

CAROLINA BEACH

Town Council Regular Meeting

Tuesday, September 08, 2026 — 6:00 PM

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



AGENDA

CALL TO ORDER

INVOCATION AND PLEDGE OF ALLEGIANCE

ADOPT THE AGENDA

CONSENT AGENDA

1. Budget Amendments/Transfers
2. Approval of Council Meeting Minutes

SPECIAL PRESENTATIONS

3. Presentation by the NC League of Municipalities Recognizing the Carolina Beach Police Department for Continued Successful Completion of the NCLM Law Enforcement Risk Review
4. Events Update
5. Presentation by Kevin Murphy with Life Rolls On
6. Request for Temporary Ice Rink at the Carolina Beach Boardwalk
7. Manager's Update

PUBLIC COMMENT

Public Comment allows the public the opportunity to address Town Council. Please direct your comments to Council only. Speakers should restrict comments to no more than three minutes. Items or questions presented during this time will not be discussed by Council. However, the topic may be deferred to Town staff or a Town committee for follow-up. Please be sure to state your name and address, and speak directly into the microphone for those watching online.

PUBLIC HEARINGS

8. Consider a modification to Conditional Zoning Ord. 21-1156 for PID R08814-003-015-000 to update the outdoor amenity areas and allow for 10 percent of the residential units to be short-term rentals.

Applicant: The Proximity at Carolina Beach

ITEMS OF BUSINESS

ADJOURNMENT



AGENDA ITEM COVERSHEET

PREPARED BY: Debbie Hall, Finance Director

DEPARTMENT: Finance

MEETING: Town Council – 9/8/2026

SUBJECT: Budget Amendments/Transfers

BACKGROUND:

I have received a couple of budget amendments and/or transfer requests. Transfers require only your notification whereas amendments require your approval. Listed below you will find a description of the amendment. I have also attached a copy of the supporting documentation for the appropriation.

Appropriations:

Appropriate \$1,000,000 to account 10-410-074 Legislative Capital over \$10,000 from the General Fund fund balance for the purchase of nine (9) properties in the Boardwalk area.

Appropriate \$1,000,000 to account 10-410-074 Legislative Capital over \$10,000 and revenue account 10-346-000 Occupancy Tax for the purchase of nine (9) properties in the Boardwalk area.

Transfers:

Transfer \$40,000 to account 30-812-016 Water M&O Equip to account 30-812-026 M&O Material to cover repairs of the water SCADA system.

BUDGET IMPACT

The \$1,000,000 appropriation for the Boardwalk area property purchase will affect the budget.

ACTION REQUESTED:

Approve the budget amendments and/or transfers as presented by the Finance Director.



AGENDA ITEM COVERSHEET

PREPARED BY: Debbie Hall, Finance Director

DEPARTMENT: Finance

MEETING: Town Council – 8/11/2026

SUBJECT: Public Hearing for the financing of nine (9) Boardwalk area properties

BACKGROUND:

The Finance Director requested bid proposals from eight lenders for financing the purchase of nine (9) Boardwalk area properties with a loan amount of \$10,000,000. with a fifteen-year term. The following proposals were received:

Lenders	Interest Rate	Financing Term	Pre-Payment Allowed
Truist Bank	4.53%	15 years	2 million in first 2 yrs
Webster Bank	4.46%	15 Years	No call first 2 yrs

BUDGET IMPACT:

The purchase price of the parcels is \$12,000,000. One million dollars from Room Occupancy Tax and \$1 million from the General Fund fund balance will be used to bring down the loan amount to \$10 million. The debt service payment will be appropriate in the FY27/28 annual budget.

ACTION REQUESTED:

The Finance Director recommends the proposal received from Truist Bank since they will allow a pre-payment in the first two years without penalty as requested in the RFP. To accept the terms, Council needs to approve the following resolutions:

Resolution #26-2357 to accept the terms of the proposal from Truist Bank for a 15-year term.

Lynn Barbee
Mayor

Vince Lsito
Council Member

Deb LeCompte
Mayor Pro Tem



Jay Healy
Mayor Pro Tem

Wayne Rouse
Council Member

Bruce Oakley
Town Manager

TOWN OF CAROLINA BEACH
1121 N. Lake Park Boulevard
Carolina Beach, North Carolina 28428

BUDGET TRANSFER REQUEST

To: Debbie Hall, Finance Director

From: Mark Meyer, Public Utilities Director

Re: Budget transfer

Date: August 26th, 2026

Budget transfer amount: \$ 40,000

From: 30-812-026 (Maint and repair material)

To: 30-812-016 (Maint and repair Equipment)

Explanation: cover the repair of the water SCADA system



Mark Meyer

Director of Public Utilities, Town of Carolina Beach



AGENDA ITEM COVERSHEET

PREPARED BY: Kim Ward, Town Clerk

DEPARTMENT: Clerk

MEETING: Town Council Meeting 9/8/2026

SUBJECT: Approval of Council Meeting Minutes

BACKGROUND:

Attached are the meeting minutes from the August meetings.

ACTION REQUESTED:

Review and consider approving under the consent agenda.

CAROLINA BEACH

Town Council Special Meeting

Tuesday, August 4, 2026 - 6:00 PM

Town Hall Multipurpose Room, 1121 N. Lake Park Boulevard,
Carolina Beach, NC



MINUTES

CALL TO ORDER

Mayor Barbee called the meeting to order at 6:00 PM.

PRESENT

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

ALSO PRESENT

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

ITEMS OF BUSINESS

1. Discuss a Zoning Map Amendment and Text Amendment to Article 3 of the Unified Development Ordinance to Rezone 204 Cape Fear Boulevard, 206-217 Cape Fear Boulevard, and 3 South Third Street from Mixed Use (MX) to a New Zoning District Called Commercial Transition (CT)

Mayor Barbee opened the meeting by clarifying the purpose of the joint session. He said Council had not yet formally heard the matter, and no public input would be taken this evening. A public hearing before Council was scheduled for the following Tuesday. Mayor Barbee emphasized the goal was not to reach consensus but to allow Council to understand the Planning and Zoning Commission's concerns. The Commission discussed the matter in July but tabled it without making a recommendation.

Community Development Director Jeremy Hardison presented a review of the proposal. He reviewed existing conditions in the area – including three single-family residences, four vacant lots, a parking lot, two retail uses, and a hotel – and noted its pedestrian-friendly character with on-street parking, wide sidewalks, and street trees.

Mr. Hardison highlighted that the area is classified in the Land Use Plan for higher-density, mixed-use development with buildings oriented toward the street, potential heights of four to five stories, and a pedestrian-oriented environment. He confirmed that, of the non-vacant properties in the area, only one was currently conforming under existing Mixed Use (MX) standards.

Mr. Hardison reviewed the timeline: Property owners were consulted in May with no negative feedback received, the matter was brought to the Commission in July, and the joint meeting was being held to address the Commission's concerns prior to Council's public hearing.

He described the proposed Commercial Transition (CT) district standards. Key elements included reducing the front setback from 20 feet to approximately 5-10 feet to encourage buildings closer to the street and promote active ground-floor uses, side setbacks of 0-5 feet to encourage connected storefronts, no change to the rear setback, an increase in lot coverage from 40% to 60% to align with other commercial districts, a density of 20 units per acre as a mid-range figure, parking located to the rear of buildings, and a narrowing of permitted driveway widths to reduce the loss of on-street public parking spaces. Mr. Hardison noted that parking requirements – unlike in the Central Business District (CBD) – would not be waived, and building height would be capped rather than subject to conditional approval.

He presented a comparison between the proposed CT district and the CBD, noting that CT would retain minimum lot sizes, impose setback requirements, cap building height at three to four stories, and maintain a 65% impervious surface limit – all restrictions absent in the CBD. Mr. Hardison stated the two primary drivers of rezoning requests to the CBD are typically height and parking and that the CT proposal would not change either relative to MX.

Commission Chairman Jeff Hogan noted that the Commission had not previously dealt with upzoning an entire area, so Commissioners felt they needed more time to deliberate. He acknowledged that at 29 units per acre, the existing Russo's Motel already exceeded the proposed density, and that approval of the CT district would bring 8 of 10 lots into conformance – a stated goal of the Land Use Plan. Chairman Hogan expressed support for requiring pervious surfaces or stormwater retention if lot coverage were increased beyond 65% so as not to push additional runoff onto neighboring properties.

Commissioner Melanie Boswell said she felt this decision was being rushed and expressed concern that the rezoning would primarily benefit one property owner or future buyer rather than the broader community. She questioned whether residents on Third Street would welcome the potential for more intensive commercial development adjacent to their properties.

Commissioner Ethan Crouch cited concerns about the growth of high-density commercial spaces creeping further into residential areas and cautioned that once this change is made, downzoning would not be possible. He said his intention is to preserve the character of the Town and do what residents want.

Commissioner Todd Piper acknowledged the area was visually unappealing and served as a poor gateway to downtown. He presented AI-generated renderings illustrating the difference in street presence between a building set 22 feet from the street versus one set 12 feet from the street, noting

that a smaller setback could create a canyon effect. Commissioner Piper expressed concern that approving the new district by right would eliminate the Town's bargaining leverage, comparing it unfavorably to Conditional Zoning (CZ) processes used in prior projects where the Town negotiated concessions such as increased green space or stormwater improvements in exchange for reduced setbacks or increased height. He suggested the Town consider incentives such as reduced permit fees, stormwater assistance, or tax reductions to encourage redevelopment rather than simply loosening standards outright.

Mayor Barbee summarized the discussion by asking whether the Commission wants to preserve the by-right standards of MX while allowing for CZ as a pathway to additional flexibility for CT. Commissioner Piper said the preference is to retain the MX district with the possibility of CZ.

Council Members thanked Commissioners for the discussion on this matter and excused them from the remainder of the meeting.

2. Appropriate Funds for Purchase of R08809-003-002-000

The Town agreed to purchase the property located at 1301 Bridge Barrier Road parcel R08809-003-002-000 for \$935,000 at Council's July 21 special meeting. Mr. Oakley presented the details about the necessary approval of the budget appropriation to move forward.

ACTION: Motion to appropriate \$995,000 to account 30-800-074 W&S Admin Capital Over \$10,000 from the Utility Fund fund balance for the purchase of the parcel plus property tax, closing cost, site clearing, grading, and perimeter fence

Motion made by Mayor Barbee

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

Motion passed unanimously

CLOSED SESSION

3. Closed Session to Discuss a Real Estate Matter Pursuant to NCGS 143-318.11(a)(5)

ACTION: Motion to enter a closed session to discuss a real estate matter pursuant to NCGS 143-318.11(a)(5)

Motion made by Mayor Barbee

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

Motion passed unanimously

Mayor Barbee called the meeting back to order.

Mayor Barbee made a motion to return from closed session. Motion passed unanimously.

Mayor Barbee made a motion to allow the Town Manager to enter into a contract for the purchase of 804 Charlotte Avenue from Christopher and Meredith Canuel for \$475,000. Motion passed unanimously.

ADJOURNMENT

Mayor Barbee adjourned the meeting at 7:00 PM.

CAROLINA BEACH

Town Council Regular Meeting

Tuesday, August 11, 2026 - 6:00 PM

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



MINUTES

CALL TO ORDER

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

PRESENT

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

ALSO PRESENT

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

ADOPT THE AGENDA

ACTION: Motion to adopt the agenda

Motion made by Mayor Barbee

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

Motion passed unanimously

CONSENT AGENDA

1. Resolution Authorizing the Town of Carolina Beach to Submit a Grant Application to the Wilmington Urban Area Metropolitan Planning Organization (WMPO)
2. Set a Public Hearing for September 8 to Consider a Modification to Conditional Zoning Ordinance 21-1156 for PID R08814-003-015-000 to Update the Outdoor Amenity Areas and Allow for 10% of the Residential Units to Be Short-Term Rentals
Applicant: The Proximity at Carolina Beach
3. Budget Amendments for Carryovers
4. Year-End Budget Transfers FY26
5. Budget Amendments/Transfers FY27
6. Consider Amending the 2026-2027 Rates and Fees Schedule – Off-Duty Police Officer Rate
7. Contract Award and Budget Transfer - Harbor Master Office

8. Approval of Council Meeting Minutes

Regarding the budget amendments for carryovers, Mayor Pro Tem LeCompte highlighted several upcoming harbor-related capital projects as well as a paving project.

