	402 Canal Dr	Carolina Beach	NC	28428-6125	T1 North End
Andrews Douglas B & Cheryl H Trustees										107 Gazebo Ct	Wilmington	NC	28409-5051	R08818-005-002-00(	Beach House/ Coastal House	1 Fam Res	403 Canal Dr	Carolina Beach	NC	28428-6126	T1 North End
Grow Properties LLC										3109 S Rockland Ct	Wilmington	NC	28409-6802	R08818-015-005-000		Unused Land	404 Canal Dr	Carolina Beach	NC	28428	T1 North End
Philip C Pretter	Mr.	Philip	C	Pretter	Leslie A Pretter		Leslie	A	Pretter	12325 Camberwell Ct	Raleigh	NC	27614-8933	R08818-005-003-00(	Beach House/ Coastal House	1 Fam Res	405 Canal Dr	Carolina Beach	NC	28428	T1 North End
Galilean Nc LLC										2119 Frate Barker Rd Unit 2109	Austin	TX	78748-3604	R08818-015-004-000			408 Canal Dr	Carolina Beach	NC	28428-1120	T1 North End
Galilean Nc LLC										2119 Frate Barker Rd Unit 2109	Austin	TX	78748-3604	R08818-015-010-00(	Town Home	Single Fam Att Townhom	408 Canal Dr Unit 1	Carolina Beach	NC	28428-6110	
Carolina South LLC										5610 Greenwich Dr	Greensboro	NC	27410-1923	R08818-015-011-00(	Town Home	Single Fam Att Townhom	408 Canal Dr Unit 2	Carolina Beach	NC	28428-6110	
Carolina South LLC										5610 Greenwich Dr	Greensboro	NC	27410-1923	R08818-015-012-00(	Town Home	Single Fam Att Townhom	408 Canal Dr Unit 3	Carolina Beach	NC	28428-6110	
Page S Johnson		Page	S	Johnson	Amy A Johnson II	Ms.	Amy	A	Johnson	1300 Diamond Springs Rd Ste 2(	Virginia Beach	VA	23455-3645	R09006-005-019-00(	Restaurant	Eating Place-Consumptio	227 Carolina Beach Ave	Carolina Beach	NC	28428-6112	T1 North End
Averette Properties LLC										3729 W Lake Rd	Apex	NC	27539-7643	R09006-006-002-00(	Traditional	1 Fam Res	230 Carolina Beach Ave	Carolina Beach	NC	28428-6111	T1 North End
Carolina Beach Land - East 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	T1 North End
Carolina Beach Land - West 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	T1 North End
Carolina Beach Land - East LLC										1300 Diamond Springs Rd	Virginia Beach	VA	23455-3645	R08818-018-001-000		Auto Parking	236 Carolina Beach Ave	Carolina Beach	NC	28428	T1 North End
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	T1 North End
Carolina Beach Land - West LLC										1300 Diamond Springs Rd	Virginia Beach	VA	23455-3645	R08818-019-002-000		Unused Land	239 Carolina Beach Ave	Carolina Beach	NC	28428	T1 North End
Seth Keely Van Essen	Mr.	Seth	Keely	Van Essen						6220 S Marion Way	Centennial	CO	80121-2559	R08818-016-008-00(	Duplex	Duplex/Triplex/Quadraple	301 Carolina Beach Ave	Carolina Beach	NC	28428-6114	T1 North End
Carolina Beach Hospitalities LLC										2318 Crown Centre Dr	Charlotte	NC	28227-7704	R08818-017-001-000		Unused Land	302 Carolina Beach Ave	Carolina Beach	NC	28428	T1 North End
Bill Troutman	Mr.	Bill		Troutman						6247 Glynmoor Lakes Dr	Charlotte	NC	28277-4557	R08819-006-005-00(	Traditional	1 Fam Res	304 Carolina Beach Ave	Carolina Beach	NC	28428	T1 North End
Kmb Investments LLC										206 Texas Ave	Carolina Beach	NC	28428-5739	R08819-006-004-000		Unused Land	308 Carolina Beach Ave	Carolina Beach	NC	28428-6113	T1 North End
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	T1 North End
Ferrer Properties LLC										312 Carolina Beach Ave N	Carolina Beach	NC	28428-6113	R08819-006-003-00(	Apartment	Mixed Use	312 Carolina Beach Ave	Carolina Beach	NC	28428-6113	T1 North End
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	T1 North End
Travis M Sherry	Mr.	Travis	M	Sherry	Joy Lee Lewis William Thomas Bor	Ms.	Joy	Lee Lewis William	Bordeaux	1708 Carolina Beach Ave N	Carolina Beach	NC	28428-5919	R08818-016-013-00(	Duplex	2 Fam Res	315 Carolina Beach Ave	Carolina Beach	NC	28428	T1 North End
Sony Huynh	Mr.	Sony		Huynh	Quynhchau Thi Phan		Quynhchau	Thi	Phan	960 Van Gert Dr	Wintervile	NC	28590-7914	R08819-006-002-00(	Motel	Residential Hotel	316 Carolina Beach Ave	Carolina Beach	NC	28428-6113	T1 North End
Bordeaux Joy Lee William T Trustees										Po Box 552	Carolina Beach	NC	28428-0552	R08818-016-014-00(	Apartment	3 + Family Residential	317 Carolina Beach Ave	Carolina Beach	NC	28428-6114	T1 North End
Java North LLC C/O Dolphin Lane Motel										318 Carolina Beach Ave N	Carolina Beach	NC	28428-6113	R08819-006-001-00(	Motel	Transient Lodging	318 Carolina Beach Ave	Carolina Beach	NC	28428-6113	T1 North End
Java North LLC C/O Dalphin Lane Motel										Po Box 363	Carolina Beach	NC	28428-0363	R08818-016-015-00(	Beach Cottage/ Coastal Cottag	1 Fam Res	319 Carolina Beach Ave	Carolina Beach	NC	28428	T1 North End
Java North LLC C/O Dalphin Lane Motel										318 Carolina Beach Ave N	Carolina Beach	NC	28428-6113	R08819-007-008-00(	Motel	Residential Hotel	400 Carolina Beach Ave	Carolina Beach	NC	28428	T1 North End
Dolphin Lane Holdings LLC										318 Carolina Beach Ave N	Carolina Beach	NC	28428-6113	R08818-015-009-00(	Duplex	Duplex/Triplex/Quadraple	401 Carolina Beach Ave	Carolina Beach	NC	28428-6116	T1 North End
Java North LLC C/O Dalphin Lane Motel										318 Carolina Beach Ave N	Carolina Beach	NC	28428-6113	R08818-015-007-00(	Duplex	Duplex/Triplex/Quadraple	403 Carolina Beach Ave	Carolina Beach	NC	28428	T1 North End

