

CAROLINA BEACH

Town Council Regular Meeting

Tuesday, May 13, 2025 — 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. Set a public hearing for June 17th at 9:00 a.m., to consider a Special Use Permit Modification at 401 Marina Street in the Marina Business District (MB-1) for additional boat slips.

Applicant: CBYC, LLC
3. Set a public hearing for June 10, 2025 to consider a Zoning Map Amendment to consider a request to rezone 204 Harper Avenue from Mixed Use (MX) to Central Business District (CBD).

Applicant: STLNC, LLC
4. Second Street Extension Bid Award
5. Proclamation to Recognize June 22-28, 2025 as Pleasure Island Pride Week
6. Appropriate funds for Ocean Sidewalk Project
7. Appropriate funds for the NCDOT sidewalk from Carolina Sands to the Lake
8. Approval of Council Meeting Minutes

SPECIAL PRESENTATIONS

9. Events Update by Tim Murphy
10. Proclamation for Safe Boating Week – May 17-23, 2025
11. 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

- [12.](#) Public Hearing to Receive Input on the FY25/26 Budget
- [13.](#) Conditional Zoning to consider a bar/tavern in the Highway Business District (HB) at 1360 Bridge Barrier Road. Applicant: Secret Sand Castles Unlimited, LLC
- [14.](#) Text Amendment to amend Article 3: Zoning and Article 7: Definitions of the UDO to address water-oriented businesses and personal watercraft sales and rental. Applicant: Town of Carolina Beach

ITEMS OF BUSINESS

- [15.](#) Consider Amending ARTICLE V. - STOPPING, STANDING AND PARKING to create an allowance to authorize public on street parking spaces to be specifically designated for hotel/motel uses. Applicant: Dan Tollens, Carolina Beach Inn, LLC
- [16.](#) Expanding the Residential Parking Zone
- [17.](#) Resolution Opposing Legislative Preemption of Local Government Planning and Zoning – House Bill 765

COUNCIL COMMENTS

CLOSED SESSION

- [18.](#) Closed Session – Attorney/Client

ADJOURNMENT



AGENDA ITEM COVERSHEET

PREPARED BY: Debbie Hall, Finance Director

DEPARTMENT: Finance

MEETING: Town Council – 5/13/25

SUBJECT: Budget Amendments/Transfers

BACKGROUND:

I have received several budget amendment 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 \$450,000 from the General Fund fund balance to account 10-410-072 Potential Tropical Cyclone to cover repair cost associated with the storm. The Town will seek reimbursement from FEMA for the expenses.

Transfers:

Transfer \$10,000 from account 10-550-046 Professional Services Marina as follows: \$6,000 to account 10-550-013 Electric Marina to cover line-item shortage and \$4,000 to account 10-550-033 Supplies Marina to cover additional fish cleaning tables at the marina.

Transfer \$43,000 from account 10-580-045 Environmental Contract Services to account 10-620-074 P&R Capital Over \$10,000 for paving of the parking lot at Mike Chappell Park.

Transfer \$147,582 from account 23-015-046 Professional Services Lake Pumphouse to account 23-015-074 Capital Projects over \$10,000 Lake Pumphouse to cover the cost of the construction contract for the project.

BUDGET IMPACT:

The appropriations for PTC8 will affect the budget.

ACTION REQUESTED:

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

Potential Tropical Cyclone 8

Camera and removal clogs in the Stormwater System	\$395,240.65
Stormwater drainage pipe at Scotch Bonnet	7,126.35
Stormwater pump rental Texas/Snapper pump station	12,883.54
Replacement of generator fuel tank at Lift Station 1	25,000.00
Gutter extenders for Fire Dept to prevent future flooding	2,500.00
Miscellaneous not invoiced	<u>7,249.46</u>
Total additional funds needed	\$450,000.00

Lynn Barbee
Mayor

Joe Benson
Council Member

Jay Healy
Council Member



Deb LeCompte
Mayor Pro Tem

Mike Hoffer
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: Ed H. Parvin, Deputy Manager

Re: Budget transfer

Date: April 29, 2025

Budget transfer amount: \$6,000

From: 10-550-046 (Professional Services)

To: 10-550-013 (Electric)

Explanation: Shortfall in Electric

Budget transfer amount: \$4,000

From: 10-550-046 (Professional Services)

To: 10-550-033 (Supplies)

Explanation: Cover the cost of additional fish cleaning tables at the Town Marina.

Debbie Hall

From: Brian Stanberry
Sent: Friday, May 2, 2025 11:10 AM
To: Debbie Hall
Cc: Ed Parvin
Subject: Budget Transfer

Debbie,

I would like to request a budget transfer in the amount of \$43,000, from 10-580-045 Environmental Contract Services to 10-620-074 Parks and Recreation Capital Projects over \$10,000 for the paving of the parking area at Mike Chappell Park. Thank you for your assistance and let me know if you have any questions.

Sincerely,

Brian Stanberry

Director of Public Works

Town of Carolina Beach

910-458-8291 office

910-443-1837 mobile

brian.stanberry@carolinabeach.org



DISCLAIMER:

E-mail correspondence to and from this address may be subject to the North Carolina Public Records Law and may be disclosed to third parties

Fund Or Attrib	Type	Disp Acct	Budget	Enc Amt	Variance
Fund Or Attrib: 23 W&S Infrastructure Projects					
Type: Expenses					
23 W&S Infrastructure Projec Expenses	23-015-046 Professional Services Lake Pumphouse		\$753,709.17	\$163,789.95	\$412,309.17
23 W&S Infrastructure Projec Expenses	23-015-074 Capital Projects Over \$10,000 Lake Pump		\$1,572,794.08	\$88,353.25	\$1,377,690.83
			\$2,326,503.25	\$252,143.20	\$1,790,000.00
			\$2,326,503.25	\$252,143.20	\$1,790,000.00

move funds to cover contract plus contingency
\$ 147,582 From 23-015-046 to 23-015-074



AGENDA ITEM COVERSHEET

PREPARED BY: Bruce Oakley, Town Manager **DEPARTMENT:** Executive

MEETING: Town Council March 11, 2025

SUBJECT: Recommendation of Award for the Carolina Beach Lake Pump House #1&2 Replacement Project

BACKGROUND:

The first bid opening for the Carolina Beach Lake Pump House #1 & #2 Replacement Project was held on January 9, 2025. On that date, only one bid was received. The Project was re-advertised with a new opening date of January 23, 2025. However, due to inclement weather the bid date was moved (via Addenda 3) to January 30, 2025. One bid was received and opened as shown on the enclosed certified Bid Tabulation. IMEC Group LLC was the low bidder with a total bid amount of \$1,449,350.

After review, The Project Engineer determined that IMEC Group LLC was a responsible bidder, and that their bid was responsive. However, The Project Engineer identified an issue with the price provided for Add Alternate 3. Given the scope of work for "Add Alternate 3", it was clear that a price of \$13,000 would not cover even a portion of the material cost. After discussions with the contractor, the Project Engineer determined that the scope was misunderstood, and the contractor did not include the additional material cost for Add Alternate 3. Following negotiations, the contractor provided a quote of \$75,922.11 for materials. As part of the negotiations, the contractor provided the material cost without markup. As a result, the total project cost—including the Base Bid, Add Alternates 1 and 2, and the negotiated Add Alternate 3—is \$1,525,272.11.

By copy of the attached recommendation letter signed by Jeffrey Ray, PE and Project Manager for Highfill Engineering, P.C., Recommended award of the contract project is to IMEC Group, LLC.

ACTION REQUESTED:

Award Bid for Carolina Beach Lake Pump House #1&2 Replacement

RECOMMENDED MOTION:

Award Carolina Beach Lake Pump House #1&2 Replacement to IMEC Group LLC for \$1,525,272.11 with further recommendation that the town retain a contingency of 15% in the project budget over the contract amount for any unforeseen conditions.

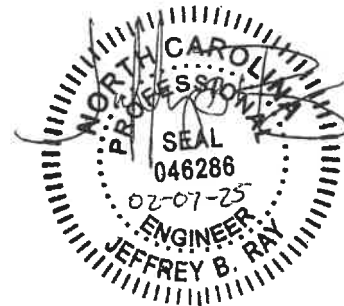
BID TABULATION
 CAROLINA BEACH LAKE PUMP HOUSE #1 & #2 REPLACEMENT
 TOWN OF SURF CITY
 HIGHFILL PROJECT NO. TCB2301
 BID OPENING: January 30, 2025 @ 2:00 pm

				IMEC Group, LLC License # 72860 6470 Dobbin Road, Suite B Columbia, MD 21045	
Item No.	Description	Unit	Quantity	Unit Price	Extended Total
BASE BID					
1	Mobilization	LS	1	\$ 70,700.00	\$ 70,700.00
2	Lake Pump House Replacement	LS	1	\$ 1,089,450.00	\$ 1,089,450.00
3	Demolition	LS	1	\$ 62,500.00	\$ 62,500.00
4	Temporary Bypass Connections	LS	1	\$ 33,500.00	\$ 33,500.00
5	Undercut of Unsuitable Soils & Replacement with Structural	CY	40	\$ 100.00	\$ 4,000.00
6	Erosion Control	LS	1	\$ 34,100.00	\$ 34,100.00
7	Contingency Allowance	LS	1	\$ 20,000.00	\$ 20,000.00
Subtotal					\$ 1,314,250.00
ADD/DEDUCT					
Add Alternate 1 - Wooden Dock Replacement					
A1	Remove and Replace Wooden Dock	LS	1	\$ 44,400.00	\$ 44,400.00
Add Alternate 2 - Gantry Crane					
A2	Stairs and Walkways	LS	1	\$ 77,700.00	\$ 77,700.00
Add Alternate 3 - Alternative Force Main Layout					
A3	Alternative Force Main Layout	LS	1	\$ 13,000.00	\$ 13,000.00
TOTAL (Items 1 thru 7 +A1 + A2 + A3)				\$	1,449,350.00

Certification:

The bids tabulated herein were opened and read aloud at 2:00 p.m., local time on Thursday January 30th, 2025 at 1121 N. Lake Park Blvd. Carolian Beach, NC. We hereby certify the above Bid Tabulation to be an accurate representation of the Bids submitted.

Jeffrey Ray, PE
 Highfill Infrastructure Engineering, P.C.
 2703 Jones Franklin Rd., Suite 201
 Cary, NC 27518
 919-481-4342
 NC Firm License No. C-2586





AGENDA ITEM COVERSHEET

PREPARED BY: Jeremy Hardison, Community Development Director

DEPARTMENT: Community Development

MEETING: Town Council May 13, 2025

SUBJECT: Set a public hearing for June 17th at 9:00 a.m., to consider a Special Use Permit Modification at 401 Marina Street in the Marina Business District (MB-1) for additional boat slips.

Applicant: CBYC, LLC

BACKGROUND:

ACTION REQUESTED:

Adopt the consent agenda.

RECOMMENDED MOTION:



AGENDA ITEM COVERSHEET

PREPARED BY: Jeremy Hardison, Community Development Director

DEPARTMENT: Community Development

MEETING: Town Council May 13, 2025

SUBJECT: Set a public hearing for June 10, 2025 to consider a Zoning Map Amendment to consider a request to rezone 204 Harper Avenue from Mixed Use (MX) to Central Business District (CBD).

Applicant: STLNC, LLC

BACKGROUND:

ACTION REQUESTED:

Adopt the consent agenda.

RECOMMENDED MOTION:



AGENDA ITEM COVERSHEET

PREPARED BY: Brian Stanberry, Public Works Director **DEPARTMENT:** Public Works

MEETING: Town Council 5/13/2025

SUBJECT: Second Street Extension Bid Award

BACKGROUND:

On December 20, 2024, bids for the Carolina Beach Second Street Water and Sewer Extension project were received. Four bids were received and Heath Grading and Utility Incorporated of Wilmington was the lowest responsible, responsive bidder at \$440,802.50. The certified bid tab is included in this packet.

ACTION:

Grant the bid award to Heath Grading and Utility Incorporated in the amount of \$440,802.50.



ENGINEERING
SERVICES, PA

1202 Benson Road
Suite 200
P.O. Box 1849
Garner, NC 27529

Telephone:
919.662.7272

Fax:
919.662.7320

Item 4.

January 9, 2025

Mr. Brian Stanberry
Director of Public Works, Town of Carolina Beach
1121 N. Lake Park Blvd.
Carolina Beach, NC 28428

RE: Second Street Water & Sewer Project
Award Letter & Bid Tabulation
Engineering Services Project No. 202226

Dear Mr. Stanberry:

On December 20th, bids for the Carolina Beach Second Street Water and Sewer Extension project were received. Four (4) bids were received and the bids are noted in the attached bid tabulation.

Heath Grading & Utility, Incorporated of Wilmington, North Carolina is the apparent lowest responsible, responsive bidder. The State Utility Contractors proposal provides a bid total of \$440,802.50. The certified bid tab is attached with a breakdown of the component cost for each division of work.

The general contractor is properly licensed, and through discussions with town staff, there were no issues with their ability to perform and complete the work required for the project. It is my recommendation to award the project to Heath Grading & Utility, Incorporated, contingent upon the Town Staff and Town Attorney reviews, and the approval of financing.

If you have any questions, please contact me at Engineering Services, P.A. at (919) 662-7272.

Sincerely,
ENGINEERING SERVICES, P.A.



Brian G. Cox, P.E.

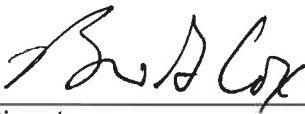
Enc:

**TOWN OF CAROLINA BEACH
2ND STREET WATER AND SEWER EXTENSION
BID TABULATION
Re-Bid Date: December 20, 2024**

Engineering Services, P.A. Project No. 202226

BIDDER	TOTAL BASE BID
Barnhill Contracting Company	No Bid
CM Mitchell Construction Co	\$548,312.90
Carolina Civilworks Inc.	No Bid
T&H Construction	No Bid
T.A. Loving Company	\$1,406,953.00
The Sharon Company, Inc.	No Bid
RJ Norris Construction	\$662,441.00
Heath Grading & Utility, LLC	\$440,802.50

This Bid Tabulation Sheet has been reviewed by me and is hereby certified to be correct.



Signature
ENGINEERING SERVICES, PA
Brian G. Cox, PE

CAROLINA BEACH - 2nd STREET WATER AND SEWER EXTENSION
ES PROJECT #202226 - Re:Bid Date December 20, 2024
FINAL BID TABULATION