ACTION: Motion to adopt the consent agenda

Motion made by Mayor Barbee

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

Motion passed unanimously

SPECIAL PRESENTATIONS

9. Events Update by Tim Murphy

Community Services Manager Tim Murphy introduced a special event application received for October 31 from Allison Parker of The Dive.

Ms. Parker presented the proposed Halloween events, noting that SeaWitch is closing this year and describing a need to fill the gap in offering options for the holiday.

Mr. Murphy said the events would be held on Raleigh Avenue in the alley next to The Dive, using a similar footprint to a previous event held by the Carolina Beach Mural Project.

Ms. Parker outlined a two-phase format: a Family Fun Fair 4:00-7:00 PM featuring games such as apple bobbing and mini golf with no outdoor alcohol and an adult-oriented second phase, "Spirits in the Alley," 8:00-11:00 PM with a live band and alcohol service that includes two Police Officers stationed at each entrance. After 11:00 PM, the event would continue inside with a DJ.

ACTION: Motion to approve the Halloween event as presented

Motion made by Mayor Barbee

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

Motion passed unanimously

Mayor Barbee added an item to recognize Wayne Hartsell for 30 years of service on the Board of Adjustment.

Council Member Rouse spoke to Mr. Hartsell's broader service to the Town, noting his many years on the Police Advisory Committee and crediting him as the driving force in working with the N.C. Department of Transportation (DOT) for the installation of crosswalks in the Town.

Mr. Hartsell gave thanks and encouraged community members to step forward and serve.

10. Manager's Update

Mr. Oakley gave an update on various projects:

- Welcome sign: The Town is working with DOT on an encroachment agreement and has issued a purchase order for the sign, with a target of installation this fall.
- Lake Park pump house: A ribbon cutting and public educational event is planned for the last week of August or first week of September.
- Bond projects
 - Well 15H and vessel: This has gone out to bid and permits are in hand, with construction expected to begin next month.
 - Stormwater force main: This project is fully engineered and bid, and a meeting with Military Ocean Terminal Sunny Point (MOTSU) is scheduled for the following week.
 - Advanced Metering Infrastructure (AMI): This is underway with beta testing ongoing, with a target completion of October.
 - Street sweeper: This has been purchased and is in use.
- Lake Park Boulevard sidewalk: Engineering for this project, funded jointly with DOT, is expected to be complete in December with a bid to follow and a targeted construction date sometime in winter. Mayor Barbee said the sidewalk will go from Lake Park to Spartanburg Avenue, and Mr. Oakley said the project will include a crosswalk at Spartanburg Avenue.
- Freeman Park land management: An open house is scheduled for August 24 with three sessions – 10:00 AM, 2:30 PM, and 5:30 PM – for public input. The survey received over 1,100 responses. Mayor Pro Tem LeCompte noted that staff will present first, so attendees are encouraged to arrive at the beginning of each session.

Council Member Healy expressed thanks for the stoplight by Hoplite, reporting it is finally complete and working well.

Council Member Healy asked about the Saint Joseph Street multi-use path. Mr. Oakley confirmed the project had received State stormwater approval and is expected to go out to bid by fall.

Mayor Pro Tem LeCompte asked if the Town is still waiting on the crosswalk at the new stoplight by Hoplite. Mr. Oakley said he will follow up with DOT about this. He noted that pedestrian signal heads have not yet been installed on the signal but indicated they may use timed signals rather than push-button activations.

PUBLIC COMMENT

Kim Lassiter of 1320 Bonito Lane described a safety issue stemming from construction on adjacent properties, stating that contractors arrived without warning in HAZMAT suits and began spraying chemicals that entered her home. She also noted that contractors removed her neighbor's fence without permission and left nails in the street. In addition, Ms. Lassiter described a situation in which a neighboring construction project broke her water line, causing a slow leak from February through July that went undetected due to her auto-pay arrangement. She requested that the Town develop a system to notify nearby residents before demolition or construction begins and offered her time and resources to help develop such a program.

Kristen Dunn of 907 Ocean Boulevard requested updated financial information from the Town's parking vendor, Pivot Parking. She stated she first asked for this a year ago but had submitted a new

public records request in early July, followed by a formal request on July 22 and contacting three Council Members, with no luck so far. Ms. Dunn reported that when she contacted Pivot directly, a representative told her the numbers would have to come from the Town. She noted that the last contract renewal was in September 2024. Ms. Dunn expressed concern that golf cart owners are permitted to park in oceanfront lots while residents in other vehicles with Town decals are not, describing this as creating “two classes of citizens.” She urged Council to schedule a public session on parking before the Pivot contract comes up for renewal. Mayor Barbee confirmed that parking is on the agenda for the August workshop.

Robert Rosak of Rosak’s Towing returned to address an ongoing issue with his towing company’s inability to get on the Town’s Police towing rotation. He stated he has contacted the Police Department multiple times over the past year and a half and has not received a resolution. Mr. Rosak noted that another tow company recently lost its lot and a replacement company was promptly added to the rotation while his application remained unresolved. He asked for Council's assistance in getting a fair review. Council Member Healy asked Mr. Oakley whether a comprehensive review of towing rotation procedures could be conducted, and Mr. Oakley indicated it was possible.

Cindy Dunn of 915 Tidewater Lane reported that a bulk email sent to Council Members had been routed to spam or junk folders and asked that the Town verify that the public email contact method is functional. She also raised a general concern about the responsiveness of the Town to public records requests, noting that citizens making legitimate requests should receive timely replies regardless of who is asking. Ms. Dunn specifically mentioned that the Northend Flood Mitigation Alliance had submitted a records request that had not yet been answered as of the prior week. Mayor Barbee acknowledged that multiple emails had been found in his junk folder and that staff would investigate.

Mary Kearney of Goldsboro Avenue proposed installing a traffic signal at the crosswalk near Good Hops Brewing and Dow Road, arguing that the existing flashing lights are insufficient and that drivers regularly fail to stop. She also expressed concern about a woman she described as a daily presence at Lake Park, noting that the individual uses water spigots and bathrooms and parks there all day. Ms. Kearney suggested the Town address the parking duration or direct the individual to other resources such as church parking lots.

Jim Boyle of 1514 Mackerel Lane reported a significant traffic problem on Mackerel Lane, which he described as being used as a throughway by Kure Beach residents exiting the island. He stated that in a one-hour observation, over 75% of vehicles traveled the full length from Ocean Boulevard to Kure Beach, with traffic between Mackerel Lane and Bonito Lane running at five times the normal residential rate. Mr. Boyle noted that he and neighbors had begun a traffic-calming petition in coordination with staff and asked Council to consider broader options, including traffic studies and potential coordination with Kure Beach or DOT to provide alternative routes.

Paul Levy of 1606 Mackerel Lane confirmed Mr. Boyle’s account, noting that he had raised the same traffic issue approximately six years ago with no meaningful result beyond a radar speed camera. He advocated for targeted enforcement using an unmarked vehicle at the Texas Avenue intersection, arguing that the volume of violators would generate sufficient fines to offset enforcement costs. Mr. Levy expressed strong concern about the possibility of a fatality on Mackerel Lane. He also noted his

personal opposition to expanding short-term rentals in residential areas but said he would not be opposed to permitting them at Proximity, but because this separation is not allowed he does not want to see additional short-term rentals at Proximity.

Council Member Healy asked staff to confirm that the Town put in place a traffic-calming process within the past year or two. Mr. Oakley said the traffic-calming petition process is underway, with residents taking the appropriate procedural steps.

PUBLIC HEARINGS

11. Text Amendment to Article 3 Section 3.19 of the UDO to Allow for Temporary Structures Beyond the Pierhead Line
Applicant: Noelle Holdings LLC

ACTION: Motion to open the public hearing

Motion made by Mayor Barbee

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

Motion passed unanimously

Community Development Director Jeremy Hardison provided background, explaining that the Town established a pierhead line in the early 1980s as a build-to line in the water limiting the extension of piers and docks within Myrtle Grove Sound, intended to protect navigable waters for commercial and recreational use. He said the line was amended in 2012 on the west side near Saint Joseph Street to mirror the U.S. Army Corps of Engineers (USACE) setback line and that currently, no structures are permitted beyond the pierhead line.

Applicant Noelle Holdings LLC, owner of Stoked Restaurant, submitted the text amendment to allow a floating dock structure to encroach up to 5 feet beyond the pierhead line within the Central Business District (CBD), with pilings still required to remain behind the line.

Mr. Hardison then outlined concerns from staff's Technical Review Committee (TRC):

- TRC unanimously opposes adoption of the ordinance for temporary or permanent structures beyond the pierhead line.
- The pierhead line was created to protect navigable waters and allow for private usage on water development; expansions into these waters can have a negative impact on public trust waters.
- The proposed floating dock addition is the tightest pinch point in the harbor.
- Public safety may be affected if the navigational channel is narrowed even more in an already congested area.
- The proposal sets precedent for future development.

Mayor Barbee reminded Council that the proposal is for a text amendment that would apply to everyone in the zone, not just the applicant.

Mr. Hardison said the Planning and Zoning Commission recommended the amendment be subject to a Conditional Zoning (CZ) process, which would require site-specific public notification and review. He

added that the text amendment is not in general conformity with the Coastal Area Management Act (CAMA) Land Use Plan or the Harbor Management Plan.

Rodney Johnson, co-owner of Stoked Restaurant, stated that the primary driver of the renovation is safety because the bulkhead beneath the building is collapsing and several pilings are corroded. He confirmed that both the USACE and CAMA have reviewed and approved the proposal. Mr. Johnson described Stoked as the only dock-and-dine establishment in the Town, noting that it serves as a draw for boaters attending community events including fishing tournaments and the Dragon Boat Regatta. He argued that the proposed straight floating dock would actually improve navigational safety by allowing boats to dock parallel to the channel rather than at a 90-degree angle, keeping vessels tucked in closer rather than protruding into the waterway. Mr. Johnson also noted the current pierhead line actually runs beneath existing portions of the building. He acknowledged that CAMA recommended a 6-foot dock width for accessibility and safety versus the 5-foot minimum in the proposed ordinance text.

Paul Levy of 1606 Mackerel Lane stated he was in support of the amendment, noting that CAMA and the USACE had both approved the proposal and that waterfront restaurant dockage is common in comparable coastal communities. He also expressed support for the CZ approach recommended by the Planning and Zoning Commission.

Former Mayor Bob Lewis of 9024 Sedgley Drive in Wilmington spoke in favor of the text amendment, describing himself as a frequent boater in the area who visits Stoked multiple times per week. He supported the safety and aesthetic improvements and affirmed that the proposed dock layout would tuck in vessels more tightly than the current configuration. Mr. Lewis also thanked the Town for annually providing a parking lot for the Dragon Boat Regatta, which he noted has generated approximately \$150,000-\$160,000 in charitable donations over 13 years.

ACTION: Motion to close the public hearing

Motion made by Mayor Barbee

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

Motion passed unanimously

Council Member Rouse agreed that if approved, the text amendment should be with the CZ requirement as recommended by the Planning and Zoning Commission.

Council Member Losito said this would be great for bringing business to the Town and was well thought out, so he is in favor.

Council Member Healy noted the applicant's work to secure USACE and CAMA approval as a significant indicator of feasibility and said the proposal is cosmetically great for town. He added that Stoked does a lot to bring people to the Town, although Mayor Barbee reminded him that Council is not voting on Stoked specifically tonight.

Mayor Pro Tem LeCompte read from the Land Use Plan's language that states public and private marinas provide recreational tourism and help support local maritime culture and industry.

Mayor Barbee affirmed staff's concerns as valid and expressed appreciation for their work, and he also praised the Planning and Zoning Commission's recommendation to add the CZ requirement as the element that made the proposal workable.

Mayor Pro Tem LeCompte also referenced Land Use Plan language regarding Americans with Disabilities Act (ADA) accessibility at waterfront facilities as further support and said she thinks this fits right in with that.