Burnett Cottage LLC										1720 Franklin St	Chapel	HI	27514	R08819-007-007-00(	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 Har	Mr.	Roney	High Harris Daniel	Harris	3612 Winstead Rd	Rocky Mount	NC	27804-3346	R08819-005-008-00(	Duplex	Duplex/Triplex/Quadraple	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	R08819-007-006-00(	Beach Cottage/ Coastal Cottag	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	R08819-007-005-00(	Motel	Residential Hotel	410 Carolina Beach Ave	Carolina Beach	NC	28428	T1 North End
Bottom Townhomes Bikini		Botlom	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 C/O Dalphin Lane Motel										318 Carolina Beach Ave N	Carolina Beach	NC	28428-6113	R08818-016-016-00(	Beach Cottage/ Coastal Cottag	1 Fam Res	3 Dolphin Ln	Carolina Beach	NC		T1 North End
Java North LLC C/O Dalphin 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	28270-0793	R08819-005-009-00(	Town Home	Single Fam Att Townhom	409 N Carolina Beach Av	Carolina Beach	NC	28428	
Seth V Essen	Mr.	Seth	V	Essen						6220 S Marion Way	Centennial	CO	80121-2559	R08818-016-007-001		Single Fam Att Condo	2 Pelican Ln	Carolina Beach	NC	28428-6160	T1 North End
Seth V Essen	Mr.	Seth	V	Essen						730 Front Range Rd	Littleton	CO	80120-4051	R08818-016-007-00(	Half Duplex	Single Fam Att Condo	2 Pelican Ln	Carolina Beach	NC	28428-6160	Pelican Avenue Condos
Seth V Essen	Mr.	Seth	V	Essen						730 Front Range Rd	Littleton	CO	80120-4051	R08818-016-007-00(	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	R08818-019-003-00(	Apartment	Business	3 Pelican Ln	Carolina Beach	NC	28428-6161	Heart Of Carolina Beach