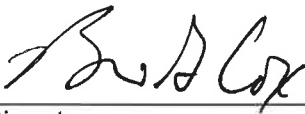
			CM MITCHELL CONSTRUCTION CO		T.A. LOVING COMPANY		RJ NORRIS CONSTRUCTION		HEATH GRADING	
Item #	PROCEDURE AND/OR MATERIALS	QTY	UNIT PRICE	TTL PRICE	UNIT PRICE	TTL PRICE	UNIT PRICE	TTL PRICE	UNIT PRICE	TTL PRICE
1	2" Overlay 20 ft. Wide Asphalt Paving	826 SY	\$38.25	\$31,594.50	\$90.00	\$74,340.00	\$30.00	\$24,780.00	\$52.50	\$43,365.00
2	8" abc Stone Base w/Geotextile Fabric	826 SY	\$43.15	\$35,641.90	\$185.00	\$152,810.00	\$62.00	\$51,212.00	\$34.00	\$28,084.00
3	Earthwork, Clearing and Grubbing	1 LS	\$29,868.00	\$29,868.00	\$165,000.00	\$165,000.00	\$100,000.00	\$100,000.00	\$48,500.00	\$48,500.00
4	Miscellaneous Site Work Concrete and Rip Rap Slope Protection w/Geotextile Fabric	1 LS	\$38,670.00	\$38,670.00	\$78,500.00	\$78,500.00	\$50,000.00	\$50,000.00	\$18,250.00	\$18,250.00
5	Soils Testing	1 LS	\$3,360.00	\$3,360.00	\$20,000.00	\$20,000.00	\$5,000.00	\$5,000.00	\$3,750.00	\$3,750.00
6	6" C900 DR18 PVC Water Main	388 LF	\$39.10	\$15,170.80	\$110.00	\$42,680.00	\$85.00	\$32,980.00	\$48.75	\$18,915.00
7	6" DIP Class 350 Water Main	82 LF	\$63.35	\$5,194.70	\$150.00	\$12,300.00	\$132.00	\$10,824.00	\$67.75	\$5,555.50
8	6" Water Main Connections TS&V	2 EA	\$22,800.00	\$45,600.00	\$23,500.00	\$47,000.00	\$11,000.00	\$22,000.00	\$7,000.00	\$14,000.00
9	6" DIP Bends & Fittings	1 LS	\$3,706.70	\$3,706.70	\$25,000.00	\$25,000.00	\$7,700.00	\$7,700.00	\$3,000.00	\$3,000.00
10	Fire Hydrant Assembly w/Pipe Bollards	1 EA	\$19,856.50	\$19,856.50	\$28,000.00	\$28,000.00	\$11,000.00	\$11,000.00	\$11,900.00	\$11,900.00
11	1" Water Service	12 EA	\$2,223.40	\$26,680.80	\$3,650.00	\$43,800.00	\$4,400.00	\$52,800.00	\$1,500.00	\$18,000.00
12	8" C900 DR 18 PVC Gravity Sewer Main	22 LF	\$59.40	\$1,306.80	\$1,895.00	\$41,690.00	\$110.00	\$2,420.00	\$136.75	\$3,008.50
13	8" DIP Gravity Sewer Main	265 LF	\$102.10	\$27,056.50	\$380.00	\$100,700.00	\$165.00	\$43,725.00	\$155.00	\$41,075.00
14	4" Sewer Service Assembly	12 EA	\$2,808.20	\$33,698.40	\$16,000.00	\$192,000.00	\$4,400.00	\$52,800.00	\$3,100.00	\$37,200.00
15	4" Sch40 PVC Sewer Service Pipe	312 LF	\$19.25	\$6,006.00	\$32.75	\$10,218.00	\$40.00	\$12,480.00	\$17.50	\$5,460.00
16	4" DIP Sewer Service Pipe	180 LF	\$70.60	\$12,708.00	\$165.00	\$29,700.00	\$70.00	\$12,600.00	\$105.00	\$18,900.00
17	4 ft. Dia. Precast Manholes	2 EA	\$5,791.00	\$11,582.00	\$16,000.00	\$32,000.00	\$5,500.00	\$11,000.00	\$5,935.00	\$11,870.00
18	5x5 Catch Basin	2 EA	\$9,756.10	\$19,512.20	\$13,150.00	\$26,300.00	\$11,000.00	\$22,000.00	\$6,100.00	\$12,200.00
19	12" RCP Drainage Pipe	74 LF	\$69.75	\$5,161.50	\$100.00	\$7,400.00	\$95.00	\$7,030.00	\$80.00	\$5,920.00
20	12" RCP Flared End Section	4 EA	\$1,302.00	\$5,208.00	\$4,600.00	\$18,400.00	\$1,200.00	\$4,800.00	\$1,500.00	\$6,000.00
21	36" RCP Drainage Pipe	112 LF	\$200.55	\$22,461.60	\$395.00	\$44,240.00	\$220.00	\$24,640.00	\$176.00	\$19,712.00
22	NCDOT Precast Headdwall	2 EA	\$18,421.00	\$36,842.00	\$27,000.00	\$54,000.00	\$13,200.00	\$26,400.00	\$7,100.00	\$14,200.00
23	Select Backfill	200 CY	\$44.40	\$8,880.00	\$120.00	\$24,000.00	\$35.00	\$7,000.00	\$32.50	\$6,500.00
24	#57 or #67 Stone Bedding	200 TNS	\$90.30	\$18,060.00	\$155.00	\$31,000.00	\$80.00	\$16,000.00	\$74.00	\$14,800.00
25	Seeding and Straw	0.75 AC	\$8,800.00	\$6,600.00	\$16,500.00	\$12,375.00	\$9,000.00	\$6,750.00	\$6,650.00	\$4,987.50
26	Erosion Control	1 LS	\$55,830.00	\$55,830.00	\$28,500.00	\$28,500.00	\$12,000.00	\$12,000.00	\$6,500.00	\$6,500.00
27	Mob/Demob. (3% Max) = Sub Total x 0.03	1 LS	\$10,200.00	\$10,200.00	\$40,000.00	\$40,000.00	\$162,500.00	\$19,500.00	\$11,150.00	\$11,150.00
28	Bonds & Insurance 2%	1 LS	\$11,856.00	\$11,856.00	\$25,000.00	\$25,000.00	\$59,600.00	\$13,000.00	\$8,000.00	\$8,000.00
	GRAND TOTAL			\$548,312.90		\$1,406,953.00		\$662,441.00		\$440,802.50

**TOWN OF CAROLINA BEACH
2ND STREET WATER AND SEWER EXTENSION
BID TABULATION
Re-Bid Date: December 20, 2024**

Engineering Services, P.A. Project No. 202226

BIDDER	TOTAL BASE BID
Barnhill Contracting Company	No Bid
CM Mitchell Construction Co	\$548,312.90
Carolina Civilworks Inc.	No Bid
T&H Construction	No Bid
T.A. Loving Company	\$1,406,953.00
The Sharon Company, Inc.	No Bid
RJ Norris Construction	\$662,441.00
Heath Grading & Utility, LLC	\$440,802.50

This Bid Tabulation Sheet has been reviewed by me and is hereby certified to be correct.



Signature
ENGINEERING SERVICES, PA
Brian G. Cox, PE

CAROLINA BEACH - 2nd STREET WATER AND SEWER EXTENSION
ES PROJECT #202226 - Re:Bid Date December 20, 2024
FINAL BID TABULATION

				CM MITCHELL CONSTRUCTION CO		T.A. LOVING COMPANY		RJ NORRIS CONSTRUCTION		HEATH GRADING	
Item #	PROCEDURE AND/OR MATERIALS	QTY		UNIT PRICE	TTL PRICE	UNIT PRICE	TTL PRICE	UNIT PRICE	TTL PRICE	UNIT PRICE	TTL PRICE
1	2" Overlay 20 ft. Wide Asphalt Paving	826	SY	\$38.25	\$31,594.50	\$90.00	\$74,340.00	\$30.00	\$24,780.00	\$52.50	\$43,365.00
2	8" abc Stone Base w/Geotextile Fabric	826	SY	\$43.15	\$35,641.90	\$185.00	\$152,810.00	\$62.00	\$51,212.00	\$34.00	\$28,084.00
3	Earthwork, Clearing and Grubbing	1	LS	\$29,868.00	\$29,868.00	\$165,000.00	\$165,000.00	\$100,000.00	\$100,000.00	\$48,500.00	\$48,500.00
4	Miscellaneous Site Work Concrete and Rip Rap Slope Protection w/Geotextile Fabric	1	LS	\$38,670.00	\$38,670.00	\$78,500.00	\$78,500.00	\$50,000.00	\$50,000.00	\$18,250.00	\$18,250.00
5	Soils Testing	1	LS	\$3,360.00	\$3,360.00	\$20,000.00	\$20,000.00	\$5,000.00	\$5,000.00	\$3,750.00	\$3,750.00
6	6" C900 DR18 PVC Water Main	388	LF	\$39.10	\$15,170.80	\$110.00	\$42,680.00	\$85.00	\$32,980.00	\$48.75	\$18,915.00
7	6" DIP Class 350 Water Main	82	LF	\$63.35	\$5,194.70	\$150.00	\$12,300.00	\$132.00	\$10,824.00	\$67.75	\$5,555.50
8	6" Water Main Connections TS&V	2	EA	\$22,800.00	\$45,600.00	\$23,500.00	\$47,000.00	\$11,000.00	\$22,000.00	\$7,000.00	\$14,000.00
9	6" DIP Bends & Fittings	1	LS	\$3,706.70	\$3,706.70	\$25,000.00	\$25,000.00	\$7,700.00	\$7,700.00	\$3,000.00	\$3,000.00
10	Fire Hydrant Assembly w/Pipe Bollards	1	EA	\$19,856.50	\$19,856.50	\$28,000.00	\$28,000.00	\$11,000.00	\$11,000.00	\$11,900.00	\$11,900.00
11	1" Water Service	12	EA	\$2,223.40	\$26,680.80	\$3,650.00	\$43,800.00	\$4,400.00	\$52,800.00	\$1,500.00	\$18,000.00
12	8" C900 DR 18 PVC Gravity Sewer Main	22	LF	\$59.40	\$1,306.80	\$1,895.00	\$41,690.00	\$110.00	\$2,420.00	\$136.75	\$3,008.50
13	8" DIP Gravity Sewer Main	265	LF	\$102.10	\$27,056.50	\$380.00	\$100,700.00	\$165.00	\$43,725.00	\$155.00	\$41,075.00
14	4" Sewer Service Assembly	12	EA	\$2,808.20	\$33,698.40	\$16,000.00	\$192,000.00	\$4,400.00	\$52,800.00	\$3,100.00	\$37,200.00
15	4" Sch40 PVC Sewer Service Pipe	312	LF	\$19.25	\$6,006.00	\$32.75	\$10,218.00	\$40.00	\$12,480.00	\$17.50	\$5,460.00
16	4" DIP Sewer Service Pipe	180	LF	\$70.60	\$12,708.00	\$165.00	\$29,700.00	\$70.00	\$12,600.00	\$105.00	\$18,900.00
17	4 ft. Dia. Precast Manholes	2	EA	\$5,791.00	\$11,582.00	\$16,000.00	\$32,000.00	\$5,500.00	\$11,000.00	\$5,935.00	\$11,870.00
18	5x5 Catch Basin	2	EA	\$9,756.10	\$19,512.20	\$13,150.00	\$26,300.00	\$11,000.00	\$22,000.00	\$6,100.00	\$12,200.00
19	12" RCP Drainage Pipe	74	LF	\$69.75	\$5,161.50	\$100.00	\$7,400.00	\$95.00	\$7,030.00	\$80.00	\$5,920.00
20	12" RCP Flared End Section	4	EA	\$1,302.00	\$5,208.00	\$4,600.00	\$18,400.00	\$1,200.00	\$4,800.00	\$1,500.00	\$6,000.00
21	36" RCP Drainage Pipe	112	LF	\$200.55	\$22,461.60	\$395.00	\$44,240.00	\$220.00	\$24,640.00	\$176.00	\$19,712.00
22	NCDOT Precast Headdwall	2	EA	\$18,421.00	\$36,842.00	\$27,000.00	\$54,000.00	\$13,200.00	\$26,400.00	\$7,100.00	\$14,200.00
23	Select Backfill	200	CY	\$44.40	\$8,880.00	\$120.00	\$24,000.00	\$35.00	\$7,000.00	\$32.50	\$6,500.00
24	#57 or #67 Stone Bedding	200	TNS	\$90.30	\$18,060.00	\$155.00	\$31,000.00	\$80.00	\$16,000.00	\$74.00	\$14,800.00
25	Seeding and Straw	0.75	AC	\$8,800.00	\$6,600.00	\$16,500.00	\$12,375.00	\$9,000.00	\$6,750.00	\$6,650.00	\$4,987.50
26	Erosion Control	1	LS	\$55,830.00	\$55,830.00	\$28,500.00	\$28,500.00	\$12,000.00	\$12,000.00	\$6,500.00	\$6,500.00
27	Mob/Demob. (3% Max) = Sub Total x 0.03	1	LS	\$10,200.00	\$10,200.00	\$40,000.00	\$40,000.00	\$162,500.00	\$19,500.00	\$11,150.00	\$11,150.00
28	Bonds & Insurance 2%	1	LS	\$11,856.00	\$11,856.00	\$25,000.00	\$25,000.00	\$59,600.00	\$13,000.00	\$8,000.00	\$8,000.00
	GRAND TOTAL				\$548,312.90		\$1,406,953.00		\$662,441.00		\$440,802.50

PROPOSAL

THE FOLLOWING PROPOSAL IS HEREBY MADE TO:

Lynn Barbee, Mayor
TOWN OF CAROLINA BEACH, North Carolina

The undersigned hereby signifies that it is _____ intention and
(his or their)
purpose to enter into a contract to furnish all labor, materials, equipment, apparatus, etc., as required and to do all Work, as listed and described in the PROPOSAL for the TOWN OF CAROLINA BEACH, North Carolina, in accordance with the terms of the Advertisement, the foregoing Specifications, this Proposal and the Contract Drawings.

BIDDER'S INTEREST

By submission of this Bid, each Bidder certifies, and in the case of a joint Bid each party thereto certifies as to its own organization, that this Bid has been arrived at independently, without consultation, communication, or agreement as to any matter relating to this Bid with any other Bidder or with any competitor.

KNOWLEDGE OF CONTRACT DOCUMENT

The Bidder further declares that he has examined the Contract Document relative to his Work, read all special provisions therein, satisfied himself with the equipment to be furnished, visited all sites of construction and has informed the Engineer of any deficiencies or conflicts found.

CONTRACT AMOUNT

The Bidder hereby proposes and agrees, if this Proposal is accepted, to contract with TOWN OF CAROLINA BEACH, NC, to furnish all specified materials, equipment, shipping costs, services, etc. that may be required by the Contract Documents, as related to this work, to the full and entire satisfaction of the TOWN OF CAROLINA BEACH, NC.

LOW BID DETERMINATION

The Owner shall award this project on the basis of the lowest responsible, responsive bid. The Owner may choose to award the Bid at their discretion. The Owner also reserves the right to reject bids based on budget constraints, or to reject all bids for the project.

WARRANTY

All equipment and work shall be warranted one (1) full calendar year beginning on the date of issuance of a Certificate of Substantial Completion by the Engineer.

2nd Street Improvements Project November 12, 2024

Heath Grading
Utility, Inc.

Item #	Item Description	Quantity	Units	Unit Price	Cost
1	2" Overlay 20 ft. Wide Asphalt Paving	826	SY	52.50	43,365.00
2	8" ABC Stone Base w/Geotextile Fabric	826	SY	34.00	28,084.00
3	Earthwork, Clearing and Grubbing	1	LS	48,500.00	48,500.00
4	Miscellaneous Site Work Concrete and Rip Rap Slope Protection w/Geotextile Fabric	1	LS	18,250.00	18,250.00
5	Soils Testing	1	LS	3,750.00	3,750.00
6	6" C900 DR18 PVC Water Main	388	LF	48.75	18,915.00
7	6" DIP Class 350 Water Main	82	LF	67.75	5,555.50
8	6" Water Main Connections TS&V	2	EA	7,000.00	14,000.00
9	6" DIP Bends & Fittings	1	LS	3,000.00	3,000.00
10	Fire Hydrant Assembly w/Pipe Bollards	1	EA	11,900.00	11,900.00
11	1" Water Service	12	EA	1,500.00	18,000.00
12	8" C900 DR18 PVC Gravity Sewer Main	22	LF	136.75	3,008.50
13	8" DIP Gravity Sewer Main	265	LF	155.00	41,075.00
14	4" Sewer Service Assembly	12	EA	3,100.00	37,200.00
15	4" Sch40 PVC Sewer Service Pipe	312	LF	17.50	5,460.00
16	4" DIP Sewer Service Pipe	180	LF	105.00	18,900.00
17	4 ft. Dia. Precast Manholes	2	EA	5,935.00	11,870.00
18	5X5 Catch Basin	2	EA	6,100.00	12,200.00
19	12" RCP Drainage Pipe	74	LF	80.00	5,920.00
20	12" RCP Flared End Section	4	EA	1,500.00	6,000.00
21	36" RCP Drainage Pipe	112	LF	176.00	19,712.00
22	NCDOT Precast Headwall	2	EA	7,100.00	14,200.00
23	Select Backfill	200	CY	32.50	6,500.00
24	#57 or #67 Stone Bedding	200	TN	74.00	14,800.00
25	Seeding and Straw	0.75	AC	6,650.00	4,987.50
26	Erosion Control	1	LS	6,500.00	6,500.00
27	Mobilization (3% Maximum)	1	LS	11,150.00	11,150.00
28	Bonds & Insurance 2%	1	LS	8,000.00	8,000.00

The Total Bid for the Items listed above (Items 1 – 28), and as shown by the Contract Plans and specified by these Contract Specifications, including all labor, equipment, materials and appurtenances for a complete project is:

BASE BID TOTAL: Four hundred forty thousand eight hundred \$ 440,802.50
two dollars and fifty cents

PROJECT COMMENCEMENT

The Contract for this project shall be awarded within 60 calendar days of the Bid date if not modified by addendum. The project Notice to Proceed shall be issued within 60 calendar days of the Award date. The project construction shall commence within 30 calendar days of the Notice to Proceed.

TIME OF COMPLETION

The Contract Time will be for a total period of 180 calendar days from the Notice to Proceed date. Time is of the essence for this project.

BID SECURITY

The bid security attached, in the sum of not less than five percent (5%) of the above quoted amount, is furnished to the Owner as a guarantee that the Agreement will be executed within ten (10) consecutive calendar days after the bidder's receipt of the NOTICE OF AWARD of the Contract to the Undersigned in accordance with the provisions of the Instructions to Bidders and the General Conditions.

EXECUTION OF AGREEMENT

The undersigned further agrees that in the case of failure on his part to execute the said Agreement within the time period noted in "BID SECURITY" above, the check, cash or bid bond accompanying this Proposal shall be paid into the funds of the Owner's account set aside for this Project as liquidated damages for such failure; otherwise the check, cash or bid bond accompanying this Proposal shall be returned to the Undersigned.