Mayor Barbee said if Council makes this change tonight, the applicant still must come back to request CZ, so this does not approve Stoked's plan.

Mr. Hardison asked Council to clarify whether they wanted to go with a 5-foot or 6-foot minimum.

Mayor Barbee said he thinks a 6-foot dock is safer to walk on, and Mayor Pro Tem LeCompte pointed out that 6 feet is what the USACE recommends. Council gave consensus to go with the 6-foot figure.

ACTION: Motion that Council, whereas in accordance with the provisions of the North Carolina General Statutes, does hereby find and determine that the adoption of the following text amendment to Article 3 Section 3.19 to allow for temporary structures beyond the pierhead line is consistent with the goals and objectives of the adopted Land Use Plan if it is approved and with Conditional Zoning and extending for a maximum of 6 feet

Motion made by Council Member Rouse

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

Motion passed unanimously

12. Text Amendment to Article 3 and Article 7 of the UDO to Add Dog Grooming to the Home Occupation Ordinance
Applicant: Zoey Brass

ACTION: Motion to open the public hearing

Motion made by Mayor Barbee

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

Motion passed unanimously

Ms. Fox advised Council that a new State session law had taken effect the day before the Planning and Zoning Commission heard this item, effectively prohibiting municipalities from restricting certain no-impact home-based businesses. She recommended that Council allow the applicant to speak and approve the amendment.

Mr. Hardison confirmed that the amendment would modify the home occupation ordinance to allow dog grooming as a permitted home occupation, consistent with the new State law.

Applicant Zoey Brass, owner of Island Dog Grooming, presented her proposal to operate a one-on-one grooming business out of her home at 100 Moorefield Drive. She described her appointment-based service model, noting that clients arrive one at a time. Ms. Brass presented a floor plan showing that her grooming space uses less than 25% of the home's square footage and provided a site plan showing proximity to Highway Business (HB) zoning. She noted that she had spoken with neighboring property owners and received positive feedback.

Ms. Brass also offered constructive feedback on the application process, noting that she was not informed upfront of the ADA compliance requirements needed for County approval, which she only learned of at the TRC meeting after already paying a \$500 application fee and entering into a contract on the property. She asked that the Town improve communication of all applicable requirements at the outset for future applicants.

Paul Levy of 1606 Mackerel Lane expressed support, adding that mobile dog grooming vans are already permitted to operate in the Town and therefore a resident operating a fixed home dog-grooming business should equally be allowed.

Karen Graybush of 518 Sumter Avenue raised a concern that Ms. Brass is required to post ADA-compliant signage outside her home but is not permitted to post a business sign, noting the apparent contradiction and suggesting Council consider whether some accommodation could be made.

ACTION: Motion to close the public hearing

Motion made by Mayor Barbee

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

Motion passed unanimously

Mayor Barbee said if the Town does not allow small home-oriented businesses, then residents will have to drive to Wilmington for services due to the cost of retail space here.

Mayor Pro Tem LeCompte said anything that keeps her from going over the bridge makes her happy.

Council Member Rouse thanked Ms. Brass for doing this the proper way, noting that through this new State law a number of other home-based dog-grooming businesses on the island are now in conformity.

ACTION: Council, whereas in accordance with the provisions of the NCGS, does hereby find and determine that the adoption of the following text amendment to Article 3 and Article 7 to allow for dog grooming in the home occupation ordinance is consistent with the goals and objectives of the adopted Land Use Plan and other long-range plans

Motion made by Mayor Pro Tem LeCompte

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

Council Member Losito

Motion passed unanimously

13. Consider a Zoning Map Amendment and Text Amendment to Article 3 of the UDO to Rezone 204 Cape Fear Boulevard, 206-217 Cape Fear Boulevard, and 3 South Third Street from Mixed Use (MX) to a New Zoning District Called Commercial Transition (CT)
Applicant: Town of Carolina Beach

ACTION: Motion to open the public hearing

Motion made by Mayor Barbee

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

Motion passed unanimously

Mr. Hardison presented the proposed rezoning of 10 parcels in the 200 block of Cape Fear Boulevard from Mixed Use (MX) to a newly created Commercial Transition (CT) zoning district. He noted the current parcel mix includes three single-family residences, four vacant lots (one used as a parking lot), two retail establishments, and a motel, with only one property in conformity under the current zoning. Mr. Hardison described the area as a transitional corridor between the CBD and the R-1 residential zone west of Third Street.

Mr. Hardison explained that the Town's 2020 Land Use Plan designates this area as "mixed use commercial," envisioning higher-density development, active ground-floor commercial uses with residential above, a pedestrian-oriented environment, and building heights of four to five stories. He said staff developed the CT district to implement that vision while providing more structure than the CBD and more protection for adjacent residential areas than MX currently offers.

Mr. Hardison reviewed the proposed dimensional regulations: no change to minimum lot size or width, a proposed reduction in the front setback from 20 feet to 5 feet (intended to push buildings toward the street and parking to the rear), no rear setback change (remaining at 10 feet), side setbacks reduced to none for internal lots but maintained where adjacent to a residential zoning district, a maximum density of 29 units per acre (up from 17 under MX), no change to the 50-foot maximum height limit, lot coverage increased to 60% (from 40%), and maximum impervious coverage at 65% (updated from a higher figure that had appeared in earlier drafts). Parking requirements are retained for both commercial and residential uses.

Mr. Hardison noted that in the table of uses, all current MX uses are carried forward, with the addition of eating and drinking establishments. Bars were removed as a permitted use. Landscaping requirements include mandatory street trees for new development and a Type A buffer of 5 feet where a commercial use abuts a residential property.

Mr. Hardison summarized the review timeline: The item was discussed by the Planning and Zoning Commission in June, heard by the Commission at a July public hearing during which no one spoke for or against, brought to a joint Council/Commission meeting in August to hear the Commission's concerns, and revised by staff to address Commission concerns.

Kenneth Jessup of 410 Cape Fear Boulevard addressed flooding and parking concerns. He described his experience being flooded twice on Cape Fear Boulevard, including a flood event in which knee-deep water entered his property within 45 minutes, causing approximately \$75,000 in damage after Town stormwater drains reversed and drained onto his property. Mr. Jessup expressed concern about any increased development density in an area he described as already at maximum infrastructure capacity. He also raised traffic safety concerns on Cape Fear Boulevard, describing it as dangerous due to existing on-street parking and noting a prior fatal accident at a nearby intersection. Mr. Jessup acknowledged the Town cannot roll back existing zoning but urged Council to scrutinize every detail of any development in the area.

Kim Lassiter of 1320 Bonito Lane reiterated concerns raised during public comment about construction impacts on neighboring properties, urging that any new development in the area be conducted with attention to the effects on existing residents' water, sewer, and property. She asked that crews be required to work carefully around neighboring homes and urged the Town to protect its residents.

Paul Levy of 1606 Mackerel Lane stated he generally supports the staff proposal. He raised a specific question about the management of the 50-foot height limit along Third Street, where the proposed CT district borders an R-1 residential zone, suggesting that some additional consideration might be warranted for development directly adjacent to that boundary.

Steve Jaeb of 204 Tennessee Avenue stated he had first heard of the proposal at the joint meeting the prior week and thought it was a lot to process. He said he visited the Town's website and found the documentation difficult to parse. Mr. Jaeb noted that when he walked the area and spoke to business owners, at least one was unaware of the full scope of the proposal. He expressed cautious support for the long-term vision but also concern that the process had moved quickly and suggested that additional time for public awareness might have been beneficial.

Cindy Dunn of 915 Tidewater Lane stated she is not a resident of the affected area but frequents Cape Fear Boulevard. She expressed opposition to several elements: the 5-foot front setback, the increase in lot coverage from 40% to 60%, citing flooding concerns, and the general practice of frequently amending the Unified Development Ordinance (UDO) for incremental changes to an area she noted is already largely covered by MX zoning. Ms. Dunn observed that the only substantive new addition in the table of uses relative to MX is that Planned Unit Development (PUD) becomes available through CZ. She echoed Mr. Jaeb's concern about the speed of the process and urged Council to take additional time for review.

Kristen Dunn of 907 Ocean Boulevard stated her opposition to the rezoning from a property-rights and community-character perspective. As a realtor, she expressed concern about the broader pattern of rezoning and density increases across the County. Ms. Dunn questioned why a new zoning district was being created for an area that is already substantially similar in use to its current designation. She pointed out incremental CBD expansion – what she called “CBD creep” – and suggested that a developer may already be lined up to build on the site. Ms. Dunn noted the application was submitted July 9 and that a vote was occurring approximately one month later. She acknowledged that CZ at least ensures a public hearing for site-specific proposals.

ACTION: Motion to close the public hearing

Motion made by Mayor Barbee

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

Motion passed unanimously

Mayor Pro Tem LeCompte expressed concern about the pace of the process and the number of changes being proposed. She questioned the need to rush and stated that she did not believe one public hearing was sufficient for a rezoning of this magnitude. Mayor Pro Tem LeCompte raised specific objections to the 5-foot front setback, describing the potential for a “canyon effect” on Cape Fear Boulevard. She noted that the Town spent 18 months working on a Land Use Plan that has been changed multiple times since then. Mayor Pro Tem LeCompte questioned the proposed addition of breweries, distilleries, beer shops, and wine shops to the table of uses, suggesting this was inconsistent with a family-friendly character. She also noted that the density increase from 17 to 29 units per acre represents a 71% increase in density. Mayor Pro Tem LeCompte further questioned whether uses in the CT district would be subject to commercial noise regulations, permitting sound until midnight on weekends, rather than the residential standard.

Council Member Rouse pushed back on the characterization that the process was rushed, noting that the Land Use Plan designation for this area was adopted in November 2020 after 18 months of committee work and that multiple Council Members and Planning and Zoning Commissioners had been involved in that process over the prior six to seven years. He acknowledged some concerns with specific elements of the proposal, particularly the front setback, but argued that the math on density is misleading because due to the on-site parking requirements, the actual buildable yield on these small lots would likely be less than what currently exists. Council Member Rouse stated he would not support the 5-foot front setback and suggested 10 feet as a minimum, with flexibility down to 5 feet on a one-for-one trade with height. He expressed opposition to bars, breweries, and distilleries in the table of uses. Council Member Rouse stated he would not vote for the proposal as written but did not believe it was being improperly rushed.

Council Member Healy expressed strong support for the proposal, thanking staff and the Planning and Zoning Commission for their work. He argued the area is an eyesore and that the CT district, by functioning as a buffer between the CBD and residential zones, is actually designed to preserve the Town’s character rather than undermine it. He pointed to the Carolina Beach Market & Deli renovation as an example of how a single improved property can elevate an entire block.

Council Member Losito stated he had initially been inclined to slow down, but after additional research and listening to the Commission’s discussion at the joint meeting, he believed the outcome of further delay would likely be the same. He expressed support for moving forward.

Mayor Barbee said it concerns him that the public feels rushed, but for him it did not seem so. He directed Council’s attention to the comparison chart of MX versus CT regulations. On the front setback, he expressed concern that 5 feet is equivalent to a Boardwalk cafe permit, noting that such permits are often violated, and supported a higher minimum. Mayor Barbee confirmed his comfort with the side

setback reduction and the 29 units per acre, reasoning that parking requirements would be the practical limiting factor. He confirmed his support for the 65% impervious coverage cap and asked Mr. Hardison to confirm that the rear setback and adjacent residential setbacks would remain unchanged. Mr. Hardison said the 10-foot rear setback is retained and that any side of a property abutting an R-1 district would maintain the required setback.

Mayor Pro Tem LeCompte said she still has a concern with the side setback on Third Street.

Council Member Rouse suggested specific amendments to the current proposal: a 10-foot minimum front setback with a 5-foot minimum allowable under a one-for-one height tradeoff and removal of bars, distilleries, and breweries from the table of permitted uses.