AGENDA ITEM COVERSHEET

PREPARED BY: Gloria Abbotts, Sr Planner

DEPARTMENT: Community Development

MEETING: Planning and Zoning November 12, 2026

SUBJECT: **Conditional Zoning** for a floating dock at 313 Canal Drive in the Central Business District (CBD). Applicant: Noelle Holdings LLC

BACKGROUND:

The applicant Noelle Holdings has applied for a Conditional Zoning application for a floating dock in the Central Business District located at 313 Canal Drive. The applicant recently was approved for a text amendment that allows for floating structures to extend beyond the pierhead line with a maximum width of six feet with conditional zoning approval. The text amendment was approved by Town Council in August.

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 16,500 square-foot lot with a restaurant and docking facility. The building was constructed in 1971. The property is surrounded by the Central Business District (CBD), Tourist District (T-1) and Marina Business (MB-1) District. The adjacent uses include single-family home, Town parking lot, and the Town Marina.

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.

Docks are permitted by right in the CBD. Temporary floating structures may be permitted to encroach up to six feet in the CBD through conditional Zoning. The CBD does not have minimum setbacks, maximum lot coverage, or maximum impervious surface coverage. A CAMA Permit will be required for the project.

Parking:
The applicant is providing 16 parking spaces. Eating and drinking establishments require 1 per 110 square feet of indoor gross floor area. No parking shall be required for outdoor gross floor area if the establishment is located within 500 feet of public parking spaces. A 50% reduction in the parking requirement shall apply to outdoor gross floor area if the establishment is not within 500 feet of public parking spaces. 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 45 spaces would be required if public parking was not available. 29 spaces are waived.

Conditional Zoning Process:

As part of the application process a community meeting is required. The applicant held the meeting on September 4, 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:
No conditions are proposed by the applicant.

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 for a floating dock at 313 Canal Drive.

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 floating dock at 313 Canal Drive 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.