OWNER'S RIGHTS RESERVED

The undersigned understands that the Owner reserves the right to reject any and all proposals or to waive any formality or technicality in any proposal that is in the best interest of the Owner.

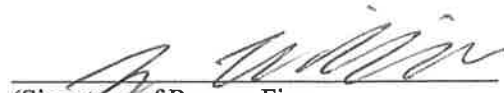
LIQUIDATED DAMAGES

The bidder agrees to pay the TOWN OF CAROLINA BEACH, NC the sum of \$500.00 for each consecutive calendar day after the Time of Completion. Also see section 4.12.7 of the Supplementary General conditions for engineering charges that may apply.

ADDENDA

The undersigned acknowledges the receipt of ADDENDA Nos. (NA).

This Proposal respectfully submitted, this 11th day of December, 2024



(Signature of Person, Firm
or Corporation making Bid)

Title President

Address 2422 Wrightsville Ave,
Wilmington NC 28403

CONTRACTOR'S INFORMATION SHEET

Submittal of the information requested on this sheet is considered part of the Bid itself. Bidding Contractors will need to fully complete the information requested on this sheet for their bid to be considered a **RESPONSIVE AND RESPONSIBLE** bid. Inaccurate or incomplete information can disqualify a bid. Please try to fully answer all questions, and use additional sheets of paper as necessary. Information provided may be used to determine whether or not a Contractor may be deemed qualified to perform the work required for this project.

- How long has the Contractor been in business? 14 years
- How many municipal contracts similar to the one being bid has the Contractor successfully completed over the last five years? 5
- Has the Contractor ever refused to complete a contract with a municipality, threatened legal action against a municipality, had legal action taken against them by a municipality, or failed for any reason to complete 75% of the value of the original contract? If the answer to any of these questions is yes, please provide a list of all contracts unsuccessfully completed or legal actions taken.
No
- Is the Contractor currently involved in any litigation with a municipality? If so, please provide details about each occurrence.
No
- Has the Contractor ever had to rely on his bonding company to complete a job that he was unable or unwilling to complete? If so, please provide details about each occurrence.
No
- List the last three (3) municipal contracts completed, the names of the projects, the budget for the project, the Engineering firm of record, and a contact person's name with the municipality that is familiar with the project.

NCDOT - NCDOT DF00480 - \$649,755.18
 Fort Liberty - Behavioral Health Fort Liberty - \$170,299.35
 NHC - NHC Government Center - \$125,500.00

NC Division of Water Infrastructure MBE/WBE (DBE) Compliance Supplement Instructions

(This package combines the various aspects of State of NC HUB program requirements and Federal DBE requirements into a single compliance supplement in order to eliminate redundancy and ambiguity)

Item	What to do with it
Good Faith Efforts Form	Provided by all bidders to be responsive Only low bidder's form is submitted to the State
Table A (Summary of firms on job)	Provided by all bidders to be responsive Only low bidder's form is submitted to the State
Table B (per item being subbed)	Provided by low bidder if SRF project or SRP/SEL* that obtains less than 10% M/WBE utilization (see page 2)
Provide documentation of anything you did that is mentioned later in this supplement	- Proof of trade paper advertisement - Printouts of DBE sources used - Solicitation emails and/or letters
Additional Forms for SRF Projects (these forms are currently not applicable)	
6100-3 (per M/WBE firm)	Provided by low bidder if SRF project
6100-2	Distributed to M/WBE firms if SRF project
Subs submit concerns on 6100-2 forms to:	Michael Pigram Region 4, Atlanta Federal Center 61 Forsyth Street Atlanta, GA 30303-8960

NOTES on this Compliance Supplement

Verifiable Goals

- EPA MBE/WBE participation goals: MBE 10.9%
WBE 10.4%

These are goals that the State reports against and are not quotas. The good faith efforts must be adhered to and all forms provided regardless of what percentage utilization is achieved.

- State of NC MBE/WBE participation goal: 10% (combined)

Table B is not required for SRP and SEL projects if you achieve 10% utilization.

DBE (MBE or WBE) Certification

In order for a firm to count towards the goals, a firm must be properly certified. Table A and Table B both provide spaces to note who certified the firm. The North Carolina Department of Administration and North Carolina Department of Transportation are the most common certifications we see listed. Division of Water Infrastructure staff verify all certifications listed.

For SRF projects, please note the EPA's six Good Faith Efforts found in 40 CFR 33

Filling out the Good Faith Efforts Form and providing Table B (if subcontracting is achieved) constitutes compliance with EPA's six good faith efforts.

- (1) Ensure MBE/WBEs are made aware of contracting opportunities to the fullest extent practicable through outreach and recruitment activities. For Indian Tribal, State and local Government recipients, this will include placing MBE/WBEs on solicitation lists and soliciting them whenever they are potential sources.
- (2) Make information of forthcoming opportunities available to MBE/WBEs and arrange time for contracts and establish delivery schedules, where requirements permit, in a way that encourages and facilitates participation by DBEs in the competitive process. This includes, whenever possible, posting solicitations for bids or proposals for a minimum of 30 calendar days before the bid or proposal closing date.
- (3) Consider in the contracting process whether firms competing for large contracts could subcontract with MBE/WBEs. For Indian Tribal, State and local Government recipients, this will include dividing total requirements when economically feasible into smaller tasks or quantities in order to increase opportunities for participation by MBE/WBEs in the competitive process.
- (4) Encourage contracting with a consortium of MBE/WBEs when a contract is too large for one of these firms to handle individually.
- (5) Use the services and assistance of the SBA and the MBDA.
- (6) If the prime contractor awards subcontracts, require the prime contractor to take the steps in subparagraphs (1)-(5) of this section.

Pertinent State of North Carolina Administrative Code Regarding M/WBE Compliance. The provisions in this Compliance Supplement constitute compliance with the Rules below.

Owner Requirements	01 NCAC 30I .0306
Contractor Requirements	01 NCAC 30I .0308

Resources

Some sources for identifying MBE/WBE (DBE) firms

- <https://www.ips.state.nc.us/vendor/SearchVendor.aspx> (NCDOA)
- <https://www.ebs.nc.gov/VendorDirectory/default.html> (NCDOT)
- http://dsbs.sba.gov/dsbs/search/dsp_dsbs.cfm (US SBA)

Some sources for finding minority trade papers for potential solicitation advertisements and Federal advertising options

- <http://web.sba.gov/subnet/> (US SBA Subnet advertising website)
- <https://www.mbd.gov/> (US Dept. of Commerce)
- <https://ncadmin.nc.gov/businesses/hub> (NC HUB Office)

Good Faith Efforts Form

Attempts to provide subcontracting opportunities for MBE/WBE firms.

Per 01 NCAC 30I .0101, 50 points must be claimed below by the bidder.

(This is identical to State of NC Affidavit A)

- ☐ **1 – (10 pts)** Contacted minority businesses that reasonably could have been expected to submit a quote and that were known to the contractor, or available on State or local government maintained lists, at least 10 days before the bid date and notified them of the nature and scope of the work to be performed.
- ☒ **2 – (10 pts)** Made the construction plans, specifications and requirements available for review by prospective minority businesses, or providing these documents to them at least 10 days before the bids are due.
- ☒ **3 – (15 pts)** Broken down or combined elements of work into economically feasible units to facilitate minority participation.
- ☐ **4 – (10 pts)** Worked with minority trade, community, or contractor organizations identified by the Office of Historically Underutilized Businesses and included in the bid documents that provide assistance in recruitment of minority businesses.
- ☐ **5 – (10 pts)** Attended prebid meetings scheduled by the public owner.
- ☒ **6 – (20 pts)** Provided assistance in getting required bonding or insurance or provided alternatives to bonding or insurance for subcontractors.
- ☐ **7 – (15 pts)** Negotiated in good faith with interested minority businesses and did not reject them as unqualified without sound reasons based on their capabilities. Any rejection of a minority business based on lack of qualification should have the reasons documented in writing.
- ☐ **8 – (25 pts)** Provided assistance to an otherwise qualified minority business in need of equipment, loan capital, lines of credit, or joint pay agreements to secure loans, supplies, or letters of credit, including waiving credit that is ordinarily required. Assisted minority businesses in obtaining the same unit pricing with the bidder's suppliers in order to help minority businesses in establishing credit.
- ☐ **9 – (20 pts)** Negotiated joint venture and partnership arrangements with minority businesses in order to increase opportunities for minority business participation on a public construction or repair project when possible.
- ☒ **10 – (20 pts)** Provided quick pay agreements and policies to enable minority contractors and suppliers to meet cash-flow demands.

Results of Good Faith Efforts Undertaken (you must check one box below)

- ☒ No subcontractors are being used for this contracted work. Fill out Table A listing only the Prime Contractor. (This statement takes the place of State of NC Affidavit B)
- ☐ Subcontractors are being used. Fill out Table A and B for each trade. **Each Table B lists 3.**
- ☐ Subcontractors are being used. If any Table B has fewer than 3 solicitations you must also advertise in an M/WBE trade paper and indicate what source of M/WBE firms you used (*must list at least one*). Some possible papers and sources of M/WBE firms are listed in the Instructions of this Supplement.

Name of the Trade Paper: _____

Submit proof of advertisement with package

M/WBE Sources: Source: _____ Source: _____

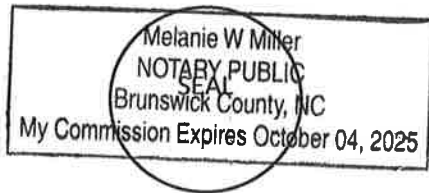
Submit printouts from M/WBE source(s)

Certification Statement and Affidavit of Contractor.

The below affidavit constitutes compliance with 01NCAC 30I .0308(7)(a) and (b) and takes the place of State of North Carolina Affidavits C and D.

I have read the information in this compliance supplement and all information provided to the State in this package is accurate and true to the extent of my knowledge including the calculated percentages and the good faith efforts presented herein.

Heath Grading and Utility, Inc. [Signature] 12/11/24
 Prime Contractor Company Name (Print) Prime Contractor Representative (Sign & Date)



State of North Carolina, County of Brunswick
 Subscribed and sworn to before me this 11th day of December 2024
 Notary Public Melanie W. Miller
 My Commission Expires October 04, 2025

Certification of Project Owner/Funding Applicant_____
Funding Applicant (City, Town etc)_____
Applicant Authorized Representative (Sign & Date)_____
Division of Water Infrastructure Project Number

Table A: Prime Contractor and list of selected subcontractors

List Prime and ALL of the selected subcontractors (both DBE's and non-DBE's) being used on the project. Each Trade listed on this sheet should have a completed Table B: Subcontract Solicitation List showing the DBE firms contacted and given opportunities to bid.

Company Name (list prime first then subs)	Company Address and Phone	Trade (Above) and Price (Below)		MBE or WBE and certifying agency if applicable	(State use only) Listed in EPLS as Debarred?
Heath Grodny and Utility, Inc.	2422 Wrightville Ave Wilmington, NC 28403	411		N/A	
		\$ 440,802.50			
		\$			
		\$			
		\$			

Calculate M/WBE utilization as a percent (00.00%) of the prime contract. Limited to 100% even if the Prime is a DBE.

MBE and WBE subs total	\$ 0	
Prime Contract Price	\$ 440,802.50	0 %

Note: Table A substitutes for both the State of NC "Identification of Minority Participation" form and EPA Form 6100-4.

Table B: Subcontract Solicitation List

Table B is required if:

- 1) Project is Federally funded (SRF) OR;
- 2) Project is a State Reserve Project or State Emergency Loan (SRP or SEL) and Utilization % on Table A is less than 10%
- 3)

Trade: _____ (enter the trade being solicited, paving, hauling etc.)

List the firm being used on the project first. If three MBE or WBE firms are not listed, additional information must be provided showing advertisements and/or sources used to identify MBE/WBE subs.

Use as many of these sheets as are necessary to cover every trade being subbed out.

Company Name	Company Address and Phone	MBE or WBE and certifying agency if applicable.	How was this firm contacted (email, letter, phone) and what was the result of the solicitation?*

*Must submit copies of emails or letters. If phone calls were made this sheet can serve as documentation of calls.

MBE/WBE (DBE) – Change or Add a Subcontractor Form

According to EPA guidance on 40 CFR 33.302

If a DBE subcontractor fails to complete work under the subcontract for any reason, the recipient must require the prime contractor to employ the six good faith efforts described in §33.301 if soliciting a replacement subcontractor.

Please provide the information below if the subcontracted work in question was included in previously submitted good faith efforts documentation:

Prime Contractor:

Subcontracted work:

Previous Subcontractor:

Reason this firm did not complete the work:

New subcontractor and DBE status:

☐ MBE

☐ WBE

☐ N/A

If this is a new trade being subcontracted, or was not documented in the original Project Bid Information submittal to the State then good faith efforts to solicit a DBE firm must be documented. As the original DBE instructions indicate, please provide a Table B from those original instructions, showing all the DBE firms contacted to perform this work. If three (3) firms are not listed on Table B, then additionally you must submit proof of an advertisement in a minority trade paper and evidence that there were not three reasonably available firms in the work area. The EPA provides in 33.301(a) that good faith efforts are to be carried out "...to the fullest extent practicable...". If solicitations were not carried out due to being impracticable, please attach this explanation to this form.

Please follow the steps below for new subcontracted work:

Indicate the new trade being subcontracted:

Indicate the firm being used and DBE status:

☐ MBE

☐ WBE

☐ N/A

Attach Table B

(For State Use) Is this sub debarred?

☐ Yes

☐ No

Project Owner/Applicant:

Project Number:

Signature of Prime Contractor's Representative

BID BOND

KNOW ALL MEN BY THESE PRESENTS:

THAT Heath Grading and Utility, Inc.
Wilmington, NC as Principal, hereinafter called Principal, and
Philadelphia Indemnity Insurance Company of
One Bala Plaza East, Ste. 100, Bala Cynwyd, PA 19004 a corporation duly organized under the laws of
the State of PA as Surety, hereinafter called the Surety, are
held and firmly bound unto Town of Carolina Beach, NC as Obligee, hereinafter
called Obligee, in the penal sum of AN AMOUNT EQUAL TO FIVE PERCENT
OF PRINCIPAL'S BID - - - - - Dollars (\$ 5% OF BID), good and
lawful money of the United States of America, for the payment of which, well and truly
to be made, we bind ourselves, our heirs, administrators, executors, successors and
assigns, jointly and severally, firmly by these presents.

SIGNED, sealed and dated this 11th day of December, 20 24.

WHEREAS, the above bounden Principal has entered into a certain written
Proposal with the above named Obligee, dated the 11th day of December,
~~2023~~. 2024.

2nd Street Water & Sewer Extension Project
for the Town of Carolina Beach, NC

which Proposal is hereby referred to and made a part hereof as fully and to the same
extent as if copied at length herein for the purpose of explaining but not of varying or
enlarging the obligation.

NOW, THEREFORE, THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, That if the above bounden Principal shall well and truly keep, do and perform, each and every, all and singular, the matters and things in said Proposal set forth and specified to be by the said Principal kept, done and performed at the time and in the manner in said contract specified, and shall pay over, make good and reimburse to the above named Obligee, all loss and damage which said Obligee may sustain by reason of failure or default on the part of said Principal, then this obligation shall be void; otherwise, to be and remain in full force and effect.

PROVIDED, however, this bond is executed by the Surety, upon the express condition that no right of action shall accrue upon or by reason hereof, to or for the use or benefit of anyone other than the Obligee named herein; and the obligation of the Surety is and shall be construed strictly as one of the suretyship only.

Melanie W. Miller
(Witness)

[Signature]
(Witness)

By: Heath Grading and Utility, Inc (Seal)
(Principal)

[Signature]
(Title)
Jordan Williamson, President

Philadelphia Indemnity Insurance Company
(Surety)

[Signature]
(Title)
Martha Ann Marley Long, Attorney-in-Fact



PHILADELPHIA INDEMNITY INSURANCE COMPANY

One Bala Plaza, Suite 100
Bala Cynwyd, PA 19004-0950

Power of Attorney

KNOW ALL PERSONS BY THESE PRESENTS: That **PHILADELPHIA INDEMNITY INSURANCE COMPANY** (the Company), a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, does hereby constitute and appoint Martha Ann Marley Long and Vonda A. Rentz of Mooresville, NC its true and lawful Attorney-in-fact with full authority to execute on its behalf bonds, undertakings, recognizances and other contracts of indemnity and writings obligatory in the nature thereof, issued in the course of its business and to bind the Company thereby, in an amount not to exceed \$Unlimited.

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of PHILADELPHIA INDEMNITY INSURANCE COMPANY on the 14th of November 2016.