ACTION: Whereas in accordance with the provisions of the North Carolina General Statutes, Council does hereby find and determine that the adoption of the zoning map amendment to rezone 204 Cape Fear Boulevard, 206-217 Cape Fear Boulevard, and 3 South Third Street from Mixed Use to Commercial Transition is consistent with the goals and objectives of the Land Use Plan with the addition of a 10-foot front setback with a 5-foot minimum setback with a one-for-one trade on setback for height and also remove from the table of uses bars, distilleries, and breweries; we believe this is consistent with the goals and objectives of the adopted Land Use Plan and other long-range plans, and the adoption of this zoning map amendment also amends the future Land Use Plan and meets the vision of the Town Motion made by Council Member Rouse

Voting Yea: Mayor Barbee, Council Member Healy, Council Member Rouse, Council Member Losito

Voting Nay: Mayor Pro Tem LeCompte

Motion passed 4-1

14. Public Hearing for the Financing of Nine (9) Boardwalk Area Properties

ACTION: Motion to open the public hearing

Motion made by Mayor Barbee

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

Motion passed unanimously

Ms. Hall explained that the Local Government Commission (LGC) requires a public hearing before approving any financing of this nature. She reported that she had solicited proposals from eight financial institutions for a \$10,000,000, 15-year-term loan to finance the nine Boardwalk properties. Two responses were received: one from Truist Bank and one from Webster Bank, the latter described as a newer institution suggested by the LGC.

Webster Bank offered a slightly lower interest rate but included a two-year no-call provision, meaning no early principal reduction would be permitted in the first two years. Truist Bank's proposal allows up to \$2,000,000 in principal reduction in the first two years, which would accommodate the anticipated application of grant funding. Ms. Hall recommended Truist Bank for this reason. She asked Council to approve Resolution #26-2357.

No members of the public came forward to speak.

ACTION: Motion to close the public hearing

Motion made by Mayor Barbee

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

Motion passed unanimously

Council Members expressed strong support for the acquisition, with Council Member Healy describing it as “probably one of the best investments we've ever made” and Council Member Rouse calling it a “generational opportunity.”

Mayor Barbee noted that the next step is LGC approval, and Ms. Hall noted this is scheduled for September 1.

ACTION: Motion to approve Resolution #26-2357 to accept the terms of the proposal from Truist Bank for a 15-year term

Motion made by Mayor Barbee

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

Motion passed unanimously

COUNCIL COMMENTS

Council Member Rouse requested that staff study whether the 36-foot driveway width standard – plus 3-foot aprons on each side, totaling 42 feet – is appropriate in the CT zoning district, where the intent is to push parking to the rear. He expressed concern that wide curb cuts reduce on-street public parking availability.

Mayor Barbee agreed with this request and expanded its scope to include any area with public parking, noting an example on Cape Fear Boulevard where a double-lot owner took two driveways, effectively consuming the majority of their frontage in curb cuts.

Council Member Rouse also requested that staff review the current ordinance prohibition of accessory structures on vacant lots that are contiguous with but not attached to a primary residential parcel under the same ownership. He noted that several residents had contacted him about this issue, describing situations where landowners who purchased adjacent lots to reduce density are prohibited from adding even a small storage building. Mr. Hardison confirmed the current prohibition and agreed to bring back analysis on both items through the appropriate channels.

ADJOURNMENT

Mayor Barbee adjourned the meeting at 8:20 PM.

CAROLINA BEACH

Town Council Workshop

Tuesday, August 25, 2026 - 9:00 AM

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



MINUTES

CALL TO ORDER

Mayor Barbee called the meeting to order at 9:00 AM.

PRESENT

Mayor Lynn Barbee

Mayor Pro Tem Deb LeCompte

Council Member Jay Healy

Council Member Wayne Rouse

Council Member Vince Losito

ALSO PRESENT

Town Manager Bruce Oakley

Deputy Town Manager Ed Parvin

Finance Director Debbie Hall

Town Clerk Kim Ward

DISCUSSION ITEMS

1. Presentation of U SAFE Rescue Buoy Donation to Ocean Rescue by FPTower Inc.

Representatives from FPTower Inc., a nonprofit organization dedicated to maritime safety and coastal resilience, presented Ocean Rescue with a donated U SAFE remotely controlled rescue buoy. Carolina Beach/Kure Beach was selected as one of the recipients in FPTower's 2026 Save A Life Raffle program. The U SAFE device is designed to assist first responders and lifeguards in water rescue operations by rapidly delivering flotation support to distressed swimmers.

FPTower representatives provided a brief overview of the organization, discussed the life-saving capabilities of the device, and formally presented the donation to the Town. Council Members expressed appreciation for the gift and praised the presentation as excellent.

2. Renewal of Parking Management Agreement with Pivot Parking

Mr. Oakley presented staff's recommendation to renew the parking management agreement with Pivot Parking. Mayor Barbee asked why this particular contract was being brought before Council rather than handled administratively or placed on the consent agenda. Mr. Oakley explained that while he has authority to enter into such agreements or place them on the consent agenda, parking is a high-profile topic that he felt warranted a full Council presentation. He also noted that the existing contract

with Pivot was expiring and that, without a renewal decision, the Town would need to immediately initiate a Request for Proposals (RFP) process.

Mr. Oakley provided background, noting that in 2021 the Town terminated its prior agreement with REEF Parking early due to maintenance and revenue issues, which required a payout. The Town then entered into a two-year agreement with Pivot Parking, with two automatic two-year renewal options and a 90-day termination notice provision. Since that time, Pivot has worked collaboratively with the Town to remove all pay stations and meters and transition to a fully digital system. Most recently, Pivot introduced the PivotGO! app, which allows prospective beachgoers to view real-time parking occupancy across multiple beach destinations before deciding where to travel.

Mr. Oakley reviewed revenue performance since the transition to Pivot, stating that income has been steady and represents a significant increase over the REEF era. He acknowledged some dip in Freeman Park revenue and attributed this to ongoing beach erosion and loss of sand since 2022 rather than management performance. Mr. Oakley expressed optimism that newly restored sand this year could improve those figures.

Council Member Rouse asked how performance compared to projections, and Mr. Oakley confirmed that revenue had met or exceeded budget projections in nearly every year, with the Freeman Park shortfalls being weather- and erosion-related.

Mr. Oakley highlighted several improvements made during Pivot's tenure: the addition of License Plate Reader (LPR) technology, Pivot's relocation of their offices into Town Hall to improve customer service and reduce the burden on Town staff fielding parking inquiries, and a general elevation of Pivot personnel to an "ambassador" role in the community. He noted that complaints have declined dramatically, and that during Potential Tropical Cyclone 8 (PTC8), Pivot staff actively assisted residents in evacuating and helped Town staff with storm-related tasks. Mr. Oakley also emphasized that Pivot operates in Wilmington, Wrightsville Beach, Surf City, North Myrtle Beach, and other markets, which allows them to redeploy staff resources as needed.

Mr. Oakley outlined the key terms negotiated for the renewal agreement:

- New LPR equipment: A new magnetic LPR, estimated at approximately \$20,000, with Pivot absorbing the full capital cost rather than the Town.
- Citation revenue structure: Pivot agreed to remove itself from any share of citation revenue. Previously, the incentive structure had drawn criticism that attendants were motivated to write tickets. This change eliminates that concern entirely. The Town will retain all citation revenue. Mr. Oakley acknowledged this would modestly reduce the annual threshold for Pivot's variable management fee but estimated a net positive of approximately \$20,000 to the Town.
- Freeman Park automation: A new automated entry/exit system for Freeman Park using LPR technology and gate arms, estimated to cost \$45,000-\$50,000 in capital investment, which Pivot has agreed to fund entirely. The system would allow vehicles with pre-purchased tickets or season passes to enter automatically, provide a lane for on-site ticket purchase, and track real-time occupancy data for use in operational decisions and display on the PivotGO! app. Mr. Oakley noted estimated labor savings of \$35,000-\$40,000 annually as a result of reduced

staffing needs at the Freeman Park entrance. He added that staff would likely still be present on busy weekend days to handle enforcement of vehicle-type rules and assist with any backups.

- Contract term: In exchange for absorbing approximately \$70,000 in capital investment, Pivot requested an additional three-year contract term rather than the standard two-year renewal.
- Exit provision: A 90-day termination clause remains in the agreement. However, if the Town exits early, it would be responsible for repaying the unamortized portion of Pivot's capital investment, prorated over the remaining term.
- Management fee structure: The Town continues to pay a flat monthly management fee of \$1,850. Pivot receives an 8.5% variable fee only on revenues above the annual threshold of \$3,237,500.

Mayor Barbee raised the question of whether the Town should pursue a competitive RFP to test the market. He noted that, as a public entity, all competitor contracts are publicly available, making it relatively straightforward to benchmark. Mr. Oakley responded that he believes Pivot is competitive, pointing to the fact that the Wilmington, Wrightsville Beach, Surf City, and others have all independently selected Pivot following their own procurement processes. He also acknowledged that going out to RFP carries real risks: potential for higher costs through unfamiliar vendor fee structures and middleware providers, new technology and signage costs, retraining of staff and the public, and disruption during a period when the Town is already managing significant infrastructure work. Mr. Oakley referenced the transition away from REEF as a cautionary example, noting unforeseen complications such as permit entry errors due to differing data formats that generated erroneous tickets and public frustration. He said these types of transition costs are difficult to anticipate and often go unrecognized in raw bid comparisons.

Council Member Losito suggested that rather than a full RFP, staff could compile a comparative chart of what peer municipalities pay for similar services – benchmarking Pivot's terms against publicly available contracts – without committing to a formal competitive process. Mr. Oakley acknowledged the idea but noted the time pressure involved; without a renewal decision, the RFP process would need to begin immediately. Council Member Losito noted that a resident had independently posted such a comparison on social media that morning, with results indicating that the Town's parking rates are favorable relative to neighboring municipalities.

Mayor Pro Tem LeCompte said she expressed initial reluctance about a three-year commitment but was reassured by the 90-day exit clause and the fact that any early exit liability would be limited to the amortized value of capital equipment that would remain with the Town.

Council Member Losito praised the removal of citation incentives as a major step forward. Other Council Members agreed.

Council Member Healy said if the current parking program is not broken, he sees no reason to fix it.

Council Member Rouse pointed out that Pivot has met metrics projections and delivered on what they promised. He said he is inclined to take the concessions they are offering. He noted that in approximately two to three years, the Town anticipates acquiring nine additional parking parcels, which would significantly change the competitive landscape for any future bid and likely yield more

favorable terms than a bid issued today. On that basis, he said he sees the three-year term as reasonable.

Council Member Healy raised the possibility of bringing parking management in-house. Mr. Oakley identified several reasons this would be problematic: Pivot brings specialized expertise, the Town would likely hire the same field personnel, and there could be potential for political pressure on staff regarding ticket decisions.

Mayor Barbee said he does not have confidence in Town staff's ability to select a software system and manage and run it within 90 days.

Mr. Oakley said personnel costs for municipal employees are higher than private-sector equivalents.

Mayor Pro Tem LeCompte said she thinks bringing parking management in-house would be feasible over a longer time frame and stated the Town now has three years to figure it out.

ACTION: Motion to approve the contract with Pivot Parking under the terms as presented

Motion made by Mayor Barbee

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

Motion passed unanimously

3. Events for the Remainder of 2026

Parks and Recreation Director Eric Jelinski provided an overview of upcoming Town-sponsored programs and events through the end of 2026,

Boardwalk Music and Fireworks

Mr. Jelinski reported that the Boardwalk Music series had completed 14 of its 16 scheduled weeks with only one rainout, and the rained-out show will be made up on Labor Day weekend with a double fireworks show. He acknowledged the collaborative, all-hands effort involved in running the Boardwalk series, crediting Police, Fire, and Public Works as well as volunteer coordinators and their teams for keeping the Boardwalk covered and secure during fireworks events.

Mr. Jelinski noted that additional community events not directly managed by the Parks and Recreation Department would be presented at a future Council meeting.