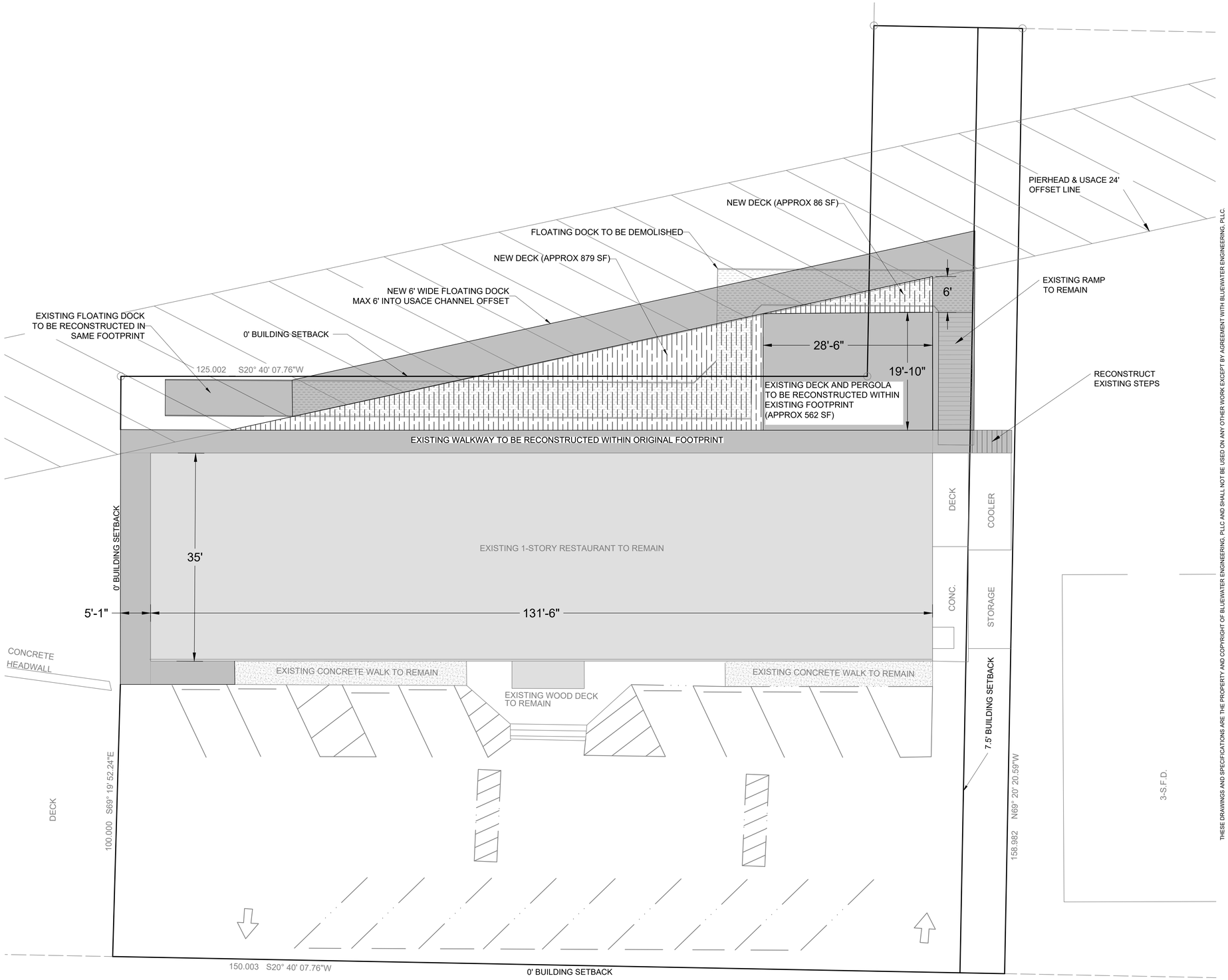
Denial - based on inconsistencies with the goals and objectives of the adopted Land Use Plan and/or other long-range planning documents and the potential impacts on the surrounding areas.

SITE INFORMATION:

PARCEL ID:	3130-56-7531-000
ADDRESS:	313 CANAL DR CAROLINA BEACH, NC 28428
PROPERTY OWNER:	NOELLE HOLDINGS, LLC
TOTAL SITE AREA (AC.):	0.378 ACRES +/-
ZONING:	CBD - CENTAL BUSINESS DISTRICT
LAND USE:	COM - COMMERCIAL; 581 - RESTAURANT/BAR

SITE DEVELOPMENT NOTES:

1. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CAROLINA BEACH, NC DEVELOPMENT CODE.
2. PROJECT SHALL COMPLY WITH ALL FEDERAL, STATE & COUNTY REGULATIONS.
3. SURVEY AND EXISTING CONDITIONS DATA WAS SUPPLIED BY SCOTT BAGGIE, PLS WITH THE SURVEY DATED OCTOBER 28th, 2026.
4. SEE STRUCTURAL PLANS FOR NEW DECKING AND FLOATING DOCK CONSTRUCTION SPECIFICATIONS.
5. ALL EXISTING STRUCTURES TO BE RECONSTRUCTED SHALL BE REMAIN WITHIN THE EXISTING FOOTPRINT.
6. ALL NEW PERMANENT DECKING AND PILINGS FOR FLOATING DOCK SHALL BE CONSTRUCTED OUTSIDE OF THE 24' USACE SETBACK/OFFSET LINE. THE ONLY NEW STRUCTURE BEYOND THE 24' USACE LINE SHALL BE THE FLOATING DOCK, ABLE TO BE REMOVED AS REQUIRED BY USACE.
7. CENTRAL BUSINESS DISTRICT HAVE 0' STRUCTURE SETBACKS ON FRONT, REAR AND SOUTH SIDE AND THE NORTH SIDE SETBACK IS 7.5', SAME AS ADJACENT PROPERTY.