RESOLVED: That the Board of Directors hereby authorizes the President or any Vice President of the Company: (1) Appoint Attorney(s) in Fact and authorize the Attorney(s) in Fact to execute on behalf of the Company bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof and to attach the seal of the Company thereto; and (2) to remove, at any time, any such Attorney-in-Fact and revoke the authority given. And, be it

FURTHER RESOLVED: That the signatures of such officers and the seal of the Company may be affixed to any such Power of Attorney or certificate relating thereto by facsimile, and any such Power of Attorney so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached.

IN TESTIMONY WHEREOF, PHILADELPHIA INDEMNITY INSURANCE COMPANY HAS CAUSED THIS INSTRUMENT TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY ITS AUTHORIZED OFFICE THIS 5TH DAY OF OCTOBER 2024.

(Seal)



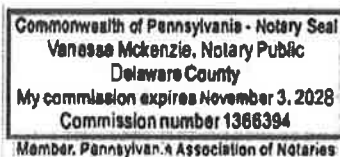
John Glomb

John Glomb, President & CEO
Philadelphia Indemnity Insurance Company

On this 5th day of October, 2024 before me came the individual who executed the preceding instrument, to me personally known, and being by me duly sworn said that he is the therein described and authorized officer of the **PHILADELPHIA INDEMNITY INSURANCE COMPANY**; that the seal affixed to said instrument is the Corporate seal of said Company; that the said Corporate Seal and his signature were duly affixed.

Notary Public:

Vanessa McKenzie



Member, Pennsylvania Association of Notaries

residing at: Bala Cynwyd, PA

My commission expires: November 3, 2028

I, Edward Sayago, Corporate Secretary of PHILADELPHIA INDEMNITY INSURANCE COMPANY, do hereby certify that the foregoing resolution of the Board of Directors and the Power of Attorney issued pursuant thereto on the 5th day October 2024 are true and correct and are still in full force and effect. I do further certify that John Glomb, who executed the Power of Attorney as President, was on the date of execution of the attached Power of Attorney the duly elected President of PHILADELPHIA INDEMNITY INSURANCE COMPANY.

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this 11th day of December, 2024



Edward Sayago

Edward Sayago, Corporate Secretary
PHILADELPHIA INDEMNITY INSURANCE COMPANY





AGENDA ITEM COVERSHEET

PREPARED BY: Jay Healy

DEPARTMENT: Council

MEETING: Town Council 5/13/2025

SUBJECT: Recognize June 22-28, 2025 as Pleasure Island Pride Week

BACKGROUND:

Proclaiming June 22-28, 2025 as Pleasure Island Pride Week

ACTION REQUESTED:

Approve Consent Agenda which includes a Proclamation for Pride Week

RECOMMENDED MOTION:

Support Proclamation 25-2330 naming June 22-28, 2025 as Pleasure Island Pride Week.

Proclamation



Town of Carolina Beach
Town Council

PROCLAMATION NO. 25-2330

Proclaiming June 22-28, 2025 as Pleasure Island Pride Week in The Town of Carolina Beach

WHEREAS, our nation was founded on the principle of equal rights for all people, but the fulfillment of this promise has been long in coming for many Americans. As such, some of the most inspiring moments in our history have arisen from those seeking the promise of justice and equality, creating movements that bring communities from the margins to the mainstream of American society; and,

WHEREAS, the Stonewall Riots that occurred in New York City in June of 1969 were one such inspiring moment that gave rise to the observation of LGBTQ Pride month; and,

WHEREAS, June is celebrated nationwide as LGBTQ Pride month to provide visibility to the LGBTQ community, offer hope to those still in fear of being their authentic selves, and send a resounding call to all to use their voices to eliminate injustice everywhere; and,

WHEREAS, despite progress, the LGBTQ community remains a marginalized group that continues to experience violent attacks, especially in the transgender community; and,

WHEREAS, the LGBTQ community in Carolina Beach is an integral part of our resilient and vibrant town and has contributed to Carolina Beach's economic, artistic, cultural, and political development; and,

WHEREAS, everyone should be able to live without fear of prejudice, discrimination, violence, and hatred based on race, religion, gender identity, sexual orientation, or any other characteristic of identity.

NOW THEREFORE BE IT RESOLVED that the Mayor of Carolina Beach, North Carolina does hereby proclaim June 22-28, 2025 as Pleasure Island Pride Week in the Town of Carolina Beach and encourages all residents to respect and honor our diverse community and celebrate and build a culture of inclusion and acceptance.

Adopted this 13th day of May, 2025.

TOWN OF CAROLINA BEACH

Albert L. Barbee, Mayor



AGENDA ITEM COVERSHEET

PREPARED BY: Debbie Hall, Finance Director

DEPARTMENT: Finance

MEETING: Town Council – 5/13/2025

SUBJECT: Appropriate funds for Ocean Sidewalk Project

BACKGROUND:

The Town of Carolina Beach received a \$900,000 SCIF Grant from the State of North Carolina for Paving Carolina Beach Avenue North and a sidewalk on Ocean Boulevard in February 2022. The Town used \$437,725 of the grant for the paving project leaving \$462,275 for the sidewalk. The bid for the project was \$908,254.55 requiring an additional \$434,422.47 (Freeman Park grant was used instead of fund balance) to fund the project. The NCDOT engineers have identified revisions required to meet NCDOT storm drainage standards and submitted change order number 1. The change order estimated the additional construction cost to be \$126,297.27 which does not include the engineering, survey and permitting costs of 94,268.75. The contractor has also submitted change order number 2 in the amount of \$10,631.84 to cover storm pipe removal and paving at Bowfin Lane. The contractor submitted change orders number 3 & 4 with a net increase of \$39,328.43.

Appropriations:

Appropriate \$39,328.43 to account 46-580-074 Ocean Sidewalk Capital Project fund as follows: \$4,159.61 interest earned on Grant Funds and \$35,168.82 from the General Fund fund balance to cover construction change orders number 3 and 4 for the project.

BUDGET IMPACT:

The appropriation will affect the budget.

ACTION REQUESTED:

- Approval Grant Ordinance number 25-1255 amending the budget for the Ocean Sidewalk Project.



AGENDA ITEM COVERSHEET

PREPARED BY: Debbie Hall, Finance Director

DEPARTMENT: Finance

MEETING: Town Council – 5/13/2025

SUBJECT: Appropriate funds for Ocean Sidewalk Project

BACKGROUND:

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BUDGET IMPACT:

The appropriation will affect the budget.

ACTION REQUESTED:

- Approval Grant Ordinance number 25-1255 amending the budget for the Ocean Sidewalk Project.

Lynn Barbee
Mayor

Joe Benson
Council Member

Jay Healy
Council Member



Deb LeCompte
Mayor Pro Tem

Mike Hoffer
Council Member

Bruce Oakley
Town Manager

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

BUDGET AMENDMENT REQUEST

To: Debbie Hall, Finance Director

From: Ed H. Parvin, Deputy Manager

Re: Budget amendment

Date: May 2, 2025

Budget transfer amount: \$39,328.43

From: General Fund

To: Ocean Blvd Sidewalk Project

Explanation:

AMENDMENT

Several change orders were required due to the Town repositioning the sidewalk closer to the street to lessen the impacts on adjacent property owners. This budget amendment is associated with having to reroute water lines under the redesigned stormwater system.

ORDINANCE NO. 25-1255
AN ORDINANCE TO AMEND THE GENERAL FUND BUDGET TO AMEND THE
PROJECT FUND FOR OCEAN SIDEWALK & CBAN IMPROVEMENTS PROJECTS

The Town Council of the Town of Carolina Beach, North Carolina, doth ordain:

SECTION ONE:

That the Fiscal Year 2024-2025 Budget for the Town of Carolina Beach is hereby amended to include the expenditures associated with the Ocean Sidewalk & CBAN Improvements Capital Project by establishing the following General Fund Capital Project Ordinance:

<u>Account Code</u>	<u>Description</u>	<u>Previous</u>	<u>Amended</u>	<u>Changed</u>
46-580-074	Ocean Sidewalk	\$ 1,139,452.41	\$ 1,178,780.84	+\$ 39,328.43
46-581-074	CBAN Improvements	\$ 437,725.00	<u>\$ 437,725.00</u>	- \$.00
TOTAL			\$ 1,616,505.84	

SECTION TWO:

That the Fiscal Year 2024-2025 Budget for the Town of Carolina Beach is hereby amended to include the revenue associated with the Ocean Sidewalk & CBAN Improvements Capital Project by establishing the following General Fund Capital Project Ordinance:

<u>Account Code</u>	<u>Description</u>	<u>Previous</u>	<u>Amended</u>	<u>Changed</u>
46-329-000	Interest Earned	\$ 64,516.69	\$ 68,237.69	+\$ 4,159.61
46-397-000	SCIF Grant	\$900,000.00	\$ 900,000.00	+\$
46-350-000	Transfer from GF	<u>\$612,660.72</u>	<u>\$ 648,268.15</u>	+\$ 35,168.82
TOTAL:			\$ 1,616.505.84	

SECTION THREE:

A copy of this Ordinance shall be furnished to the Finance Officer for direction in disbursement of Town funds and for public inspection.

Duly adopted this 13th day of May 2025.

Albert L Barbee, Mayor

ATTEST:

Kimberlee Ward, Town Clerk



AGENDA ITEM COVERSHEET

PREPARED BY: Debbie Hall, Finance Director

DEPARTMENT: Finance

MEETING: Town Council – 5/13/2025

SUBJECT: Appropriate funds for the NCDOT sidewalk from Carolina Sands to the Lake

BACKGROUND:

The Town of Carolina Beach approved Budget Ordinance 24-1226 on June 11, 2024, for the NCDOT sidewalk from Carolina Sands to the Lake. Estimated cost of the project was \$736,000; \$183,118 NCDOT Grant and \$552,882 match from the Town. NCDOT has identified changes needed in the project that will increase the cost. The new estimated cost is \$850,00 which results in a contract change order of \$114,000.

Appropriations:

Appropriate \$114,000 to account 37-410-074 NCDOT Sidewalk Capital Project fund as follows: \$1.84 for the NCDOT Grant, \$113,998.16 from the General Fund fund balance.

BUDGET IMPACT:

The appropriation will affect the budget.

ACTION REQUESTED:

- Approval Grant Ordinance number 25-1253 amending the budget for the NCDOT Sidewalk Project.

Lynn Barbee
Mayor

Joe Benson
Council Member

Jay Healy
Council Member



Deb LeCompte
Mayor Pro Tem

Mike Hoffer
Council Member

Bruce Oakley
Town Manager

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

BUDGET AMENDMENT REQUEST

To: Debbie Hall, Finance Director

From: Ed H. Parvin, Deputy Manager

Re: Budget amendment

Date: May 2, 2025

Budget transfer amount: \$114,000

From: General Fund

To: SLPB Sidewalk Project

Explanation:

AMENDMENT

After further engineering was completed by NCDOT they realized costs were going to be higher than originally anticipated. This project will continue to be managed by DOT with the Town's financial contributions.

ACCOUNTS RECEIVABLE
DOT CONSTRUCTS/INSTALLS
1000023848

AGREEMENT OVERVIEW

NORTH CAROLINA
NEW HANOVER COUNTY

DATE: 4/15/2025

PARTIES TO THE AGREEMENT:

PROJECT NUMBERS:

NORTH CAROLINA DEPARTMENT
OF TRANSPORTATION

WBS ELEMENTS: 50898

AND

TOWN OF CAROLINA BEACH

The purpose of this Agreement is to identify the participation in project costs, project delivery and/or maintenance, by the other party to this Agreement, as further defined in this Agreement.

SCOPE OF PROJECT ("Project"): The Project consists of the installation of sidewalk along US 421 (Lake Park Boulevard) from north of Lake Drive to south of Carolina Sands Drive.

ESTIMATED COST TO OTHER PARTY: \$666,880.16

ESTIMATED COST OF THE PROJECT: \$850,000

PAYMENT TERMS: The Town of Carolina Beach will submit payment upon execution of agreement.

MAINTENANCE: Department

EFFECTIVE DATES OF AGREEMENT:

START: Upon Full Execution of this Agreement

END: When work is complete and all terms are met.

This **Agreement** is made and entered into on the last date executed below, by and between the North Carolina Department of Transportation, an agency of the State of North Carolina, hereinafter referred to as the **Department** and the Town of Carolina Beach, hereinafter referred to as the **Municipality**; and collectively referred to as the **Parties**.

The **Parties** to this Agreement, listed above, intend that this Agreement, together with all attachments, schedules, exhibits, and other documents that both are referenced in this Agreement and refer to this Agreement, represents the entire understanding between the **Parties** with respect to its subject matter and supersedes any previous communication or agreements that may exist.

ACCOUNTS RECEIVABLE
DOT CONSTRUCTS/INSTALLS
1000023848

IV. COSTS AND FUNDING

A. PROJECT COSTS

- i. The estimated cost of the Project is \$850,000. Both **Parties** recognize that this is an estimated cost and is subject to change.
- ii. The **Department** will participate in an amount not to exceed \$183,119.84. The **Municipality** shall reimburse the **Department** \$666,880.16 and shall participate in all costs that exceed the **Department's** funding.

B. PAYMENT BY THE OTHER PARTY

- i. Based on the estimated cost, the **Municipality** shall submit a down payment for \$666,880.16 to the **Department's** Fiscal Section upon full execution of this Agreement, in accordance with the attached "Remittance Guidance".
- ii. Upon completion of the Project, if actual costs exceed the amount of payment, the **Municipality** shall reimburse the **Department** any underpayment within sixty (60) days of invoicing by the **Department**. The **Department** will charge a late payment penalty and interest on any unpaid balance due in accordance with G. S. 147-86.23. If the actual cost of the work is less than \$850,000, the **Department** will reimburse the **Municipality** any overpayment.

C. DOWN PAYMENT OR PRE-PAYMENT

- i. Any down payments are due at the time the agreement is fully executed.
- ii. At any time prior to final billing by the **Department**, the **Municipality** may prepay any portion of the estimated cost by sending payment in accordance with the attached "Remittance Guidance". The **Department** will provide a final billing based on the fixed cost, less any previous payments that have been made.

V. STANDARD PROVISIONS

A. AGREEMENT MODIFICATIONS

Any modification to scope, funding, responsibilities, or time frame will be agreed upon by all **Parties** by means of a written Supplemental Agreement.

B. ASSIGNMENT OF RESPONSIBILITIES

The **Department** must approve any assignment or transfer of the responsibilities of the **Municipality** set forth in this Agreement to other parties or entities.

ORDINANCE NO. 25-1253
AN ORDINANCE TO AMEND THE GENERAL FUND BUDGET TO INCREASE THE
NCDOT CAROLINA SANDS TO LAKE SIDEWALK PROJECT BUDGET

The Town Council of the Town of Carolina Beach, North Carolina, doth ordain:

SECTION ONE:

That the Fiscal Year 2024-2025 Budget for the Town of Carolina Beach is hereby amended to include the expenditures associated with the Carolina Sands to Lake Sidewalk Project by amending the following General Fund Capital Project Ordinance:

<u>Account Code</u>	<u>Description</u>	<u>Previous</u>	<u>Amended</u>	<u>Changed</u>
37-410-074	NCDOT Sidewalk	\$ 736,000	<u>\$ 850,000.00</u>	+ \$114,000.00
TOTAL			\$ 850,000.00	

SECTION TWO:

That the Fiscal Year 2024-2025 Budget for the Town of Carolina Beach is hereby amended to include the revenue associated with the Carolina Sands to Lake Sidewalk Project by amending the following General Fund Capital Project Ordinance:

<u>Account Code</u>	<u>Description</u>	<u>Previous</u>	<u>Amended</u>	<u>Changed</u>
37-350-000	Transfer from General Fund	\$ 552,882	\$ 666,880.16	+ \$113,998.16
37-396-000	NCDOT Grant	\$ 183,118	<u>\$ 183,119.84</u>	+ \$ 1.84
TOTAL:			\$ 850,000.00	

SECTION THREE:

A copy of this Ordinance shall be furnished to the Finance Officer for direction in disbursement of Town funds and for public inspection.

Duly adopted this 13th day of May 2025.

Albert L Barbee, Mayor

ATTEST:

Kimberlee Ward, Town Clerk



AGENDA ITEM COVERSHEET

PREPARED BY: Kim Ward, Town Clerk

DEPARTMENT: Clerk

MEETING: Town Council Meeting 5/13/2025

SUBJECT: Approval of Council Meeting Minutes

BACKGROUND:

Attached are the meeting minutes from the April 8th and 22nd, 2025 Council meetings.

ACTION REQUESTED:

Review and consider approving under the consent agenda.