Youth Athletics

Mr. Jelinski highlighted the Town's youth athletics programs, overseen by Athletic Supervisor Bryce Smithson. Programs include:

- Youth flag football
- Youth wrestling club
- Fall gymnastics
- Youth lacrosse
- Youth co-ed basketball

Adult Athletics

Programs include:

- Adult co-ed softball league
- Adult basketball league
- Adult co-ed kickball league

Special Events

Programs include:

- Police Department Bike Rodeo
- Annual Halloween Carnival

Holiday Programs

Programs:

- Letters to Santa
- Holiday Decorating Contest
- Lighting at the Lake, with Parks and Recreation taking a more active role this year by partnering with the Island of Lights community to expand programming and amenities
- Christmas Parade, with emphasis on the extensive behind-the-scenes safety work by public safety crews, including closing Lake Park Boulevard and managing traffic and checkpoints
- Holiday Market, featuring children's activities, Santa Claus, and face painting
- Holiday Movie Night, featuring "A Christmas Story" selected for this year
- Christmas by the Sea, featuring Santa Claus, train rides, holiday music, and food vendors
- Rockin' New Year's Eve, a new event at the Boardwalk from 6:00 to 8:00 PM designed for families who do not wish to stay out until midnight, which will act as a first-year test event with the intent to grow it in future years

Mayor Pro Tem LeCompte noted that Carolina Beach had been recognized in the top 25 for the Hallmark Channel's Merriest Christmas Towns Contest and encouraged the public to vote daily through September 4.

Mayor Barbee thanked the Parks and Recreation Department on behalf of Council, emphasizing that this work is central to the quality of life in Carolina Beach and is a primary reason it is a desirable place to live, retire, and visit. Mr. Jelinski thanked Council and acknowledged his full staff by name.

4. Saint Joseph Street Multi-Use-Path Update

Mayor Barbee noted this item was added to the agenda at the request of a resident seeking a general status update. Mr. Oakley confirmed that the project is ready to go out to bid and staff is currently meeting with the N.C. Department of Transportation (DOT). He said a more detailed public update will be provided in the near future.

COUNCIL COMMENTS

Mayor Pro Tem LeCompte recognized staff, especially Mr. Parvin and Ms. Ward, for their work on the Freeman Park open house sessions held the prior day. She said for those who couldn't attend, there are plans for a mini session at an upcoming date of the Lake Park market.

Mayor Pro Tem LeCompte said the open house drew 77 attendees across three sessions, the highest attendance ever recorded for a Town open house event.

Mayor Barbee suggested that future Freeman Park planning documents address the long-standing question of jetties and groins so the public's voice on that issue is formally recorded before the Town potentially assumes jurisdiction over that land.

ADJOURNMENT

Mayor Barbee adjourned the meeting at 10:15 AM.



AGENDA ITEM COVERSHEET

PREPARED BY: Kim Ward, Town Clerk

DEPARTMENT: Clerk

MEETING: Town Council 9/8/2026

SUBJECT: Presentation by the NC League of Municipalities Recognizing the Carolina Beach Police Department for Continued Successful Completion of the NCLM Law Enforcement Risk Review

BACKGROUND:

The North Carolina League of Municipalities Law Enforcement Risk Review Program is a comprehensive assessment designed to evaluate law enforcement policies, procedures, training, and operational practices. The program assists agencies in identifying opportunities to strengthen professional standards, reduce liability exposure, and enhance risk management practices.

The Carolina Beach Police Department has once again completed the review process and met the program's requirements, demonstrating its continued commitment to professionalism, accountability, and ongoing improvement in law enforcement operations.

ACTION REQUESTED:

Presentation and Recognition of the Department



AGENDA ITEM COVERSHEET

PREPARED BY: Kim Ward, Town Clerk

DEPARTMENT: Clerk

MEETING: Town Council 9/8/2026

SUBJECT: Events Update

BACKGROUND:

Staff will give an update on the upcoming events.

ACTION REQUESTED:



AGENDA ITEM COVERSHEET

PREPARED BY: Kim Ward, Town Clerk

DEPARTMENT: Clerk

MEETING: Town Council 8/25/2026

SUBJECT: Presentation by Kevin Murphy with Life Rolls On

BACKGROUND:

Kevin Murphy, representing Life Rolls On, will provide Town Council with a presentation and recap of the 2026 Life Rolls On "They Will Surf Again" event hosted at Carolina Beach. Life Rolls On is a nonprofit organization dedicated to improving the quality of life for individuals living with paralysis through adaptive surfing and other adaptive action sports programs.

The annual event brings participants from across the region and nation to Carolina Beach, offering individuals with spinal cord injuries and other physical disabilities the opportunity to experience surfing with the assistance of trained volunteers and community partners. The event highlights Carolina Beach's commitment to accessibility, inclusion, recreation, and community engagement.

Mr. Murphy will discuss this year's event, including participant attendance, volunteer involvement, community partnerships, program successes, and the positive impact the event has had on participants and the Carolina Beach community.

ACTION REQUESTED:

Presentation Only



AGENDA ITEM COVERSHEET

PREPARED BY: Kim Ward, Town Clerk

DEPARTMENT: Clerk

MEETING: Town Council 9/8/2026

SUBJECT: Request for Temporary Ice Rink at the Carolina Beach Boardwalk

BACKGROUND:

The Pleasure Island Chamber of Commerce is proposing a seasonal ice-skating rink as a special event attraction at the Carolina Beach Boardwalk. The proposed rink would operate for a limited duration during the winter months and is intended to provide a family-friendly recreational activity, enhance the holiday experience for residents and visitors, and support local businesses during the off-season.

The Chamber's presentation will include information regarding the proposed location, operational schedule, site logistics, and anticipated economic and community benefits.

ACTION REQUESTED:

Presentation and approval requested from Council



AGENDA ITEM COVERSHEET

PREPARED BY: Bruce Oakley, Town Manager

DEPARTMENT: Executive

MEETING: Town Council 9/8/2026

SUBJECT: Manager's Update

BACKGROUND:

Town Manager Bruce Oakley will give an update on current and future projects.



AGENDA ITEM COVERSHEET

PREPARED BY: Gloria Abbotts, Sr Planner

DEPARTMENT: Community
Development

MEETING: Town Council – September 8, 2026

SUBJECT: Consider a modification to Conditional Zoning Ord. 21-1156 for PID R08814-003-015-000 to update the outdoor amenity areas and allow for 10 percent of the residential units to be short-term rentals.
Applicant: The Proximity at Carolina Beach

BACKGROUND:

The applicant, The Proximity at Carolina Beach, received Conditional Zoning approval on November 9, 2021, for a mixed-use commercial-residential project in the Highway Business District. The development received a Certificate of Occupancy in early 2025. Major changes to approved permits, plans, or development conditions may be authorized only by the permit-issuing authority and must follow the same process required for the original submission. Major changes include, but are not limited to, changes in use, increased development intensity, increased structural ground coverage, site dimension changes of more than 10 percent, reduced approved open space, or changes to access and internal circulation design.

A conditional zoning district permits a specific use only when it meets standards and conditions tailored to the individual development project. Some land uses, because of their nature or scale, may significantly affect nearby properties and the broader community in ways that cannot be fully addressed through general district standards. In some cases, allowing the use by right under a general district would not be appropriate for a particular property. The conditional zoning process allows these uses through property reclassification, with specific conditions to ensure the use is compatible with neighboring properties and their 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 officially adopted plan that is applicable, and the Zoning Ordinance.
2. The potential impacts and/or benefits on the surrounding area, adjoining properties.

3. The report of results from the public input meeting.

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

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

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

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

Zoning

The purpose of the Highway Business (HB) district is to accommodate businesses oriented toward the motoring public and which require a high volume of traffic. In many cases, businesses in the HB district serve the entire community and beyond. For the most part, they are located on major thoroughfares so that they can be conveniently reached by automobile and to avoid sending heavy automobile traffic through smaller streets or residential areas. The HB zoning district allows for mixed use commercial-residential with the approval of a conditional zoning district. The ordinance requires parcels that are over 10 acres to provide for 3,000 sq. ft. of commercial space. The existing property includes 10 occupied commercial units and 250 residential units.

What is a short term rental?

The Town does not define or reference short term rentals in the UDO. The State Statute 42A Vacation Rental Act defines a vacation rental as rental of residential property for vacation, leisure, or recreation purposes for fewer than 90 days by a person who has a place of permanent residence to which he or she intends to return. This law deals primarily with landlord-tenant and consumer protection issues.

Can the Town regulate short term rentals?

The Town does not have the authority to prohibit, limit the term of a lease, location within a development, or cap the number of short term rentals. The Town cannot require a permit or registration to operate a short term rental. The Town can define the use and regulate where the use can be permitted by zoning district. The County can collect and require operators to pay room occupancy taxes.

How was the condition placed on the development?

Conditional Zoning Permit – the Applicant can bring certain conditions to the table, such as multiuse paths and traffic signals, that are agreed upon by the Council. One of those conditions that the applicant offered at that time of approval was prohibiting short term rentals. The Town would not have the authority to pose that restriction unless the applicant agreed upon with the Conditional Zoning approval.

Conditional Zoning Process

As part of the application process a community meeting is required. The applicant held the required meetings on June 11, 2026. The applicant has provided summary comments from the meeting. Based off the comments from the meeting the applicant can place conditions on the project to help mitigate the impacts and concerns from the neighboring properties.

The applicant is proposing to amend the following conditions.

1. Allow for 10 percent of the residential units to be short term rentals
2. Update the site plan to clarify where amenity areas are located

The applicant proposed to prohibit short-term rentals (leases or subleases) of less than 90 days on the original conditional zoning application. This was originally created because of discussions and comments from public meetings. The condition was agreed upon by the property owner and the Town. The Town does not have any restrictions on short-term rentals.

The applicant would like to update the site plan to clearly define the areas for amenities. This modification would allow for programming of the common areas within the community, particularly the areas behind the commercial units on Lake Park and the lawn at the rear of the building. Complex amenities are generally treated as accessory to the existing residential and business use, provided they are intended primarily for residents, their guests, and business patrons. Examples may include exercise classes, music, arts and crafts, recreation, etc.

Land Use Plan

The 2020 Land Use Plan vision on this area is higher density area with a mix of uses, within the district and individual buildings. Residential uses allowed only on upper stories; unless associated with a mixed commercial-residential use on a 10 acre or greater lot with a minimum of 3,000 sq ft of commercial space provided per acre.

It was noted as an *Areas of Local Concern in the LUP* that Short term rentals may diminish the character of established neighborhoods

ACTION REQUESTED:

Consider recommending approval or denial of a modification to the conditional zoning mixed-use commercial residential project located at 1000 N. Lake Park Blvd.

Staff supports approval of the modification.

Planning and Zoning recommended approval 5-2 to allow for the amenity area and 12 units can be utilized for short term rentals for a period of 31 days or more.

MOTION:

Approval - whereas in accordance with the provisions of the NCGS, the Commission does hereby find and determine that the adoption of the Modification to the Conditional Zoning District located at 1000 N. Lake Park Blvd. is consistent with the goals and objectives of the adopted Land Use Plan and other long-range plans and the potential impacts on the surrounding area, are mitigated by the approved conditions.

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

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



Permit # CZ21-02 MOD

Item 8.

TOWN OF CAROLINA BEACH

CONDITIONAL ZONING MAJOR MODIFICATION

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

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

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

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

2026 SUBMISSION DEADLINES AND MEETING DATES:

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

Please complete all sections of the application.

A. Property Information

Address(es): 1000 N Lake Park Blvd.

PIN(s): R08814-003-015-000

Project Name: The Proximity At Carolina Beach

Size of lot(s): 11.76 Acres Total

B. Application for Modification

1. Reason for modification request:

Please see attached Project Narrative and Proposed modification to condition #8 and an additional condition allowing for outdoor events
within the existing zoning order.

2. Description of modification request:

Modification of Conditional Zoning District Ordinance NO. 21-1156

C. Applicant Contact Information

The Proximity CB, LLC

Company/corporate Name (if applicable):

Mike Brown

Applicant's Name

102 Autumn Hall Drive, Suite 210

Mailing Address

Wilmington, NC 28403

City, State, and Zip Code

910-622-4657

Telephone

mike@capefearcommercial.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.