N

SCALE 1/8" = 1'

0 10 20 40

SITE PLAN
1/8"=1'

PERMIT SET
NOT FOR CONSTRUCTION

REVISION NO.

BLUEWATER ENGINEERING
1311 Johns Creek Rd | Wilmington, NC 28409
(910) 833-0253 | NC P-2386

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF BLUEWATER ENGINEERING, PLLC AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH BLUEWATER ENGINEERING, PLLC.

STOKED RESTAURANT
313 CANAL DR
CAROLINA BEACH, NC 28428

SITE PLAN

G:\FPS-DRAFT\Bluewater Engineering\Andrew Isenhour - Projects\260309 Stoked Restaurant Carolina Beach

PROJECT NO.	260309
DRAWN BY:	AP
SCALE:	1/8" = 1'
DATE PREPARED:	10-29-2026

SHEET:
S-3
SHEET 3 OF 7

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

Permit # 0726-03

AUG 18 2026

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:
    - A copy of the letter announcing the meeting
    - A list of property owners contacted
    - An attendance roster from the meeting
    - A summary of the issues discussed
    - 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.

2026 Submission Deadlines & 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

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.

☑ ***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	
☒	o	⊘	The name, address, and phone number of the professional(s) responsible for preparing the plan if different than the applicant.
☒	o	o	An appropriate scaled plan
☒	o	o	Title block or brief description of project including all proposed uses
☒	o	o	Date
o	o	o	North Arrow
o	o	o	Property and zoning boundaries
☒	o	o	The square footage of the site
o	o	o	Lot coverage (buildings, decks, steps)
☒	o	o	Location of all existing and proposed *structures* and the setbacks from property lines of all affected structures to remain on-site
o	o	o	Design of driveways and parking
o	o	o	Adjacent right-of-ways labeled with the street name and right of way width
o	o	o	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	
o	o	o	Location and design of refuse facilities
☒	o	o	Approximate locations and sizes of all existing and proposed *utilities*
o	o	o	Existing and/or proposed fire hydrants (showing distances)
☒	o	o	Adjacent properties with owners' information and approximate location of structures
o	o	o	Distances between all *buildings*
o	o	☒	Number of *stories* and height of all *structures*
☒	o	o	Locations of all entrances and exits to all *structures*
o	o	o	Calculate the *gross floor area* with each room labeled (i.e. kitchen, bedroom, bathroom)
o	o	o	Exterior lighting locations with area of illumination illustrated as well as the type of fixtures and shielding to be use
o	o	o	Location of flood zones and finished floor elevations
o	o	o	CAMA Areas of Environmental Concern (AEC) and CAMA setbacks
o	o	o	Delineation of *natural features* and wetlands with existing and proposed topography with a maximum of two-foot contour intervals
o	o	o	Proposed landscaping including percentages of *open space*
o	o	o	Stormwater management systems
o	o	o	Cross-sectional details of all streets, roads, ditches, and *parking lot* improvements
o	o	o	*Building* construction and occupancy type(s) per the building code
o	o	o	Location of fire department connection(s) for standpipes
o	o	o	Turning radii, turnarounds, access grades, height of overhead obstructions
o	o	o	Dimensions and locations of all *signs*
o	o	o	A vicinity map drawn with north indicated
o	o	o	Submit the total daily water flow usage and sewer design flow by a design professional

o I have provided two hard-copies and one scaled electronic version of each required drawing

☒ I am prepared to pay the application fee today

Please complete all sections of the application.