CAROLINA BEACH

Town Council Regular Meeting

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

ALSO PRESENT

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

ADOPT THE AGENDA

ACTION: Motion to adopt the agenda, removing items 9 and 15

Motion made by Mayor Barbee

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

Motion passed unanimously

CONSENT AGENDA

1. Set a Public Hearing for May 13, 2025, to Consider a Conditional Zoning at 1360 Bridge Barrier Road in the Highway Business District (HB) for a Bar/Tavern
Applicant: Secret Sand Castles Unlimited, LLC
2. Set a Public Hearing for May 13, 2025, to Consider a Text Amendment to Article 3 and Article 7 of the UDO to Address Water-Oriented Uses and Personal Watercraft Sales and Rental
Applicant: Town of Carolina Beach
3. Budget Amendments/Transfers
4. Approve Kure Beach and NC Aquarium Sewer Rates
5. Notification of Expiring Committee Terms
6. Approval of Council Meeting Minutes

Council Member Benson asked Mr. Oakley to discuss smoke testing during the Manager's Update.

ACTION: Motion to adopt the consent agenda

Motion made by Mayor Barbee

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

Motion passed unanimously

SPECIAL PRESENTATIONS

7. Events Update by Tim Murphy

Community Services Manager Tim Murphy said Maggie, the Town's whale float unveiled as part of the Centennial Celebration, was in the NC Azalea Festival Parade on April 5. He reviewed upcoming events:

- Retro Bathing Suit Exhibit – April 11 at Fort Fisher Museum
- Skate Dog – April 12 at CB Skate Park
- Blessing of the Fleet – April 16 at Municipal Marina
- Yogis on the Beach – April 26 at Carolina Beach Pier
- Cars of the Decades Car Show – April 26 at Lake Park
- Human 100 Drone Photo – May 3 on the sand behind the Boardwalk stage
- Sand Sculpture Contest – May 3 at the Boardwalk Gazebo
- Beach Wrestling Nationals – May 10 on the beach strand behind the Boardwalk
- Surf Dog Experience – May 17 at Carolina Beach Pier
- State of the Town – May 19 at St. Paul's United Methodist Church
- Movies at the Lake – begins May 25 and continues every Sunday through August 31
- Boardwalk Blast Fireworks/Music – begins May 23; there will be an update on additional dates next month
- Friends of CB Parks & Greenways Skate Event – May 17 at Mike Chappell Park
- Ocean Cure Adaptive Skate Event – moved to August 3 after Life Rolls On

Council Member Healy said the Skate Park observation deck is amazing and a piece of art, and he thanked Friends of CB Parks & Greenways for the \$20,000 donation. Council Member Hoffer said this group has turned into a forced multiplier, identifying needs and pushing them to the forefront by finding donors and discounted labor. He said this is a model for success in this Town and encouraged those who want something done to start the process.

Mayor Pro Tem LeCompte said the marketing packet for the Rainbow Bridge project is complete and will go live soon, offering people the opportunity to purchase nameplates honoring pets.

Mayor Barbee said spinning off committees into non-profit organizations has proven to get things done.

8. Proclamation Recognizing NC Coastal Federation

Harbor Master Jarrett Anderson recognized Ted Wilgis from NC Coastal Federation for assistance with removal of abandoned and derelict vessels in the harbor and coastal waters. Council issued Proclamation 25-2326 stating the details of the mission.

9. Update from Friends of CB Parks & Greenways

This item was removed from the agenda.

10. Proclamation to Recognize April 25, 2025, as National Arbor Day

Council issued Proclamation 25-2327 recognizing April 25, 2025, as National Arbor Day. A formal proclamation recognizing Arbor Day is a yearly requirement for a community to receive Tree City USA accreditation.

Council Member Hoffer said a group, including Council Member Healy, celebrated North Carolina Arbor Day last month by putting shovels in dirt and doing plantings at Lake Park.

Mayor Barbee praised Council Member Hoffer, members of the Beautification Committee, and everyone else involved. He said small beautification efforts pay off down the road.

11. Proclamation Recognizing May as National Bike Month

Council issued Proclamation 25-2328 recognizing May as National Bike Month, honoring a request from the Wilmington Urban Area Metropolitan Planning Organization.

Mayor Barbee added that May 4-10 is Professional Municipal Clerks Week and recognized Town Clerk Kim Ward for her work.

12. Manager's Update

Mr. Oakley said tonight is the public hearing for community input on the FY 2025-26 budget. He gave an update on various projects:

- The Ocean Boulevard sidewalk project is way ahead of schedule and should be done well before the August target.
- The Town received its first Federal Emergency Management Agency (FEMA) reimbursement check for Potential Tropical Cyclone 8 today.
- The Town only received one bid for the stormwater cleanout project, so it must go back out to bid for 10 days.
- U.S. Army Corps of Engineers will open beach nourishment bids on April 9 at 2:00 PM; the plan is to award this ASAP and move forward in the fall.
- The Lake pump house project should begin within the next two weeks.
- Asset inventory of water and sewer lines should be completed this month.
- Temporary restroom facilities were put in place today at the Boardwalk. They will have water and sewer. The portable toilets on the FEMA lot will be removed this week. There will be additional facilities when the amusement rides arrive.

- The Town is working with the contractor to try to improve the aesthetics of the restroom construction site. There are some safety requirements that must be met, but they are brainstorming ideas to help disguise this area.
- Smoke testing will be conducted April 14-16 on the North End. Mayor Barbee praised the Water Department for getting detailed information out to the public well in advance.
- The South Lake Park Boulevard sidewalk project will be moving forward. NC Department of Transportation (DOT) will manage the project. The Town will need to pay about \$200,000 in additional engineering costs for the project to move forward under DOT, or DOT may turn over the project to the Town. It was the consensus of Council to allow Mr. Oakley to come up with a budget amendment for these costs so DOT may continue with the project.

Council Member Healy asked if Council will discuss combining committees during the April workshop. Mr. Oakley said yes, that will be on the agenda.

Council Member Healy asked if there is an update on the welcome sign. Mr. Oakley said it looks like it will be after July 1. Mr. Parvin said he will get an update.

Council Member Healy said the recent paving looks fantastic.

Council Member Healy said FEMA is planning to raise 20 houses in the Town. Mr. Oakley said Community Development Director Jeremy Hardison has worked hard on this project. Mayor Barbee said this will not be funded by the Town.

Council Member Hoffer asked about landscaping design for Centennial Park. Mr. Oakley said he will come back to Council about that.

Council Member Benson asked if there would be an open house for the beach nourishment project. Mr. Oakley said this typically happens just before construction starts, which would likely be in September or October.

Council Member Benson asked about the NC Resilient Coastal Communities Program (RCCP) grant. Mr. Oakley said this was next in the update. Mr. Parvin said staff is moving forward with the grant application, which is a four-phase process. He said the project would address flooding issues on the North End.

Mr. Hardison reported the following recent developments:

- 57 permits issued for renovation/repair/additions, etc., 3 new residential construction permits, and 7 certificates of occupancy
- 2 demolitions (405 Fayetteville Avenue and 1501 South Lake Park Boulevard)
- 2 new businesses (Oceanside Art and Gifts at 105 Carolina Beach Avenue North and Beach Break Donuts at 1009 North Lake Park Boulevard)

Mr. Hardison reported the following upcoming meetings:

- Council date TBD: Special Use Permit modification for 401 Marina Street

- Planning and Zoning Commission April 10: Conditional Zoning for a bar at Surf's Up Mini Golf at 1360 Bridge Barrier Road and a water-oriented uses text amendment
- Board of Adjustment April 22: Oceana appeal
- Planning and Zoning Commission May 8: 204 Harper Avenue rezoning and Unified Development Ordinance (UDO) update discussion

Council Member Hoffer asked for an update on new businesses coming to Proximity. Mayor Barbee said according to the Pleasure Island Chamber of Commerce, K38 is opening May 3 and Boombalatti's in June.

Mayor Barbee asked about fountains at Lake Park not running. Mr. Parvin said they were taken out to be repaired and should be back in by the start of the summer season.

Mayor Barbee said he has been asked whether there is a way to refresh old fish tiles on the Boardwalk without buying new ones. He said he would like staff to look into offering a program that would allow people to have their fish tiles refreshed at a discounted rate rather than replaced. Mr. Oakley said staff will look into this.

Council Member Hoffer said he hopes there is a plan to keep people from parking in the grass on the right-of-way between the Ocean Boulevard sidewalk and the road. Mr. Oakley said people will need to call in with problems because that area is not patrolled. Council Member Hoffer said the grass will get wrecked if people park on it, so he highly recommends putting something out there to keep this from happening.

PUBLIC COMMENT

Stephen Taylor of 111 Florida Avenue said he is Chairman of the newly formed 501(c)(3) North End Flood Mitigation Alliance, a non-profit organization formed to put together short- and long-term strategies to mitigate flooding on the North End. He invited Council Members to the group's next meeting on Thursday and said he hopes they can become the required Community Action Team for the RCCP grant. Mayor Barbee said this type of community action is an example of how to get things done.

Debi Taylor of 111 Florida Avenue asked Council to consider including Canal Drive and Carolina Beach Avenue North in the Town's Bicycle and Pedestrian Plan.

Cindy Dunn spoke about the Centennial Time Capsule Garden that will be in the lawn area in front of Council Chambers. She said water access will be needed for drip hoses and asked Council to consider funding this project, which she estimates will cost about \$1,500. Mayor Barbee asked Mr. Oakley what he needs to make this happen. Mr. Oakley said staff is already looking into this, and if something is needed he will bring it back to Council.

Kathleen Van Keuren of 1101 Canal Drive spoke in support of the North End Flood Mitigation Alliance. She thanked everybody who made it happen and said the group is committed to working alongside Council. Mayor Barbee said rules permit only two Council Members at once to attend the group's meetings.

Vinny Doria from Uncle Vinny's said he was able to obtain a permit this year for a pushcart on the beach but wanted to look into whether the cart could be motorized in an electronically assisted manner, making it easier for vendors to operate them. Mr. Oakley said Mr. Doria would need to apply to amend the ordinance. Mayor Barbee said it would then go to the Technical Review Committee (TRC) and back to Council, so he encouraged Mr. Doria to work with staff to start the process.

PUBLIC HEARINGS

13. Public Hearing to Receive Input on the FY 2025-2026 Budget Process

This is an opportunity for Council to gather input from the community for the upcoming FY 2025-26 budget.

ACTION: Motion to open the public hearing

Motion made by Mayor Barbee

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

Motion passed unanimously

Paul Levy of 1606 Mackerel Lane said instead of beginning with a wish list, he would like the Town to begin with a philosophical approach that considers 100% equalization and no more than 3% as a revenue budget. He said all projects, wage and salary proposals, and resident wish lists would need to fall within that revenue limitation. Mr. Levy said while he thinks this is different from the way it's been done in previous years, he feels the Town should take a more corporate approach because this is such a financially uncertain year for everybody.

Council Member Hoffer said following recent property revaluations, by State law the Town must publish a revenue-neutral rate, so if someone's house doubles in value that does not mean their taxes will double.

No one else requested 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 Benson, Council Member Hoffer

Motion passed unanimously

Mayor Barbee said he thinks this is a nervous and uncertain time, so the Town needs to sharpen some pencils to see what can be done. Mr. Oakley said the Town still must address a lot of needs, but the budget is needs-based and not want-based.

Council Member Hoffer said he wants to move forward with sidewalks to close the gaps around Proximity. He also requested 8-10 more bike racks around the Town.

Mayor Barbee said it can take a long time to get things moving, and projects that are happening now have been in the works for a while. He said he doesn't want to see momentum slowed and is not asking to halt things.

Council Member Benson said his priorities are bike/pedestrian issues, big-ticket stormwater projects, and options for mitigating tidal intrusion and overwash on the North End.

Mayor Barbee said the biggest chunk of a property tax bill comes from the County, and even with a revenue-neutral rate your taxes may go up a little because it's not a perfect wash.

Mayor Pro Tem LeCompte asked staff to publish the calendar of meetings, open houses, and other public input opportunities again so people can plan ahead.

ITEMS OF BUSINESS

14. Consider Adopting 2025 Bicycle and Pedestrian Plan

As the Town grows, existing challenges to bicyclist and pedestrian safety become more apparent and new challenges could be presented. Residents, Town staff, and Council have a documented history of supporting and implementing bicycle and pedestrian projects, as evidenced by numerous recent and ongoing projects, plans, and initiatives. While the Town has been actively implementing projects from the Pedestrian Plan (2018) and Bicycle Multiuse Transportation Plan (2011), the Town needs a master plan that establishes a collective vision, conducts a comprehensive analysis of opportunities and barriers to bicycle and pedestrian activity, and creates an implementation and prioritization framework for future improvements.

The plan establishes the following vision: to enhance the livability of Carolina Beach by creating an appealing, walkable, and bikeable environment for both residents and visitors. It includes recommendations for projects, policies, and programs that support this vision and, if funded and implemented, will help the Town deliver on the plan's goals of improving and emphasizing safety, enhancing accessibility, promoting a culture of active living, and prioritizing future bicycle and pedestrian projects based upon current conditions.

Local input was collected through four steering committee meetings, two public events, an online survey, and field review. Recommendations were developed using local input, previous plans, network analysis, destination mapping, and gaps and needs assessments.

Mr. Parvin introduced Project Consultant Jordan Powell with VHB. Mr. Powell presented vision and goals, report sections, a public engagement summary, and recommendations.

Mayor Barbee asked how the Town is doing compared to similar places. He said the commitment is there, but progress seems slow. Mr. Powell said while he can't discuss other cities, he said the Town is a wonderful place for this type of work because there is support of from Council, committed and devoted staff, and residents actively engaged in seeing projects move forward. He said there is little resistance to the big-picture vision, and getting buy-in on this is the first step toward progress. Mr.

Powell said he thinks the Town is doing great, and there is already incredible infrastructure in place. He said the plan includes both big and small projects, and the Town should be pursuing both with full force.

Council Member Healy said the plan is very well done, and he appreciates the time and effort put into it. He said connectivity is important for the Town and can ease parking pain.

Mayor Barbee said there will never be enough parking, so making walking and biking more functional is the only real way to fight that problem.

Mayor Pro Tem LeCompte thanked the steering committee and Bike/Ped Committee for a great job.

Council Member Hoffer said he is glad the development of the plan included lots of input from everybody, not just the committees, and he is glad to see recommendations for connecting existing facilities. He said the Town is not going to do all of these things in the next 10 or even 20 years, but it gives lots of options for the public, staff, and Council to determine what should move forward based on timing and opportunity.

Mayor Barbee said the plan provides a framework as grant opportunities come up.

Mayor Pro Tem LeCompte said the Wilmington Urban Area Metropolitan Planning Organization (WMPO) requires the Town to have a plan in place to apply for Statewide Transportation Improvement (STIP) grants. She asked if the plan must be approved tonight or whether the public should see it before Council votes on it. Mr. Oakley said the plan has gotten plenty of public input, so Council is free to move forward tonight.

ACTION: Motion to approve the 2025 Bike and Pedestrian Master Plan

Motion made by Council Member Hoffer

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

Motion passed unanimously

15. Consider Amending Article V - Stopping, Standing, and Parking to Create an Allowance to Authorize Public On-Street Parking Spaces to Be Specifically Designated for Hotel/Motel Uses
Applicant: Dan Tollens, Carolina Beach Inn, LLC

This item was removed from the agenda.

COUNCIL COMMENTS

Mayor Pro Tem LeCompte said she recently attended a workshop with coastal engineering and oceanic experts from the University of North Carolina Wilmington and elected officials from several regional beach towns focusing on how they can work together to partner with the U.S. Army Corps of Engineers. She said they will be putting together a report on the information gathered.

Mayor Pro Tem LeCompte said she is glad the Town is getting caught up on long-term projects, and she wants to see the Town move into more of a maintenance-focused budget. She said there are some

things around the Town that need TLC and she has volunteers that will help paint and do other tasks, but she wants staff to be involved in some projects also.

Council Member Hoffer asked for a status of the crosswalks at Dow Road/Harper Avenue and Spartanburg Avenue. Mr. Oakley said parts for the crosswalks have been ordered and are estimated to be delivered in 12-15 weeks.

Council Member Hoffer said Cape Fear Garden Club is celebrating its 100th anniversary this year. He said the Town is looking to work with the club on an Arbor Day planting initiative and other interesting projects.

Council Member Benson asked for the status of the crosswalk at Winner Avenue and North Lake Park Boulevard. Mr. Oakley said the Town is working with Lazy Pirate on an easement for that, and things are in a good place with hopes it will be accomplished soon. Mayor Barbee said the owner of Lazy Pirate is very willing to help with this matter.

Council Member Benson told Mr. Oakley he wanted to meet with him to talk about some matters related to Harper Avenue. He also asked about putting a fountain on the east side of the Lake.