- | <u>Yes</u> | <u>No</u> | <u>N/A</u> | |
|--------------------------|--------------------------|-------------------------------------|--|
| ☐ | ☐ | ☒ | The name, address, and phone number of the professional(s) responsible for preparing the plan if different than the applicant. |
| ☐ | ☐ | ☒ | Engineers scale 1 inch = 40 ft or larger |
| ☐ | ☐ | ☒ | Title block or brief description of project including all proposed uses |
| ☐ | ☐ | ☒ | Date |
| ☐ | ☐ | ☒ | North arrow |
| ☐ | ☐ | ☒ | Property and zoning boundaries |
| ☐ | ☐ | ☒ | The square footage of the site |
| ☐ | ☐ | ☒ | Lot coverage (buildings, decks, steps) |
| ☐ | ☐ | ☒ | Location of all existing and proposed <i>structures</i> and the setbacks from property lines of all affected <i>structures</i> to remain on-site |
| ☐ | ☐ | ☒ | Design of driveways and parking |
| ☐ | ☐ | ☒ | Adjacent right-of-ways labeled with the street name and right of way width |
| ☐ | ☐ | ☒ | Location of all existing and/or proposed easements |

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

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

- ☒ I have provided a scaled electronic version of each required drawing
- ☒ I have folded all plans to 8 1/2" x 11" size and am prepared to pay the application fee today

SUPPLEMENTAL INFORMATION REQUIRED WITH THE APPLICATION

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

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

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

Michal C. Brown

6/12/2024

Signature

Date

AUTHORITY FOR APPOINTMENT OF PERSON TO ACT ON MY BEHALF

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

Date: _____

Appointee's Name, Address & Telephone:

Signature of Owner: NA

Project Narrative

The Proximity Carolina Beach development is located on 11.76 Acres at 1000 N. Lake Park Blvd, in Carolina Beach NC. The property's Conditional Zoning was approved by Town Council, and the accompanying Conditional Zoning District Ordinance (No. 21-1156) was signed by LeAnn Pierce, Carolina Beach Mayor on 1.11.22.

The property was developed in accordance with the approved Conditional Zoning Ordinance, site plan, approved construction drawings, permits and required approvals. The development is complete and has been in operation since late 2024.

Proximity Carolina Beach is a mixed-use community consisting of 250 Class A residential units (for rent) and 44,111 SF of commercial area (inclusive of residential leasing office, clubhouse and live work units). Commercial tenants include K-38 Baja Grill, Reflect Gifts Accessories and Décor, Noe Spa and Salon, Nest Realty, Boombalatti's Ice Cream, Emerge Ortho, Drift Cafe, Riko's Pizza, Embody Pilates, and Axis Fitness.

The Proximity Carolina Beach has enjoyed a warm reception from the Carolina Beach community, local residents and visitors.

It has always been our aim to operate the property in a manner which honors the unique identity of the Carolina Beach community and fosters interaction and quality of life amongst residents and visitors of Carolina Beach. The property was designed with architecture, greenspace, walking trails and parking to facilitate this mission. Further the tenant mix was curated with local businesses and concepts which would complement the unique identity of Carolina Beach and be a hub for community interaction.

This application does not seek further approvals with respect to new construction or planned horizontal/vertical development. The applicant is instead requesting two modifications (we consider to be minor) to the zoning order "rules, regulations, and conditions" as follows (also see attached proposed redline changes within the zoning ordinance document):

1. An update to the restriction that prohibits residential units from being rented for a period of less than 90 days, with an added qualifier that this prohibition apply to "Ninety (90%) of" the residential units within the community.
2. The designation of areas as denoted on the attached site plan as "amenity/entertainment areas" which would thereafter allow for events to be hosted onsite without the requirement for a special event permit OR in lieu thereof; additional conditions added to the zoning order (as proposed in the attached redline) which would allow outdoor events to be hosted onsite as an accessory use without the need to secure a special event permit.

Modification #1 would allow for flexibility for shorter term lease agreements to facilitate the lease of certain units within the community to both friends/guests of residents within Proximity Carolina Beach as well as the general public. Though Proximity Carolina Beach has enjoyed a healthy lease occupancy since opening, we have some units that for various reasons would be better suited for shorter term leases. We believe that the addition of some shorter-term rental options comprising less than 90% of the total units would not have a material impact on the character of the development, would not create a nuisance, but would allow for some optionality which would be helpful from a property operations standpoint.

Modification #2 would allow for programming of the common areas within the community, particularly the areas in front of the commercial units on Lake Park and the event lawn at the rear of the building. These spaces were designed to be enjoyed by patrons of the businesses and to also function and gathering spaces for community gatherings. Though this has always been the vision and intent for these spaces, we would like to be able to host events or allow our tenants to utilize these spaces to host events that would be attractive to their patrons and the community at large. Whether that be music on the lawn or a community gathering in partnership with a non-profit organization (“art in the park” by way of example). The ability to program these spaces without the need to continuously secure event permits would be helpful and most practical. Lastly it would be consistent with the intended form and function of a mixed-use community such as Proximity Carolina Beach (to create a thriving and attractive amenity for both those within and outside of the community who wish to visit our restaurants and businesses).

Once these modifications are approved, Proximity Carolina Beach remains fully committed to continued professional management and oversight, to ensure that the community remains attractive, safe and inviting to all. Further, we are very sensitive to the quiet enjoyment of our neighbors and will remain focused on maintaining standards at Proximity Carolina Beach ensure we remain a good neighbor and corporate citizen. This has always been our aim and is of utmost importance to us.

Summary of June 11, 2026 Community Meeting and Engagement

Proposed Modification of Existing Conditional Zoning Ordinance Number 21-1156 associated with the Proximity Carolina Beach - Commercial-Residential Mixed-Use Development

1000 Lake Park Blvd.
Carolina Beach, NC
The Proximity CB, LLC

Written notice of a community meeting for the above referenced modification to the existing conditional zoning order associated the Proximity Carolina Beach development was mailed via First Class Mail to all property owners within five hundred feet (500') of the subject property as listed on the New Hanover County ("County") tax records. A list of all adjacent property owners to whom the written notice was mailed is attached to this report as Exhibit 1. A copy of the written notice is attached as Exhibit 2. A list of the parties who attended the meeting is attached as Exhibit 3.

The meeting was held on June 11, 2026 at the subject property. The meeting began at 5:30 PM and continued until approx. 6:15 PM.

On behalf of the applicant, The Proximity CB, LLC ("Applicant"), the following people were in attendance: Mike Brown, Haley Phillip and Ilene Green with Bell Partners (Property Manager for The Proximity Carolina Beach).

Mike Brown provided a detailed overview of the proposed modification to the zoning order. Attendees were allowed to make comments, ask questions, and provide feedback. Attendees and Applicant had a productive conversation about the proposed application and their experience with the Proximity Carolina Beach in general since it's opening almost 18 months ago.

Outline of Discussion, Suggestions and Considerations

1. Residents surrounding Federal Point Marina alerted applicant that Proximity Carolina Beach residents and/or people parking at Proximity Carolina Beach are walking through their community to reach the water and asked that applicant take steps to curtail this activity. They also asked applicant to make sure any future renters (including short-term renters) be made aware that they are not to access/use private property, private streets, or private common areas in neighboring communities.

Response: Ilene Green will notify residents of this complaint, remind them that Federal Point and the surrounding community and streets are private property and reinforce that Proximity Carolina Beach residents should not use private neighborhood streets or common areas in surrounding communities. Ilene will also direct any residents who observe this activity by others to report it to Proximity Carolina Beach Management so that it can be addressed with the offending resident directly. Expectations will be reinforced with future renters as well.

2. Meeting attendees inquired about the size of events and asked if events would be large in scale.

Response: Applicant shared that our intent is to host limited scale community-oriented events (music on the lawn or “art in the park” by way of example) with the intended audience being Proximity Carolina Beach residents and local visitors/patrons of Proximity Carolina Beach restaurants/businesses.

3. Meeting attendees requested that no event attendees be permitted to park within their neighborhoods.

Response: Applicant let attendees know that this certainly was not our intent, that parking would be accommodated within the Proximity Carolina Beach development and to extent that there was at some point a planned event that might require additional parking, applicant would only host such an event if overflow parking was secured and agreed to by the owner of that parking (a neighboring commercial parking lot, not parking within a residential neighborhoods).

4. Meeting attendees inquired as to whether events might cause an increased traffic burden or congestion.

Response: Applicant shared that their interest was geared towards community focused programming primarily using the lawn behind Building 1 within Proximity Carolina Beach, rather than large scale major events i.e. community/mixed use programming and activation, not a commercial event venue.

5. Meeting attendees asked applicant to consider noise and hours during which amplified sound might be allowed.

Response: Applicant reviewed the stipulations and hours that could be incorporated into the conditions with the attendees and made adjustments to the draft language at the meeting based on their feedback.

Note: Following the meeting, Jeremy Hardison shared that there was already language within the code that covered the stipulations that had been discussed with meeting attendees and that language might not need to be incorporated into the conditions. Nonetheless, the applicant has provided that draft language with this application and is happy to incorporate it as a condition if desired.

6. Meeting attendees expressed their desire to see a median installed on Lake Park Blvd.

Response: Applicant shared that this would be a decision/project that NCDOT would need to take the lead on.

7. Meeting attendees asked us to continue to reinforce with our residents the responsibility for pet owners to pick up pet waste and not walk their dogs on nearby private neighborhood streets. And further, asked that anyone renting on a shorter-term basis be made aware as well or not be allowed to have pets on the property.

Response: Ilene will include this in her reminder to residents to make sure expectations are clear going forward with any future renters.

8. Meeting attendees expressed an appreciation for the level of community engagement and outreach shown throughout the original zoning and development of Proximity Carolina Beach as well as our commitment to being a good neighbor and keeping lines of communication open.

Response: Applicant agreed to continue to keep attendees in the loop at the proposed application proceeds.

9. Meeting attendees expressed an appreciation for dining and retail opportunities within Proximity Carolina Beach as well as the quality of the development and maintenance standards.

Exhibit 1

Parcel Number	Owner	Owner Mailing Address
R08818-002-004-000	RILP NC2 LP	11995 El Camino Real San Diego, CA 92130
R08818-002-014-000	CBAD LLC	PO Box 1882 Carolina Beach, NC 28428
R08818-002-005-000	Bertran J and Gloria Pearson	1,905 CAMBRIDGE DR KINSTON, NC 28504
R08818-002-006-000	Peets Retreats LLC	5212 DUTCHMAN DR RALEIGH, NC 27606
R08818-002-007-000	Michael L Passmore	9829 River Road Wilmington, NC 28412
R08818-002-008-000	Town of Carolina Beach	1121 N Lake Park Blvd. Carolina Beach, NC 28428
R08818-002-009-000	Island Breeze of CB LLC	1628 Sound Watch Drive Wilmington, NC 28409
R08818-002-010-000	Longs Rental Investments LLC	107 Carolina Sands Drive Carolina Beach, NC 28428
R08818-007-013-000	CCR Property LLC	113 Winner Ave Carolina Beach, NC 28428
R08818-007-011-000	Hoplite Properties LLC	701 N Lake Park Blvd. Carolina Beach, NC 28428
R08818-007-019-000	Quality Home Repair & Maintenance Inc.	103 Winner Avenue Carolina Beach, NC 28428
R08818-007-007-000	PDA Ventures LLC	10820 Cahill Road Raleigh, NC 27614
R08818-007-006-000	Gabby LLC	713 Saint Joseph Street Carolina Beach, NC 28428
R08818-007-005-000	Gabby LLC	711 Saint Joseph Street Carolina Beach, NC 28428
R08818-007-004-000	Michael D. and Christina A. Puritis	9009 Saint Stephens Place Wilmington, NC 28412
R08818-007-003-001	Michael D. and Christina A. Puritis	9009 Saint Stephens Place Wilmington, NC 28412
R08818-007-020-000	St. Joseph Business COA	Post Office Box 715 Carolina Beach, NC 28428
R08818-007-002-002	JSL CB Properties LLC	1108 Merchant Lane Carolina Beach, NC 28428
R08818-007-021-000	COMPROP LLC	727 Eastowne Dr Suite 300D Chapel Hill, NC 27514
R08818-007-015-000	Anthony Thomas Management & Marketing In Carolina Beack	716 Lake Park Blvd. Carolina Beach, NC 28428
R08818-007-014-000	Ralph W. Roof Living Trust	221 Lochview Drive Cary, NC 27518
R08818-006-050-000	Island Marina Enterprises LLC	511 Clarendon Blvd. Carolina Beach, NC 28428
R08818-006-052-000	Sound View UOA Inc.	1029 N Lake Park Blvd. Carolina Beach, NC 28428
R08818-006-007-000	Tully Paul S Erika B	411 Carolina Beach St Apt 1 Carolina Beach, NC 28428
R08818-006-030-000	David C. Winner, Jr.	406 Atlanta Avenue Carolina Beach, NC 28428
R08818-006-048-000	Federal Point Yacht Club	910 Basin Road Carolina Beach, NC 28428
R08818-006-042-000	David A. and Nichole E. Weimer	105 Rum Cay Road Carolina Beach, NC 28428