A. Property Information

Address(es): 313 Canal Dr Carolina Beach NC 28428

PIN(s):

Project Name Stoked Artical 3 sec 319 removable floating Dock

Size of lot(s):

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):

Noelle Holdings

C. Applicant Contact Information

Stoked Restaurant

Company/corporate Name (if applicable):

Rodney Johnson

Applicant's Name

101 Buccaneer Rd

Mailing Address

Wilmington NC 28409

City, State, and Zip Code

910-264-4033

Telephone

rodney@stokedrestaurant.com

Email

D. Owner Contact Information (if different)

Deb Groh

Owner's Name

~~Deb~~ 5231 Masonboro Harbor D.

Mailing Address

Wilmington NC 28409

City, State, and Zip Code

910-228-4280

Telephone

Deb@theBluesA.I.com

Email

AUTHORITY FOR APPOINTMENT OF PERSON TO ACT ON MY BEHALF

The undersigned owner, Deborah Grob, does hereby appoint Rodney Johnson 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: 8/13/26

Appointee's Name, Address & Telephone:

_____

_____

_____

_____

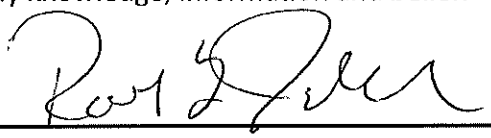
Signature of Owner: Deborah Grob

Plan to Start
Mid Oct.

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.



8/13/26

Signature **Date**

Public Input Meeting Notice
Proposed Conditional Zoning Request – Text Amendment to Article 3, Section 3.19 of the UDO to Allow for Temporary Structures Beyond the Pierhead Line

Dear Property Owner,

You are receiving this notice because your property is located 500 feet of Stoked Restaurant at 313 Canal Dr. in Carolina Beach. An additional zoning application is being prepared for a temporary floating dock at Stoked Restaurant.

Purpose of the Meeting:

The purpose of this meeting is to provide information, answer questions from nearby property owners, and gather feedback before we submit our zoning request to the Town of Carolina Beach.

Meeting Details:

- **Location**: Stoked Restaurant, 313 Canal Dr. – Harbor Room
- **Date**: Friday, September 4
- **Time**: 2 PM

Project Summary:

Stoked Restaurant is proposing the installation of a floating dock in the Carolina Beach channel area. The floating dock will serve the following purposes:

- It will accommodate Stoked Restaurant guests and other visitors wishing to enjoy dinner while visiting Carolina Beach.
- No permanent structures will extend beyond the pierhead line.
- The dock will be removable in case of emergencies, such as dredging or other necessary actions by the Town of Carolina Beach or CAMA.

A location sketch is included with this notice to help you visualize the proposed dock renovation and addition.

If you have any questions prior to the meeting, please feel free to contact: Rodney Johnson
Phone: 910-264-4033
Email: rodney@stokedrestaurant.com
Address: 101 Buccaneer Rd., Wilmington, NC 28409
We welcome your input and participation.

Sincerely,
Rodney Johnson
Director of Operations and Partner
Stoked Restaurant

Stoked Deck Meeting

Friday Aug 4 2pm

Sue King 401 Canal Dr. 910-833-0644
Bonnie Woodard Big Kahuna Slip 910-707-4144

Rocky Johnson

Stoked town meeting to discuss renovations

Presentation and discussion for request new zoning for the floating dock

Meeting Findings – Stoked Restaurant Renovation Presentation

Date: September 4

Time: 2:00 p.m.

Location: Stoked Restaurant

The meeting was held to present the renovation plans requested for Stoked Restaurant, including improvements to the deck and the proposed extension of the floating dock beyond the pier line.

Although the meeting was scheduled to begin at 2:00 p.m., we waited until approximately 2:15–2:20 p.m. before starting. One attendee from 401 Canal Drive attended. Brandon Woodland, captain of the Big Kahuna vessel next door, was also invited.

More than 50 invitations were mailed, and seven return letters were received after the meeting.

The complete renovation presentation, which is included in the attached slide deck, was reviewed. The discussion covered the proposed deck renovations and the request to extend the floating dock beyond the existing pier line. The feedback was overwhelmingly positive, with attendees expressing that the improvements would be a great addition to both Carolina Beach and the restaurant.