Mayor Barbee reminded everyone not to believe everything they hear on social media. He encouraged people to call or email Council Members and/or staff with questions.

CLOSED SESSION

16. Closed Session – Attorney/Client

ACTION: Motion to go into closed session to discuss an attorney/client matter in accordance with NCGS 143.318.11(a)(3); the matter being discussed is 23 CVS 3744 Carolina Beach Land Holdings, LLC, vs. Town of Carolina Beach

Motion made by Mayor Barbee

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

Motion passed unanimously

Mayor Barbee called the meeting back to order and said Council took no action during closed session.

ADJOURNMENT

Mayor Barbee adjourned the meeting at 8:00 PM.

CAROLINA BEACH

Town Council Workshop

Tuesday, April 22, 2025 - 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 Mike Hoffer

ABSENT

Council Member Joe Benson

ALSO PRESENT

Town Manager Bruce Oakley

Assistant Town Manager Ed Parvin

Finance Director Debbie Hall

Town Clerk Kim Ward

DISCUSSION ITEMS

1. Employee Recognition

Mayor Barbee recognized Mr. Oakley for 5 years of service. Council Members praised his leadership.

Mr. Parvin recognized Public Works Director Brian Stanberry for 25 years of service, praising his patience. Council Members commended Mr. Stanberry's listening skills.

Mayor Barbee said all the Town's department heads have been on staff for quite a while, and this continuity results in a better organization.

2. Update from the Beautification Committee

Beautification Committee Chairman Cindy Dunn gave a presentation on heritage trees. The committee is asking Council to consider designating the live oaks on the Town Hall campus near Council Chambers as heritage trees, which are important because of their great size, notable longevity, and unusual form. She said heritage tree ordinances are developed to place limits on removal and dictate care, and she suggested placing signage on them so the public will know they are heritage trees. Ms. Dunn said the committee's recommendations, in celebration of Earth Day and Arbor Day 2025, include the following:

- Consider designating the Municipal Complex live oaks as heritage trees.
- Have them inspected by a certified arborist to ensure their health and safety to the public.
- Get public input on starting a Town-wide heritage tree program.
- Modify the Town's tree protection ordinance to include a public heritage tree program.

Ms. Dunn said the trees on the north side of the bridge should also be examined by an arborist to improve the look of the Town's entranceway. In addition, she said there are others across from Town Hall that could use some attention.

Ms. Dunn said the committee is willing to look at the Town's native plants list to see if there are any updates or additions that should be made.

Mr. Stanberry said staff has already been looking into the live oaks around Town Hall, and there is money in the current budget to take some action and spruce up the area for this year's Centennial Celebration. He said the trees across the bridge are on N.C. Department of Transportation (DOT) property, but historically the Town has taken care of them.

Mayor Barbee said he likes what the committee and Mr. Stanberry are proposing, adding that it's hard to impose rules on the public when the Town doesn't take care of its own trees. He said these trees are important to the community.

Council Member Hoffer said he supports the tree proposal and hopes it includes oak trees on the Town's new property next door.

Council Member Hoffer also asked about clearing underbrush on Spartanburg Avenue. Mr. Parvin said this will be handled.

3. Consider Approving an Encroachment Agreement on 1810 Canal Drive

Council is considering an encroachment agreement that would allow the Town to use 1810 Canal Drive to maintain one dumpster. The owner would allow members of the public who use the parking lot to use the dumpster at the Town's sole risk and expense.

Mr. Parvin presented the details. He said the Town purchased the property over a year ago, but the dumpster has remained in the same place on the edge of the property. He said the previous owner of the property wants to leave the dumpster there for their use and the Town's use, and the previous owner would maintain the contract on the dumpster.

Council Member Hoffer asked if the previous owner is not happy about people using the dumpster 5 years from now what would happen. Mr. Parvin said the contract could be renegotiated or eliminated, requiring the previous owner to move the dumpster off the Town's property. He said the Town Attorney and the previous owner's attorney have worked together on this agreement to make sure this won't be an issue.

ACTION: Motion to approve the encroachment agreement on 1810 Canal Drive as presented

Motion made by Mayor Barbee

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

Motion passed 4-0

4. Board of Adjustment Committee Appointment

An alternate position on the Board of Adjustment is vacant, with the term ending June 30, 2027. Mayor Barbee said this is the result of a former Board Member moving off the island.

Council appointed Dana White to the position.

5. Budget Presentation

Mr. Oakley presented preliminary budget numbers. He said the current tax rate for Town property is 0.235, and revenue-neutral for FY 25/26 would be 0.1552, which is what staff is proposing. Mr. Oakley said if New Hanover County or City of Wilmington don't go revenue-neutral, the Town gets stuck with less sales tax and has to make up the difference, so staff will have to wait and see what happens before finalizing these numbers.

Mr. Oakley said 6 new positions are being requested: 3 in Police and 3 in Fire. He said there have been 30 new businesses added during the current fiscal year, and he also went over trends, including:

- 61 residential new construction permits
- 122 certificates of occupancy (plus Proximity 250 residential units and 57,000 square feet of commercial space)
- 26 demos
- 557 vacant lots

Mr. Oakley also listed other recent accomplishments: Centennial Park, removal of derelict vessels from the harbor, the Bicycle and Pedestrian Plan, the updated Unified Development Ordinance (UDO), completed resurfacing of 15 street segments, Boardwalk improvements, expansion of the Mike Chappell Park Skate Park, the Brandy Myers Memorial Playground, and the new Boardwalk bathroom facility. He also highlighted upcoming projects, including:

- Lake Park Boulevard paving – fall 2025
- Carolina Sands to Lake Park sidewalk – late 2025
- Spartanburg Avenue crosswalk – late 2025
- Scotch Bonnet Lane and Canal Drive bulkhead – summer 2025
- 2nd Street extension – summer 2025
- Saint Joseph Street multi-use path – fall 2026
- Paving (roads, Alabama Avenue, Mike Chappell Park) – spring 2025
- Spot Lane – spring 2026

Mayor Barbee said if the Town can't stick to the revenue-neutral tax rate, it can be shown that additional funds are going to public safety, which everyone understands is necessary because the Town is growing.

6. Review Standing Town Committees

During the 2025 budget retreat, Council discussed the Town's committees and considered the option of converting them into ad hoc committees or merging them with non-profit groups that share similar goals. Council requested additional time to consult with committees and asked to revisit the matter as a group during the April workshop.

Mr. Oakley presented the details.

Mayor Pro Tem LeCompte said the general consensus of the Police Advocacy Committee was that they don't want to operate under the Police Foundation because the committee does not focus on fundraising but instead offers volunteer support for events, so they would like to remain a Town committee.

Council Member Healy said the Parks and Recreation Committee has good meetings but tends to talk about the same topics all the time. He said groups can often get more things done if they are attached to a 501(c)(3).

Council Member Hoffer said committee meetings give people an avenue to speak in a more comfortable environment than a Council meeting, which can be intimidating, but he also understands the government efficiency part of it and the rationale for trying to condense them. He said he did a study of 15 towns, and there was an average of 2.7 committees per town, whereas the Town has 5. Council Member Hoffer said they should discuss which committees are doing the most good and filling a role that would otherwise be unfilled. He said he is leaning toward sunseting the Operations Advisory Committee and wants to try to keep staff members from feeling obligated to attend all committee meetings that apply to their departments.

Mayor Barbee asked for staff recommendations. Mr. Oakley said while committees do a lot of good and handle matters that staff may lack the time to tackle, there can be issues such as creating work for staff – including research, minutes, and agendas – legal concerns, and communication problems with Council and staff. He said he likes the idea of combining some committees, and perhaps committees could consider meeting only when they have an assigned task. Mr. Oakley also suggested a Town Hall meeting every quarter with staff involved to keep committees in the know, and he added that the Parks and Recreation Department has a volunteer database that any committee can use.

Mayor Barbee said in his opinion, the real problem with committees is that Council is not good at telling them what to do as a majority because Council does not convene and drive consensus on these matters.

Mr. Oakley said committees must follow the same rules and laws as Council when it comes to public records and meetings.

Mayor Pro Tem LeCompte said committees are a good way for citizens to get involved in Town government.

Council Member Healy said he agrees that the Town should sunset and combine some committees and make others ad hoc.

Mayor Barbee said the Operations Advisory Committee often struggles to figure out what to do. He said this committee might be a good one to sunset, while the Marketing Advisory Committee could become ad hoc. Council Member Healy said an ad hoc committee usually has an end date, and they agreed this might not be appropriate in this case.

Mayor Barbee said they may want to think about combining the Parks and Recreation Committee and the Beautification Committee.

Parks and Recreation Director Eric Jelinski said the Town wants to create more involvement in the community, not less. He said the volunteer list and the Friends of CB Parks & Greenways group are good resources. He said he loves the Parks and Recreation Committee meetings but wonders how beneficial that time is vs. being out getting things done.

Council Member Hoffer said it's not the end of the world to keep a standing committee operational while the workflow ebbs and flows. He said he would have a hard time getting rid of valuable committees.

Mr. Oakley said the Town could have standing committees but not standing meetings.

Council Member Hoffer said it's not a burden for Council Members to participate in committees, but the key is to shield staff from unnecessary meetings.

Mayor Barbee said he wants Council Member Benson's input on the Operations Advisory Committee because he is the liaison to this group. He said he agrees that the Town wants more participation, not less, but the goal is to make the process more efficient. He said groups such as Friends of CB Parks & Greenways offer shorter-duration opportunities for people to give time when they have it as opposed to having a standing commitment. He asked staff to summarize what they heard from Council tonight and bring it back in the future for a vote of the full Council.

Council Member Hoffer said if someone wants to get involved or make things happen, being on a standing committee is not necessary.

Mayor Barbee said the goal is to reduce the after-hours staff burden if possible and give committees more focus from Council about what they should work on. He suggested they discuss the matter again at the next workshop.

COUNCIL COMMENTS

Mayor Pro Tem LeCompte said the Blessing of the Fleet event went well, and they are planning to expand it next year. She said the boards for the Rainbow Bridge at Lake Park are about to be ordered, and the project recently got some local news coverage. Mayor Pro Tem LeCompte requested that Goose Masters be asked to not harass the goslings at Lake Park, and she said there is an alligator hanging around the Lake now.

Council Member Healy said this past weekend was busy and feels it is an indication of a busy summer.

Council Member Hoffer asked for an update on the traffic pattern at Canal Drive and Carl Winner Drive. Mr. Oakley said it's a simple fix to get rid of the designated left-turn lane, but the Town has not gotten official plans to make it happen yet. Council Member Hoffer requested that the Town include more bike racks in the next budget, and he asked to have the landscaping cleaned up around the welcome sign on the north side of the bridge.

Mayor Barbee said he was pleased with staff's proposed revenue-neutral budget and thinks it will be fantastic if staff can pull that off, but he thinks the Council and the public will support adding Police and Fire resources because first responders are phenomenal and greatly needed.

ADJOURNMENT

Mayor Barbee adjourned the meeting at 10:30 AM.



AGENDA ITEM COVERSHEET

PREPARED BY: Tim Murphy

DEPARTMENT: Parks and Rec

MEETING: Town Council 5/13/2025

SUBJECT: Events Update by Tim Murphy

BACKGROUND:

Tim Murphy will give an update on the upcoming events.

ACTION REQUESTED:

No action needed.



AGENDA ITEM COVERSHEET

PREPARED BY: Kim Ward, Town Clerk

DEPARTMENT: Clerk

MEETING: Town Council 5/13/2025

SUBJECT: Proclamation for Safe Boating Week – May 17-23, 2025

BACKGROUND:

The local US Power Squadron chapter is asking Town Council to support National Safe Boating Week by issuing a Proclamation setting May 17-23, 2025 as Safe Boating Week.

ACTION REQUESTED:

Members of the Cape Fear Sail & Power Squadron will be in attendance to speak about boating safety.

RECOMMENDED MOTION:

Motion to support Proclamation 25-2328 recognizing May 17-23, 2025 as Safe Boating Week.

Proclamation



Town of Carolina Beach
Town Council

PROCLAMATION NO. 25-2328

A Proclamation Recognizing the Week of May 17-23, 2025 as
Safe Boating Week

WHEREAS, the beautiful coastal waters of Carolina Beach represent a world renowned recreational resource that residents and visitors alike are drawn to each year for water and beach activities; and

WHEREAS, year-round, people continue to enjoy all that our natural environment has to offer through the joy of boating; and

WHEREAS, on average, 613 people die in the U.S. each year in boating-related accidents, with approximately 80% of these deaths caused by drowning; and

WHEREAS, in approximately 86% of drowning cases, the victim was not wearing a life jacket; and

WHEREAS, it is apparent that wearing a life jacket is the single most important factor in reducing boating-related deaths; and

WHEREAS, the National Safe Boating Council, supported by the U.S. Power Squadron and other national organizations, has set May 17 through 23 as National Safe Boating Week;

NOW, THEREFORE, IT IS HEREBY RESOLVED that the Town Council of the Town of Carolina Beach supports the U.S. Coast Guard and the Cape Fear Sail and Power Squadron and thereby proclaims May 17-23, 2025 as Safe Boating Week in this Town; and urges all persons to wear a life jacket at all times while boating.

Proclaimed this 25th day of March, 2025.

Albert L. Barbee, Mayor



AGENDA ITEM COVERSHEET

PREPARED BY: Bruce Oakley, Town Manager

DEPARTMENT: Executive

MEETING: Town Council 5/13/2025

SUBJECT: Manager's Update

BACKGROUND:

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



AGENDA ITEM COVERSHEET

PREPARED BY: Kim Ward, Town Clerk

DEPARTMENT: Clerk

MEETING: Town Council Meeting 5/13/2025

SUBJECT: Public Hearing to Receive Input on the FY25/26 Budget

BACKGROUND:

This is an opportunity for Council to gather input for the upcoming FY25/26 Budget. The community can share their views on budget priorities for the upcoming fiscal year.

ACTION REQUESTED:

Open the public hearing to receive input from the community.

RECOMMENDED MOTION:

Motion to open the public hearing.

Motion to close the public hearing.



AGENDA ITEM COVERSHEET

PREPARED BY: Gloria Abbotts, Sr Planner

DEPARTMENT: Community
Development

MEETING: Town Council – May 13, 2025

SUBJECT: **Conditional Zoning** to consider a bar/tavern in the Highway Business District (HB) at 1360 Bridge Barrier Road.
Applicant: Secret Sand Castles Unlimited, LLC

BACKGROUND:

The applicant, Secret Sand Castles Unlimited, LLC, applied for a Conditional Zoning application for a bar/tavern in the Highway Business District. The existing use of the property is an approved mini golf course that is under construction. The applicant proposes to provide on-premise wine and beer. According to the ordinance, if alcohol is served on-premise and the establishment does not meet the criteria for a standard restaurant, it is classified as a bar. The ABC stipulates that a restaurant must have food sales constituting at least 30 percent of their sales, to avoid being classified as a bar. A bar is allowed through the approval of a conditional zoning district in the Highway Business District.

The Conditional Zoning District allows a particular use to be established only in accordance with specific standards and conditions pertaining to each individual development project. Some land uses have such significant impacts on both the immediate area and the broader community that general district standards cannot adequately address them. Additionally, there are situations where a general district designation allowing a use by right would not be suitable for a specific property, even though the use itself might be appropriate. The review process accommodates these cases by reclassifying the property into a conditional zoning district, with conditions designed to ensure that the use aligns with and does not disrupt neighboring properties.

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

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

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

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

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

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

Proposal:

The property is currently under construction for an approved mini golf course. The project also includes a tiki hut area with an office, bar, covered patio, storage, and bathrooms.

The purpose of the Highway Business District is to accommodate businesses oriented toward the motoring public and which require a high volume of traffic. The regulations of this district are intended to support businesses that 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 avoid heavy automobile traffic through smaller streets or residential areas. Certain wholesale activities are also permitted in the HB district.

The existing approval for the site is a miniature golf course with 18 holes. The applicant has an active building permit for the project, it meets the current code, including lot coverage and setback requirements. The addition of beer and wine sales is proposed is within the current footprint. The sale of alcohol will be taking place at the tiki hut only. The proposal meets the requirement that all new bars/and taverns shall be located a minimum of 200 feet from churches, schools, and residential districts.

The applicant is providing a 10' Type B landscape buffer around the perimeter of the property, this buffer is required for any project that is greater than 10,000 square feet of impervious surface. The applicant proposes to reshape and widen the existing curb that leads to the site and connect a new sidewalk to the existing sidewalk that runs along Bridge Barrier Road.

Parking must be provided on site for all uses. The parking requirement for bars is 1 per 110 square feet of indoor gross floor area and the parking for mini golf is .5 spaces per hole. The minimum number of required spaces is 20. The applicant will provide a total of 24 parking spaces on site. 8 parking spaces are for golf carts. Up to 20% of the required parking may be utilized for golf-cart/low speed vehicle parking. In utilizing this exemption, the applicant will have to install a bike rack with a minimum of 4 spaces.