R08818-006-043-000	James C. and Natalie H. Pierce	7201 Laurel Point Drive Gibsonville, NC 27249
R08818-006-044-000	Michael H. Womble	PO Box 333 Caroline Beach, NC 28428
R08818-006-041-000	Susan S. Scandura Revocable Trust	103 Rum Cay Road Carolina Beach, NC 28428
R08818-006-040-000	Keith S. and Melanie C. Steuer	1215 Briers Creek Drive Alpharetta, GA 30004
R08818-003-006-000	Yacht Road Property LLC	8108 Needle Grass Way Wilmington, NC 28412
R08818-003-005-000	Keith Critchely ET UX	222 Hockley Road Downingtown, PA 19335
R08818-003-003-000	Shelley Hancock ETAL	16718 Five Point Road Locust, NC 28097
R08818-006-034-000	Daniel P. and Kimberly Kay Stiff	103 Hopetown Road Carolina Beach, NC 28428
R08818-006-039-000	Rock Raymnd H Jr Cheryl	4080 Barrett Dr Raleigh, NC 27609
R08818-003-002-001	KTS Rental Properties LLC	8108 Needle Grass Way Wilmington, NC 28412
R08818-003-002-000	Hubert Owen McLamb ETAL	2634 Juniper Church Rd Four Oaks, NC 27524
R08818-006-035-000	Christopheher T & Sandra A Coughlin	803 Holt Dr Raleigh NC 27608
R08818-006-038-000	Herbert Jerry and Rebecca J. Byrd	900 Grand Bahama Drive Carolina Beach, NC 28428
R08818-003-008-000	CBBY LLC	701 N Lake Park Blvd. Carolina Beach, NC 28428
R08818-003-001-000	CBBY LLC	701 N Lake Park Blvd. Carolina Beach, NC 28428
R08818-003-007-000	Hubert O. and Margaret McLamb	2634 Juniper Church Rd Four Oaks, NC 27524
R08818-004-011-000	CBBY LLC	701 N Lake Park Blvd. Carolina Beach, NC 28428
R08818-004-010-000	CBBY LLC	701 N Lake Park Blvd. Carolina Beach, NC 28428
R08818-004-009-000	Quality of Life CB LLC	917 Basin Road Carolina Beach, C 28428
R08818-004-014-000	CBBY LLC	701 N Lake Park Blvd. Carolina Beach, NC 28428
R08818-004-008-000	CBBY LLC	701 N Lake Park Blvd. Carolina Beach, NC 28428
R08818-004-060-000	CBBY LLC	923 Basib Rd Carolina Beach 28428
R08814-004-016-000	CBBY LLC	701 N Lake Park Blvd. Carolina Beach, NC 28428
R08814-004-062-000	Brian and Jammie Benthem	908 Grand Bahama Drive Wilmington, NC 28405
R08814-004-061-000	Jonathan T. and Wendy Richardson	905 Grand Bahama Drive Carolina Beach, NC 28428
R08818-006-036-000	Earl Clyde Kelly	Post Office Box 84 Semora, NC 27343
R08818-006-037-000	Sweet Mint LLC	PO Box 3886 Merrifield, VA 22116
R08814-004-064-000	Kevin R. and Angela B. Besecker	201 Elm St N Suite 1401 Greensboro, NC 27408
R08814-004-063-000	Dennis and Debbie Triplett	906 Grand Bahama Drive Carolina Beach, NC 28428
R08814-004-007-000	Mona Black Marina LLC	5553 Oleander Drive Wilmington, NC 28403

R08814-003-019-000	PSM North Carolina Holdings LLC	Post Office Box 32018 Lakeland, FL 33802
R08814-004-047-000	Jeffrey M. Lee	1001 Waterview Place Carolina Beach, NC 28428
R08814-003-011-000	PSM North Carolina Holdings LLC	Post Office Box 32018 Lakeland, FL 33802
R08814-004-048-000	Mary Haila Hampton	1020 Saint Joseph Street Carolina Beach, NC 28428
R08814-004-046-000	Herbert T. and Lori L. Jerread	1003 Waterview Place Carolina Beach, NC 28428
R08814-004-045-000	Mark Roundtree	1005 Waterview Place Carolina Beach, NC 28428
R08814-004-044-000	David T. and Denise F. Anderson	1007 Waterview Place Carolina Beach, NC 28428
R08814-004-043-000	Joseph L. and Betty B. Hudson	1009 Waterview Place Carolina Beach, NC 28428
R08814-004-042-000	Barbara M. Bigley Trustee	1011 Waterview Place Carolina Beach, NC 28428
R08814-004-041-000	Farell Donna Life Estate	1013 Waterview Place Carolina Beach, NC 28428
R08814-004-049-000	Randy L JR & Jennifer L Neel	3500 Jordan Oaks Dr, Efland, NC 27243
R08814-003-073-000	Carolina Beach Village HOA	Pleasure Island PLZ Carolina Beach, NC 28428
R08814-003-012-000	SMLP 765 LLC	2800 125th St NW Miami, FL 33167
R08814-003-011-001	New Hanover County ABC Board	Post Office Box 3036 Wilmington, NC 28406Post
R08814-003-009-000	Richard and Cynthia Wallace	Post Office Box 480 Kure Beach, NC 28449
R08814-003-010-000	William T. Lee and Joy Bordeaux Trustees	Post Office Box 552 Carolina Beach, NC 28428
R08814-003-044-000	Thomas L. and Barbara M. Savarese	101 Lighthouse Drive Carolina Beach, NC 28428
R08814-003-045-000	Strategic Alliance Management LLC	1102 Merchant Ln Carolina Beach, NC 28428
R08814-003-046-000	Harry Mark Arthur	105 Lighthouse Drive Carolina Beach, NC 28428
R08814-003-047-000	George and Leah Ryer	23 Collier Drive Carmel, NY 10512
R08814-003-048-000	John M. Rondeau	109 Lighthouse Drive Carolina Beach, NC 28428
R08814-003-049-000	Elizabeth M. Thigpen	111 Lighthouse drive Carolina Beach, NC 28428
R08814-003-050-000	RSP Properties LLC	1028 Waterview Court Carolina Beach, NC 28428
R08814-003-051-000	Deborah S. Sullivan	115 Lighthouse Drive Carolina Beach, NC 28428
R08814-003-052-000	Jane A Lewis Et Ux	429 Shorehaven Dr Erie, PA 16505
R08814-003-053-000	Larry H Stephens	119 Lighthouse Dr Carolina Beach, NC 28428
R08814-003-054-000	Neusa R. Cabral	121 Lighthouse Drive Carolina Beach, NC 28428

Addresses obtained from a review of the New Hanover County GIS tax records.

Exhibit 2

May 27, 2026

TO: Neighboring Property Owners
 FROM: Proximity CB, LLC
 RE: The Proximity - Notice of Public Input Meeting Regarding Modification to
 Conditional Zoning Ordinance No. 21-1156

Dear Neighbors,

I am writing to you on behalf of Proximity CB, LLC, owner of Proximity Carolina Beach located at 1000 N. Lake Park Blvd (Parcel ID Number: R08814-003-015-000) (the "Property").

Proximity Carolina Beach is a community focused mixed-use development featuring a blend of residential, restaurant, retail, office and live-work. Retail tenants include Riko's Pizza, K-38 Baha Grill, Boombalatti's Ice Cream, Drift Coffee, Noe Nail & Hair Salon, Nest Realty, Embody Pilates and Reflect Boutique. The Property includes interactive green spaces and pedestrian & bicycle interconnectivity with the Island Greenway. These amenities alongside our commercial tenants and residents have distinguished Proximity Carolina Beach as destination for community interaction and social engagement at Carolina Beach.

The property was rezoned for its current use in the fall of 2021 and thereafter constructed and opened to the public. Given the benefit of almost two years of operations, we believe two minor adjustments to the "rules, regulations, and conditions" included in the original zoning order would be helpful.

1. An update to the restriction that prohibits residential units from being rented for a period of less than 90 days, with an added qualifier that this prohibition apply to "Ninety (90%) of" the residential units within the community.
2. An addition of conditions under which outdoor events could be hosted onsite as accessory use without the need to secure a special event permit for each event i.e. by way of example live music on the lawn or another similar community event hosted onsite that would foster public engagement.

You are invited to attend a neighborhood meeting to discuss these proposed modifications to the Conditional Zoning Order for Proximity Carolina Beach.

Please join us on June 11th, at 5:30 p.m. at the Property Residential Clubhouse (next to the pool). Representatives of The Proximity team will be available. We look forward to

The Proximity – Neighborhood Meeting
Page 2

the opportunity to meet with you and welcome your questions and comments. Please register via email at haley@capefearcommercial.com.

If you have any questions regarding the topics to be covered at the meeting or wish to comment on the proposed application outside the context of this community meeting, please contact me at mike@capefearcommercial.com.

Best regards,

A handwritten signature in black ink that reads "Mike Brown". The signature is written in a cursive, slightly slanted style.

Mike Brown
Cape Fear Development
Proximity CB, LLC

Exhibit 3

Proximity Carolina Beach Community Meeting
June 11, 2026

PLEASE SIGN IN

	Name	Address	Email
1.	Howard Fineman	901 Basin Rd	HFINEMAN@gmail.com
2.	NAT HARRISON	1036 WATERVIEW CT	NATHARRIS@GMAIL.COM
3.	Darrell & Linda Lee	1001 Waterview Pl	dlee45@triad.rr.com
4.	Sandra & Christopher T Coughlin	8104 Hopetown Rd	Carolina Beach
5.	Kim Stiff	103 Hopetown Rd	kkstiff@hotmail.com
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			

BULK REQUIREMENTS (HB- HIGHWAY BUSINESS DISTRICT)

	REQUIRED	PROVIDED
MIN. LOT AREA	10,000 SF	523,155 SF (12.01 AC)
MIN. LOT WIDTH	100'	653'
MIN. FRONT SETBACK	30'	30'
MIN. SIDE INTERIOR SETBACK	10'	10'
MIN. CORNER SIDE SETBACK	10'	N/A
MIN. REAR SETBACK	15'	15'
MAX. LOT COVERAGE (BUILDINGS)	60% (314,939 sf)	17% (89,650 sf)
LANDSCAPE BUFFER	10' - TYPE B	10' - TYPE B
MAX. BUILDING HEIGHT	50' MAX.	50' MAX.
BUILDING 1 - 3		50' (4 STORY)
BUILDING 4 - 5		50' (3 STORY)
CLUBHOUSE/ AMENITY BUILDING		50' (3 STORY)
GARAGES		45'

LOW IMPACT DEVELOPMENT:

LID TECHNIQUES WILL BE USED THROUGHOUT THE PROJECT TO MITIGATE STORM WATER RUNOFF.