One concern was raised regarding construction debris. It was emphasized that the contractor should be responsible for properly managing and removing all debris to ensure the area remains clean throughout the project.

The attendee also mentioned speaking with several other neighbors who had planned to attend. According to her, they were excited about the renovations and felt the improvements would be a significant benefit to the area.

Rodney Johnson

Stoked Restaurant

OWN1	OWNER_NUM	OWNER_STREET	OWNER_STREETTYPE	OWNER_DIR
145 155 TPR LLC	570	DONALD ROSS	DR	
400 CANAL DRIVE UNIT OWNERS ASSN INC				
ANDREWS DOUGLAS B CHERYL H TRUSTEES	107	GAZEBO	CT	
BEACH HARBOUR HOA INC	302	CANAL	DR	
BEACH HOUSE PARTNERS LLC	1525	FRONT	ST	S
BIKINI BOTTOM TOWNHOMES	711	CAROLINA BEACH	AVE	N
BORDEAUX JOY LEE WILLIAM T TRUSTEES				
BRIGHT LESLIE S III	400	SWAN ISLAND	CT	
BRUFFEY ALLISON W TRUSTEE	5	HORSESHOE	CT	
BURNETT COTTAGE LLC	1720	FRANKLIN	ST	
CARLISLE JACK HEIRS	8620	RIVER	RD	
CAROLINA BAY COA INC				
CAROLINA BEACH HOSPITALITIES LLC	2318	CROWN CENTRE	DR	
DOLPHIN LANE HOLDINGS LLC	318	CAROLINA BEACH	AVE	
DP PROPERTIES OF NC LLC	7220	WINDSOR	DR	
ELBERA LLC				
ESSEN SETH V	730	FRONT RANGE	RD	
ESSEN SETH V	6220	MARION	WAY	S
FERRER PROPERTIES LLC	312	CAROLINA BEACH	AVE	N
GALILEAN NC LLC	2119	FRATE BARKER	RD	
GALLUZZO VINCENT J RACHEL G	3500	PROVIDENCE MANOR	RD	
GIBBS SUSAN HARRIS ETAL	3612	WINSTEAD	RD	
GREESON DON F	400	LAKE PARK	BLVD	N
GROH DEBORAH A	5231	MASONBORO HARBOUR	DR	
GROW PROPERTIES LLC	3109	ROCKLUND	CT	S
HOLLAND E FREDERICK ETAL				
HOLLAND JOANNE				
HUTTAFF RICHARD R ROTH IRA ETAL	617	BRANDYWINE	CIR	
HUYNH SONY ETAL	960	VAN GERT	DR	
ICE PLANT LLC	6100	MADDRY OAKS	CT	
INLAND HARBOR HOA				

ISLAND MARINA ENTERPRISES LLC	511	CLARENDON	BLVD	
JAVA NORTH LLC				
JOHNSON PAGE S II AMY A	1300	DIAMOND SPRINGS	RD	
KING MICHAEL R SUE H	401	CANAL	DR	
LAKE PARK INVESTMENTS LLC				
LATITUDE 34 HOA INC	110	HINTON	AVE	
NOELLE HOLDINGS LLC	5231	MASONBORO HARBOUR	DR	
PRETTER PHILIP C LESLIE A	12325	CAMBERWELL	CT	
REITZEL JEFFREY B	10	GRACE	ST	
ROKVIC IRIS ETAL	4224	RICHARDSON	RD	
ROSE FAMILY PROPERTIES LLC	203	COUNTRY CLUB	RD	
RWH PROPERTIES LLC				
SHERRY TRAVIS M ETAL	1708	CAROLINA BEACH	AVE	
STONE GEORGE E JEANNE L	411	CAROLINA BEACH	AVE	
TROUTMAN BILL	6247	GLYNMOOR LAKES	DR	
TULLY PAUL S	411	CAROLINA BEACH	AVE	N
VAN ESSEN SETH KEELY	730	FRONT RANGE	RD	
WEBSTER CLIFFORD W JR	406	CAROLINA BEACH	AVE	N
WHEELER SMITH KAREN A DAVID	3415	WHITE OAK	CT	