Proposed Conditions

1. The use and development of the subject property shall comply with all regulations and requirements of any other federal, state or local law, ordinance or regulations.
2. Provide a bike rack with a minimum of 4 spaces.
3. Lighting shall be angled downward as to not disturb neighboring properties.
4. Any proposed signage will have to meet all standards zoning requirements in the future.
5. The refuse collection site must be enclosed on three (3) sides by a minimum six (6) foot opaque fence.

Conditional Zoning Process

As part of the application process a community meeting is required. The applicant held the required meeting on February 15, 2025. 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.

Land Use Plan

The project is in general conformity with the 2020 Land Use Plan and the Office, Industrial, & Employment Future Land Use Character Area which calls for a mix of office, commercial, light industrial, and employment-generating uses. This project supports the goal of Carolina Beach as a family-oriented town and supports a healthy year-round economy.

ACTION REQUESTED:

Consider recommending approval or denial of a conditional zoning to approve a bar located at 1360 Bridge Barrier Road.

Staff recommends approval of the project as proposed.

Planning and Zoning recommended unanimous approval.

MOTION:

Approval - whereas in accordance with the provisions of the NCGS, the Commission does hereby find and determine that the adoption of the Conditional Use District to allow for a bar located at 1360 Bridge Barrier Road is consistent with the goals and objectives of the adopted Land Use Plan and other long-range plans.

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

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



Permit # _____

TOWN OF CAROLINA BEACH

Conditional Zoning Application

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

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

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

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

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

Application fees. The owner or owners, or their duly authorized agent, of the property included in the application for Conditional Zoning shall submit a complete application and supplemental information to the Planning Department. **A fee in accordance with the Town's adopted schedule of fees, payable to the Town of Carolina Beach, must accompany each application.** For the purposes of determining the fee, the Zoning Administrator shall categorize each such Conditional Zoning Permit Application as either "major" or "minor", depending upon the complexity of review. Generally, Planned Residential (over 7 units), Mixed Uses, Business Developments, and similarly complex projects shall be categorized as "major", while projects such as Planned Residential (5-6 units), bed and breakfast inns, small day care services, etc. shall be categorized as "minor".

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

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



2024 Submission Deadlines & Meeting Dates

Technical Review Committee		Planning & Zoning Commission		Town Council	
Submission	Meeting	Submission	Meeting	Submission	Meeting
Jan 2	Jan 16	Jan 25	Feb 8	Feb 27	Mar 12
Feb 6	Feb 20	Feb 29	Mar 14	Mar 26	Apr 9
Mar 4	Mar 18	Mar 28	Apr 11	Apr 30	May 14
Apr 1	Apr 15	Apr 25	May 9	May 28	June 11
May 6	May 20	May 30	June 13	June 25	July 9
June 3	June 17	June 27	Jul 11	July 30	Aug 13
July 1	July 15	July 25	Aug 8	Aug 27	Sept 10
Aug 5	Aug 19	Aug 29	Sept 12	Sept 24	Oct 8
Aug 30	Sept 16	Sept 26	Oct 10	Oct 29	Nov 12
Sept 30	Oct 14	Oct 31	Nov 14	Nov 26	Dec 10
Nov 4	Nov 18	Nov 27	Dec 12	Jan 2025	Jan 2025
Dec 2	Dec 16	Jan 2025	Jan 2025	Feb 2025	Feb 2025
Jan 2025	Jan 2025	Feb 2025	Feb 2025	March 2025	March 2025
Board		# Copies Full Size		# Copies Electronic	
TRC		2		1	
P&Z		2		1	
Town Council		2		1	

PURPOSE

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

Please complete all sections of the application.

A. Property Information

Address(es): 1360 Bridge Barrier Road

PIN(s): _____

Project Name Surfs Up Mini Golf

Size of lot(s): 96 acres

B. Application for Conditional Zoning

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

Applying for a Bar/Tavern use

Surfs Up Mini Golf will have a small 'tiki hut' where they will sell beer, wine, icees, and snacks.

C. Applicant Contact Information

Secret Sand Castles Unlimited LLC

Company/corporate Name (if applicable):

Mike Matsinger

Applicant's Name

PO Box 1098

Mailing Address

Carolina Beach, NC 28428

City, State, and Zip Code

919-616-4257

Telephone

MikeM@BiggerCrowds.com

Email

D. Owner Contact Information (if different)

Owner's Name

Mailing Address

City, State, and Zip Code

Telephone

Email



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

I. Site Plan Criteria

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

Yes No N/A

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

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

Yes No N/A

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

SUPPLEMENTAL INFORMATION REQUIRED WITH THE APPLICATION

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

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

Mike
Matsinger
Signature

Digitally signed by Mike
Matsinger
Date: 2025.02.16
12:05:11 -05'00'

02/17/2025 / /

Date

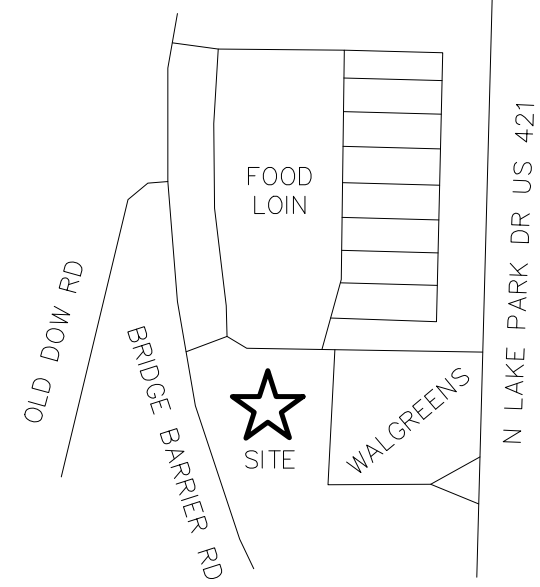
AUTHORITY FOR APPOINTMENT OF PERSON TO ACT ON MY BEHALF

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

Date: _____

Appointee's Name, Address & Telephone:

Signature of Owner: _____



VICINITY MAP

SHEET INDEX

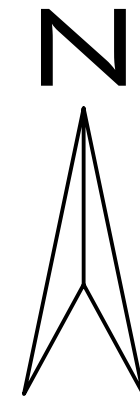
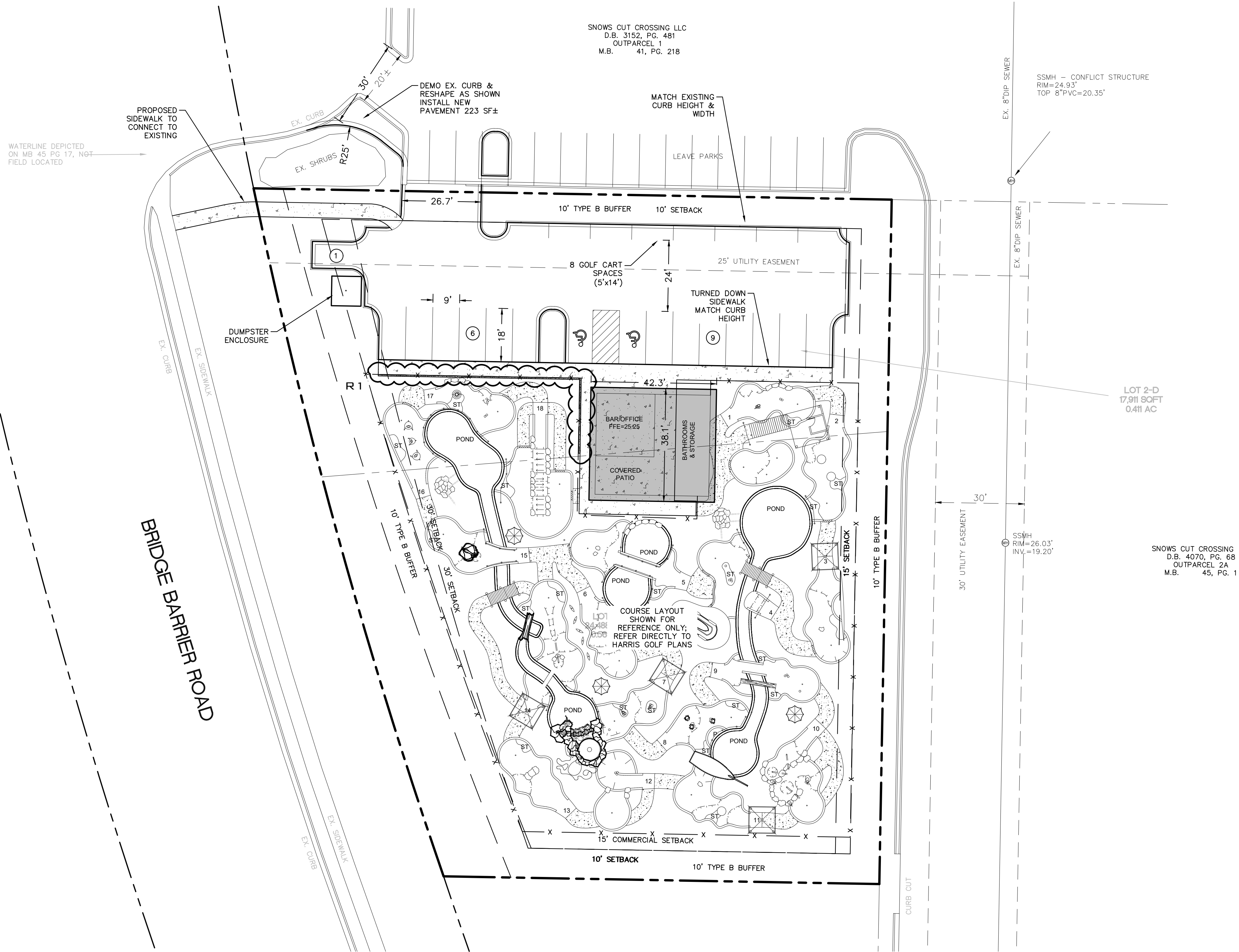
C0:	SITE PLAN
C1:	EXISTING CONDITIONS
C2:	GRADING & UTILITY PLAN
C3:	SITE DETAILS
C4:	NOGOTI DETAILS
C5:	UTILITY DETAILS

SITE DATA

PARCEL #:	R08800-005-016-000
SITE AREA:	42,401 SF / 0.97 AC
DISTURBED AREA:	42,913 SF / 0.99 AC
ZONING:	HB-HB (CAROLINA BEACH)
SETBACKS:	
FRONT:	30'
SIDE:	10'
REAR:	15' (ABUTTING COMMERCIAL)
MAX HEIGHT:	35'
MAX LOT COVERAGE:	60%
IMPERVIOUS AREA:	
BUILDING:	1,033 SF
PARKING:	8,267 SF
SIDEWALK:	1,228 SF
COURSE:	10,000 SF
FUTURE:	1,472 SF
TOTAL:	22,000 SF / 0.51
IMP%:	51.9%
PARKING:	
REQ:	0.5 SP / HOLE = 9 SP
PROV:	
MINI GOLF:	7 CAR + 2 GOLF CART
BAR:	9 CAR + 6 GOLF CART
TOTAL:	16 SPACES
COVERED AREAS:	
BAR/OFFICE:	416 SF
COVERED PATIO:	260 SF
WALKWAY:	238 SF
BATH/STORAGE:	392 SF
TOTAL:	1,306 SF

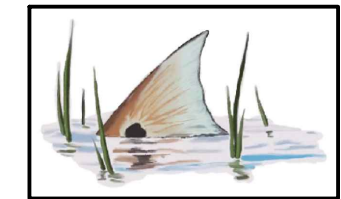
LEGEND

---	PROPERTY LINE
---	ROW LINE
---	BUFFER



SITE PLAN
SURFS UP MINI GOLF
CAROLINA BEACH, NC
MIKE MATSINGER
5302 NC HWY 55 STE 101, DURHAM, NC 27713
919-616-4257 mikem@biggercrowds.com

REVISIONS

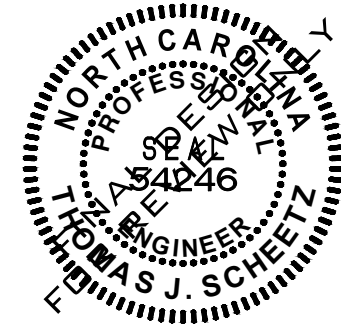


HEADWATERS ENGINEERING
OF THE CAPE FEAR, PLLC

P-2714
PO BOX 10058, SOUTHPORT, NC 28461
(910)465-3304
TSCHEITZ@HEADWATERSCAPEFEAR.COM

#24-037

DATE: 03/12/25
DESIGN: TJS
DRAWN: TJS

**CO**

[illegible]

1360 BRIDGE BARRIER RD.
CAROLINA BEACH, NC 28428

CONSTRUCTION DOCUMENTS

09/26/2024

ARCHITECT

STRUCTURAL ENGINEER

PLUMBING, MECHANICAL, & ELECTRICAL ENGINEERS

CBHF ENGINEERING

SHEET No.	SHEET TITLE
GENERAL	
G001	COVER SHEET
G101	BUILDING CODE SUMMARY
G102	LIFE SAFETY PLAN
G103	GENERAL NOTES
STRUCTURAL	
S101	FOUNDATION & FRAMING PLANS AND PLAN NOTES
S102	FOUNDATION & FRAMING PLANS AND PLAN NOTES
S201	FOUNDATION DETAILS AND SECTIONS
S301	FRAMING DETAILS & SECTIONS AND STRUCTURAL NOTES
ARCHITECTURAL	
A101A	FLOOR & FRAMING PLANS
A101B	LIFEGUARD STORAGE STRUCTURE
A101C	SINGLE GAZEBO
A102	CEILING PLAN
A103	ROOF PLAN
A201	EXTERIOR ELEVATIONS
A202	EXTERIOR PERSPECTIVE
A302	WALL SECTION AND DETAILS
A303	WALL SECTION AND DETAILS
A304	WALL SECTION AND DETAILS
A401	ENLARGED PLANS AND SECTIONS
A402	INTERIOR ELEVATION
A601	DOOR AND FINISH SCHEDULE
PLUMBING	
P100	PLUMBING SCHEDULES, NOTES & DETAILS
P200	FLOOR PLAN PLUMBING
MECHANICAL	
M100	MECHANICAL SCHEDULES, NOTES & DETAILS
M200	FLOOR PLAN MECHANICAL
ELECTRICAL	
E100	ELECTRICAL SCHEDULES, NOTES AND DETAILS
E200	FLOOR PLAN ELECTRICAL
E201	STORAGE BUILDING & ELECTRICAL SCHEDULES
E300	SITE PLAN ELECTRICAL

BUILDING CODE SUMMARY

NAME OF PROJECT: **SURF'S UP MINIATURE GOLF STRUCTURES**

ADDRESS: 1360 BRIDGE BARRIER RD. CAROLINA BEACH, NC 28428

OWNER OR AUTHORIZED AGENT: L. Mark Loudermilk, AIA PHONE #: (910) 622-0765 E-Mail: mark@loudermilkarch.com

OWNED BY: ☐ City ☐ County ☐ State ☒ Private
CODE ENFORCEMENT JURISDICTION: ☐ City ☒ County ☐ State

CONTACT: L. Mark Loudermilk, AIA

DESIGNER	FIRM	NAME	LICENSE #	TELEPHONE #	EMAIL ADDRESS
ARCHITECTURAL	Mark Loudermilk Architecture	L. Mark Loudermilk, AIA	10776	(910) 769-3583	mark@loudermilkarch.com
CIVIL	Topsail Engineering	Gregory L. McDowell, PE	018518	(910) 270-3747	office@topsailengineering.com
ELECTRICAL	Topsail Engineering	Steven H. Everhart, PE	23933	(910) 270-3747	office@topsailengineering.com
FIRE ALARM	Topsail Engineering	Steven H. Everhart, PE	23933	(910) 270-3747	office@topsailengineering.com
PLUMBING	RPA Engineering	Mark S. Roy, PE	17348	(252) 321-8027	mark.roy@paengineering.com
MECHANICAL					
SPRINKLER-STANDPIPE					
STRUCTURAL					
RETAINING WALL >5' HIGH					
OTHER					

2018 NC BUILDING CODE:

☒ New Building ☐ Addition ☐ 1st Time Interior Completion☐ Phased Construction - Shell/Core - Contact the local inspection jurisdiction for possible additional procedures and requirements ☐ Shell/Core - Contact the local inspection jurisdiction for possible additional procedures and requirements