- LID TECHNIQUES WILL INCLUDE:
- PERVIOUS PAVING
 - INFILTRATION BASINS AND RAIN-GARDENS
 - NATIVE LANDSCAPING
 - CAPTURING OF ROOFTOP RAIN WATER

PROXIMITY PROJECT - GROUND FLOOR COMMERCIAL USE SUMMARY

BUILDING 1 -	25,517 SF COMMERCIAL RETAIL
BUILDING 2 -	4,921 SF FITNESS CLUB
BUILDING 3 -	2,860 SF RESTAURANT
BUILDING 4 -	5,075 SF LIVE/WORK
BUILDING 5 -	5,000 SF CLASS A OFFICE
BUILDING 6 -	4,121 SF LEASING

44,111 TOTAL HEATED COMMERCIAL AREA

57,711 TOTAL COMMERCIAL AREA (INCLUDES OUTDOOR DINING, RETAIL & AMENITY & POOL AREA)

MIXED-USE COMMERCIAL - RESIDENTIAL OFF-STREET PARKING

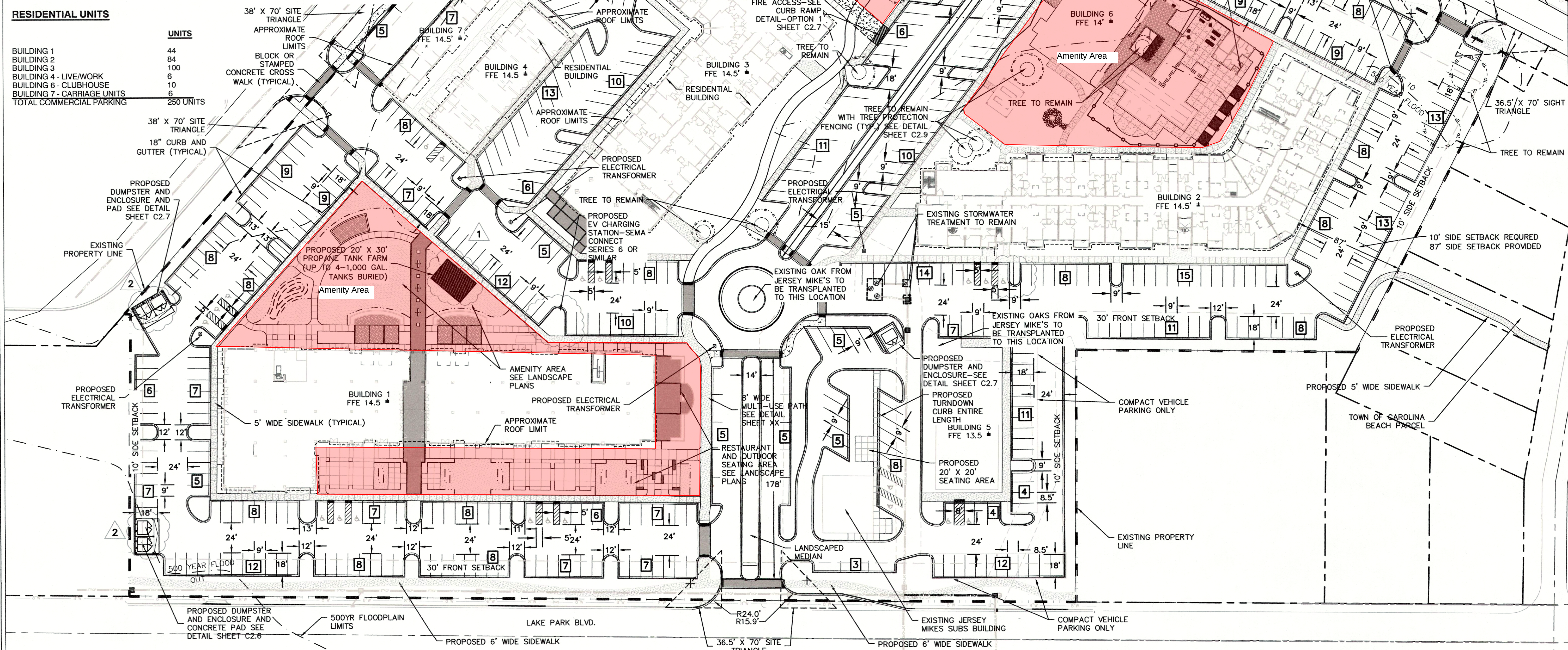
	REQUIRED	PROVIDED
BUILDING 1 RETAIL (25,517 SF / 200)	127.59 SPACES	127.59 SPACES
OUTDOOR SEATING (400 SF / 200)	2.00 SPACES	2.00 SPACES
BUILDING 2 FITNESS (4,921 SF / 200)	24.61 SPACES	24.61 SPACES
BUILDING 3 RESTAURANT (2,860 SF / 200)	14.30 SPACES	14.30 SPACES
BUILDING 4 LIVE / WORKS (5,075 SF / 200)	25.38 SPACES	25.38 SPACES
BUILDING 5 OFFICE (5,000 SF / 200)	25.00 SPACES	25.00 SPACES
BUILDING 6 LEASING (4,121 SF / 200)	20.61 SPACES	20.61 SPACES
JERSEY MIKES (1,840 SF / 110)	16.73 SPACES	16.73 SPACES
OUTDOOR SEATING (400 SF / 220)	1.82 SPACES	1.82 SPACES
POOL AREA (1,349 SF/75)	18.99 SPACES	18.99 SPACES
TOTAL COMMERCIAL PARKING	276 SPACES	276 SPACES

RESIDENTIAL INCLUDED IN MIXED-USE COMMERCIAL - RESIDENTIAL (1 space / unit)	250 SPACES	250 SPACES
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TOTAL PARKING:	526 SPACES	526 SPACES
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RESIDENTIAL UNITS

	UNITS
BUILDING 1	44
BUILDING 2	84
BUILDING 3	100
BUILDING 4 - LIVE/WORK	6
BUILDING 6 - CLUBHOUSE	10
BUILDING 7 - CARRIAGE UNITS	6
TOTAL COMMERCIAL PARKING	250 UNITS



BUILDING ADDRESS
BUILDING 1 ADDRESS: 1000 N. LAKE PARK BLVD.
BUILDING 2 ADDRESS: 906 N. LAKE PARK BLVD.
BUILDING 3 ADDRESS: 1004 N. LAKE PARK BLVD.
BUILDING 4 ADDRESS: 1008 N. LAKE PARK BLVD.
BUILDING 5 ADDRESS: 908 N. LAKE PARK BLVD.
BUILDING 6 ADDRESS: 904 N. LAKE PARK BLVD.
BUILDING 7 ADDRESS: 1010 N. LAKE PARK BLVD.
JERSEY MIKES RESTAURANT ADDRESS: 910 N. LAKE PARK BLVD.

DATE	REVISION	NO.
07/31	REMOVE CONSTRUCTION NOTE	3
03/23	DUMPSTER ENCLOSURE AND PAD	2
03/23	ADDED LP TANK FARM	1



Consider a modification to CZ Ord. 21-1156 to update the outdoor amenity areas and allow for 10 percent of the residential units to be short term rentals

Located at 1000 N. Lake Park Blvd.

Applicant: The Proximity at Carolina Beach

TOWN COUNCIL
9/8/26

Proximity

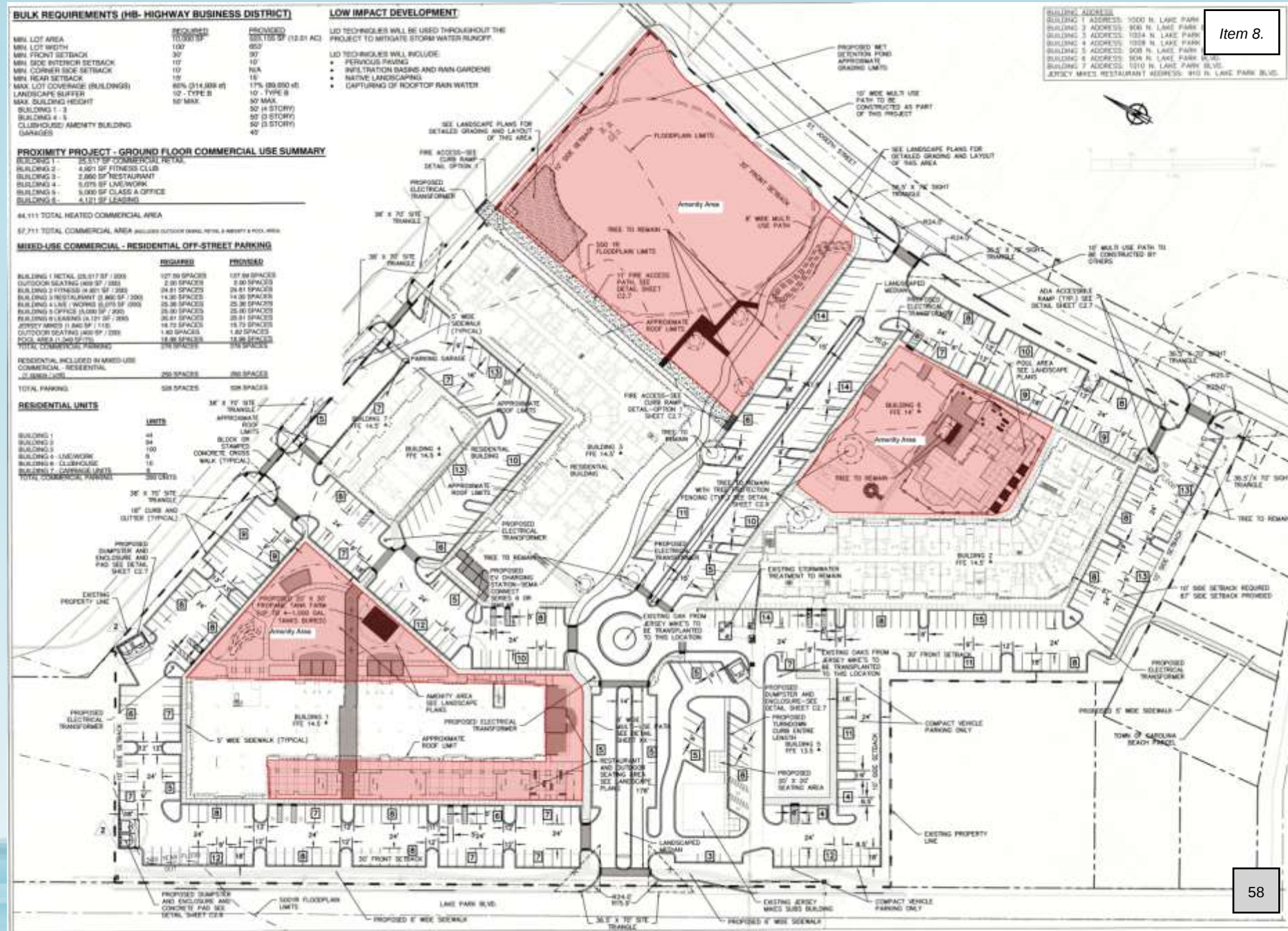
Item 8.



- CZ approved 11/9/21 for mixed-use commercial-residential project
- Highway Business District
 - Accommodates business oriented toward the motoring public and which require a high volume of traffic.
 - Businesses serve the entire community and beyond.
 - Conveniently reached by automobile to avoid sending heavy automobile traffic through smaller streets or residential areas.
- CO early 2025
 - 10 occupied commercial units
 - 250 residential units

Request:

1. Allow for 10 percent of the residential units to be short term rentals (25 of the existing 250 units)
2. Update the site plan to define where amenity areas are located





Conditional Zoning Process

- The applicant held the required meeting on June 11, 2026.
 - The applicant has provided summary comments from the meeting.
 - Based off the comments from the meetings the applicant can place conditions on the project to help mitigate the impacts and concerns from the neighboring properties.
- P&Z may include additional standards such as landscaping, design guidelines, buffers, infrastructure improvements (i.e. water), pedestrian, street and right-of-way improvements.
 - P&Z can accept none, any, or all of the conditions forwarded from the review process.

Land Use Plan

The 2020 Land Use Plan vision on this area is higher density with a mix of uses, within the district and individual buildings. Residential uses allowed only on upper stories; unless associated with a mixed commercial-residential use on a 10 acre or greater lot with a minimum 3,000 sq ft of commercial space provided per acre.

TRC/Staff Recommendation:

- UDO does not regulate short term rentals – this was a condition from the applicant that stemmed from public meetings
- Special event exemption requires amenity areas to be shown on the site plan

P&Z Recommendation:

- Recommended approval 5-2 to allow for the amenity area and 12 units can be utilized for short term rentals for a period of 31 days or more.

MOTION:

Approval - whereas in accordance with the provisions of the NCGS, the Council does hereby find and determine that the adoption of the Modification to the Conditional Zoning District located at 1000 N. Lake Park Blvd. 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.