2018 NC EXISTING BUILDING CODE:

☐ N/A ☐ Chapter 14 ☐ Alteration Level I ☐ N/A ☐ N/A
☐ Prescriptive ☐ Historic Property ☐ Alteration Level II ☐ Repair ☐ Change of Use
☐ Repair ☐ Change of Use ☐ Alteration Level III ☐ Historic PropertyCONSTRUCTED: _____ CURRENT OCCUPANCY(S) (Ch. 3) _____
RENOVATED: _____ PROPOSED OCCUPANCY(S) (Ch. 3) _____

OCCUPANCY CATEGORY (Table 1604.5):

CURRENT ☒ I-A ☐ I-B ☐ II-A ☐ II-B ☐ III-A ☐ III-B ☐ IV ☐ V-A ☒ IV-BPROPOSED ☐ N/A ☐ I ☒ II ☐ III ☐ IV

BASIC BUILDING DATA:

CONSTRUCTION TYPE: ☐ I-A ☐ I-B ☐ II-A ☐ II-B ☐ III-A ☐ III-B ☐ IV ☐ V-A ☒ IV-BSPRINKLERS: ☒ NO ☐ YES ☐ PARTIAL ☐ NFPA 13 ☐ NFPA 13R ☐ NFPA 13DSTANDPIPES: ☒ NO ☐ YES ☐ CLASS I ☐ CLASS II ☐ CLASS III ☐ WET ☐ DRYPRIMARY FIRE DISTRICT: ☒ NO ☐ YESFLOOD HAZARD AREA: ☒ NO ☐ YESSPECIAL INSPECTIONS: ☒ NO ☐ YES (Contact the local inspection jurisdiction for additional procedures and requirements)

GROSS BUILDING AREA TABLE:

1ST STORY GROSS AREA TOTALS

A-5 - ASSEMBLY = 7,202 SF

A-2 - ASSEMBLY = 457 SF

BUSINESS = 304 SF

S-2 STORAGE = 135 SF

FIRE PROTECTION REQUIREMENTS:

BUILDING ELEMENT	FIRE SEPARATION DISTANCE (FEET)	REQ'D	RATING PROVIDED* (W/ REDUCTION)	DETAIL # AND SHEET #	DESIGN # FOR RATED ASSEMBLY	DESIGN # FOR RATED PENETRATION	DESIGN # FOR RATED JOINTS
Structural Frame including columns, girders, trusses		0					
Bearing Walls							
Exterior							
North	>30'	0					
East	>30'	0					
West	>30'	0					
South	>30'	0					
Interior							
Nonbearing Walls and Partitions							
Exterior							
North	N/A						
East							
West							
South							
Interior walls and partitions							
Floor Construction, including supporting beams and joists		0					
Floor Ceiling Assembly		0					
Columns Supporting Floors		N/A					
Roof Construction, including supporting beams and joists		N/A					
Roof Ceiling Assembly		0					
Columns Supporting Roof		0					
Shaft Enclosures - Exit		N/A					
Shaft Enclosures - Other		N/A					
Corridor Separation		N/A					
Occupancy / Fire Barrier Separation		N/A					
Party / Fire Wall Separation		N/A					
Smoke Barrier Separation		N/A					
Tenant / Dwelling Unit / Sleeping Separation		N/A					
Incidental Use Separation		N/A					
* Indicate section number permitting reduction							

PERCENTAGE OF WALL OPENING CALCULATIONS:

FIRE SEPARATION DISTANCE (FEET) FROM PROPERTY LINES	DEGREE OF OPENINGS PROTECTION (TABLE 705.8)	ALLOWABLE AREA (%)	ACTUAL SHOWN ON PLANS (%)
>30'	UP, NS	NO LIMIT	N/A

LIFE SAFETY SYSTEM REQUIREMENTS:

EMERGENCY LIGHTING: ☐ NO ☒ YES
EXIT SIGNS: ☐ NO ☒ YES
FIRE ALARM: ☐ NO ☒ YES
SMOKE DETECTION SYSTEMS: ☐ NO ☐ YES ☐ PARTIAL
CARBON MONOXIDE DETECTION: ☒ NO ☐ YES

LIFE SAFETY PLAN REQUIREMENTS:

LIFE SAFETY PLAN SHEET # G102

- FIRE AND/OR SMOKE RATED WALL LOCATIONS (Chapter 7)
- ASSUMED AND REAL PROPERTY LINE LOCATIONS (if not on the site plan)
- EXTERIOR WALL OPENING AREA WITH RESPECT TO DISTANCE TO ASSUMED PROPERTY LINES (705.8)
- OCCUPANCY TYPES FOR EACH AREA AS IT RELATES TO OCCUPANT LOAD CALCULATION (TABLE 1004.1.2)
- OCCUPANT LOADS FOR EACH AREA
- EXIT ACCESS TRAVEL DISTANCES (1017)
- COMMON PATH OF TRAVEL DISTANCES (1006.2.1 & 1006.3.2(1))
- DEAD END LENGTHS (1020.4)
- CLEAR EXIT WIDTHS FOR EACH EXIT DOOR
- MAXIMUM CALCULATED OCCUPANT LOAD CAPACITY EACH EXIT DOOR CAN ACCOMMODATE BASED ON EGRESS WIDTH (1006.3)
- ACTUAL OCCUPANT LOAD FOR EACH EXIT DOOR
- A SEPARATE SCHEMATIC PLAN INDICATING WHERE FIRE RATED FLOOR / CEILING AND/OR ROOF STRUCTURE IS PROVIDED FOR PURPOSES OF OCCUPANCY SEPARATION
- LOCATION OF DOORS WITH PANIC HARDWARE (1010.1.10)
- LOCATION OF DOORS WITH DELAYED EGRESS LOCKS AND THE AMOUNT OF DELAY (1010.1.9.7)
- LOCATION OF DOORS WITH ELECTROMAGNETIC EGRESS LOCKS (1010.1.9.9)
- LOCATION OF DOORS EQUIPPED WITH HOLD-OPEN DEVICES
- LOCATION OF EMERGENCY ESCAPE WINDOWS (1030)
- THE SQUARE FOOTAGE OF EACH FIRE AREA (202)
- THE SQUARE FOOTAGE OF EACH SMOKE COMPARTMENT FOR OCCUPANCY CLASSIFICATION I-2 (407.5)
- NOTE ANY CODE EXCEPTIONS OR TABLE NOTES THAT MAY HAVE BEEN UTILIZED REGARDING THE ITEMS ABOVE

ACCESSIBLE DWELLING UNITS (SECTION 1107)

NOT APPLICABLE			
----------------	--	--	--

ACCESSIBLE PARKING (SECTION 1106)

LOT OR PARKING AREA	TOTAL # OF PARKING SPACES		# OF ACCESSIBLE SPACES PROVIDED			TOTAL # ACCESSIBLE PROVIDED
	REQUIRED	PROVIDED	REGULAR WITH 5' ACCESS AISLE	VAN SPACES WITH 132" ACCESS AISLE	8' ACCESS AISLE	
1	16	16			1	1
TOTAL						

PLUMBING FIXTURE REQUIREMENTS (TABLE 2902.1)

USE	WATERCLOSETS			URINALS			LAVATORIES			SHOWERS / TUBS	DRINKING FOUNTAINS	
	MALE	FEMALE	UNISEX	MALE	FEMALE	UNISEX	MALE	FEMALE	UNISEX		REGULAR	ACCESSIBLE
EXIST'G												
NEW	1	3		1	1	1				0		
REQ'D	2	3		1	1	1				0	0	0

Special Approval: (Local Jurisdiction, Department of Insurance, OSC, DPI, DHHS, etc., describe below)

ENERGY SUMMARY

ENERGY REQUIREMENTS:

THE FOLLOWING DATA SHALL BE CONSIDERED MINIMUM AND ANY SPECIAL ATTRIBUTE REQUIRED TO MEET THE ENERGY CODE SHALL ALSO BE PROVIDED. EACH DESIGNER SHALL FURNISH THE REQUIRED PORTIONS OF THE PROJECT INFORMATION FOR THE PLAN DATA SHEET. IF PERFORMANCE METHOD, STATE THE ANNUAL ENERGY COST FOR THE STANDARD REFERENCE DESIGN VS ANNUAL ENERGY COST FOR THE PROPOSED DESIGN.

EXISTING BUILDING ENVELOPE COMPLIES WITH CODE: ☐ YES (the remainder of this section is not applicable)
☒ NOEXEMPT BUILDING: ☐ YES Provide code or statutory reference: _____
☒ NO

CLIMATE ZONE: 3

METHOD OF COMPLIANCE:

- ☒
- PRESCRIPTIVE (ENERGY CODE)
-
- ☐
- PERFORMANCE (ENERGY CODE)
-
- ☐
- PRESCRIPTIVE (ASHRAE 90.1)
-
- ☐
- PERFORMANCE (ASHRAE 90.1)
-
- ☐
- PERFORMANCE (OTHER)

If 'Other' specify source here: _____

THERMAL ENVELOPE (Prescriptive method only)

ROOF/CEILING ASSEMBLY (each assembly)		BATT INSULATION
DESCRIPTION OF ASSEMBLY		
U-VALUE OF TOTAL ASSEMBLY		
R-VALUE OF INSULATION		R-38
SKYLIGHTS IN EACH ASSEMBLY		
U-VALUE OF SKYLIGHT		
TOTAL SQUARE FOOTAGE OF SKYLIGHTS IN EACH ASSEMBLY		
EXTERIOR WALLS (each assembly)		BATT INSULATION
DESCRIPTION OF ASSEMBLY		
U-VALUE OF TOTAL ASSEMBLY		
R-VALUE OF INSULATION		R-20
OPENINGS (Windows or doors with glazing)		
U-VALUE OF ASSEMBLY		0.45
SOLAR HEAT GAIN COEFFICIENT		0.25
PROJECTION FACTOR		
DOOR R-VALUES		
WALLS BELOW GRADE (each assembly)		
DESCRIPTION OF ASSEMBLY		
U-VALUE OF TOTAL ASSEMBLY		
R-VALUE OF INSULATION		
FLOORS OVER UNCONDITIONED SPACE (each assembly)		
DESCRIPTION OF ASSEMBLY		
U-VALUE OF TOTAL ASSEMBLY		
R-VALUE OF INSULATION		
FLOORS SLAB ON GRADE (each assembly)		N/A
DESCRIPTION OF ASSEMBLY		
U-VALUE OF TOTAL ASSEMBLY		
R-VALUE OF INSULATION		
HORIZONTAL / VERTICAL REQUIREMENT		
SLAB HEATED		

STRUCTURAL DESIGN

SEE STRUCTURAL ENGINEERING DRAWINGS

DESIGN LOADS:

IMPORTANCE FACTORS:	WIND (Iw)	_____
	SNOW (Is)	_____
	SEISMIC (Ie)	_____
LIVE LOADS:	ROOF	_____ PSF
	MEZZANINE	_____ PSF
	FLOOR	_____ PSF
GROUND SNOW LOAD:	_____	PSF
WIND LOAD:	BASIC WIND SPEED	_____ MPH (ASCE-7-98)
	EXPOSURE CATEGORY	_____

SEISMIC DESIGN CATEGORY: _____

PROVIDE THE FOLLOWING SEISMIC DESIGN PARAMETERS:

OCCUPANCY CATEGORY (TABLE 1604.5) _____
SPECTRAL RESPONSE ACCELERATION S_a _____ % S_1 _____ %
SITE CLASSIFICATION (ASCE 7) _____
DATA SOURCE: _____

BASIC STRUCTURAL SYSTEM

ANALYSIS PROCEDURE: ☐ N/A ☐ SIMPLIFIED ☐ EQUIVALENT LATERAL FORCE ☐ DYNAMIC
ARCHITECTURAL, MECHANICAL, COMPONENTS ANCHORED? ☒ YES ☐ NOLATERAL DESIGN CONTROL: ☐ N/A ☐ EARTHQUAKE ☐ WIND

SOIL BEARING CAPACITIES:

☐ N/A
☐ FIELD TEST (PROVIDE COPY OF TEST REPORT) _____ PSF
☐ PRESUMPTIVE BEARING CAPACITY _____ PSF
PILE SIZE, TYPE AND CAPACITY _____ PSF

MECHANICAL SUMMARY

SEE MECHANICAL ENGINEERING DRAWINGS

MECHANICAL SYSTEMS, SERVICE SYSTEMS AND EQUIPMENT

THERMAL ZONE	
WINTER DRY BULB	_____
SUMMER DRY BULB	_____
INTERIOR DESIGN CONDITIONS	
WINTER DRY BULB	_____
SUMMER DRY BULB	_____
RELATIVE HUMIDITY	_____
BUILDING HEATING LOAD	_____
BUILDING COOLING LOAD	_____

MECHANICAL SPACING CONDITIONING SYSTEM

UNITARY	
DESCRIPTION OF UNIT	_____
HEATING EFFICIENCY	_____
COOLING EFFICIENCY	_____
SIZE CATEGORY OF UNIT	_____
BOILER	_____
SIZE CATEGORY, IF OVERSIZED, STATE REASON	_____
CHILLER	_____
SIZE CATEGORY, IF OVERSIZED, STATE REASON	_____
LIST EQUIPMENT EFFICIENCIES:	

ELECTRICAL SUMMARY

SEE ELECTRICAL ENGINEERING DRAWINGS

ELECTRICAL SYSTEM AND EQUIPMENT

METHOD OF COMPLIANCE:	
ENERGY CODE:	<input type="checkbox"/> PRESCRIPTIVE <input type="checkbox"/> PERFORMANCE
ASHRAE 90.1:	<input type="checkbox"/> PRESCRIPTIVE <input type="checkbox"/> PERFORMANCE
LIGHTING SCHEDULE	
• LAMP TYPE REQUIRED IN FIXTURE	
• NUMBER OF LAMPS IN FIXTURE	
• BALLAST TYPE USED IN THE FIXTURE	
• TOTAL WATTAGE PER FIXTURE	
• TOTAL INTERIOR WATTAGE SPECIFIED VS ALLOWED (whole building or space by space)	
• TOTAL EXTERIOR WATTAGE SPECIFIED VS ALLOWED	

ADDITIONAL PRESCRIPTIVE COMPLIANCE

- C406.2 MORE EFFICIENT HVAC EQUIPMENT PERFORMANCE
- C406.3 REDUCED LIGHTING POWER DENSITY
- C406.4 ENHANCED DIGITAL LIGHTING CONTROLS
- C406.5 ON-SITE RENEWABLE ENERGY
- C406.6 DEDICATED OUTDOOR AIR SYSTEM
- C406.7 REDUCED ENERGY USE IN SERVICE WATER HEATING



www.loudermilkarch.com

SURF'S UP
MINIATURE GOLF STRUCTURES
1360 BRIDGE BARRIER RD.
CAROLINA BEACH, NC 28428

© 2024 MARK LOUDERMILK ARCHITECTURE, PLLC		
Mark	Date	Description
PROJECT NO: 24074		
DATE: 09/26/2024		
SCALE:		
DRAWN BY: Author		
PROJ MGR: Checker		

BUILDING CODE SUMMARY







G101

[illegible]

1

LIFE SAFETY PLAN NOTES



- | | | |
|---|--------------------------------|--|
|  | A2 (ASSEMBLY) | A2 (ASSEMBLY) TOTAL OCCUPANCY
$388 \text{ SF} / 15 = 26 \text{ OCCUPANTS}$ |
|  | BUSINESS | BUSINESS TOTAL OCCUPANCY
$= 54 \text{ SF} / 100 = 1 \text{ OCCUPANTS}$ |
|  | COMMERCIAL KITCHEN | KITCHEN TOTAL OCCUPANCY
$250 \text{ SF} / 200 = 2 \text{ OCCUPANTS}$ |
|  | QUEUEING | QUEUEING TOTAL OCCUPANCY
$98 \text{ SF} / 5 = 14 \text{ OCCUPANTS}$ |
|  | S-2 STORAGE | S-2 (STORAGE) TOTAL OCCUPANCY
$= 135 / 300 = 2 \text{ OCCUPANTS}$ |
|  | A5 (AMUSEMENT PARK STRUCTURES) | A5 (AMUSEMENT PARK STRUCTURES) TOTAL OCCUPANCY
$= 7202 \text{ SF} / 50 = 144 \text{ OCCUPANTS}$ |
| | | TOTAL OCCUPANCY = 189 OCCUPANTS |

LIFE SAFETY PLAN
1/8" = 1'-0"

1



A-2 (ASSEMBLY) TOTAL
OCCUPANCY
388 SF / 15 = 26 OCCUPANTS

BUSINESS TOTAL OCCUPANCY
= 55 SF / 100 = 1 OCCUPANTS

QUEUEING TOTAL OCCUPANCY
69 SF / 5 = 14 OCCUPANTS

S-2 (STORAGE) TOTAL OCCUPANCY
= 70 / 300 = 1 OCCUPANT

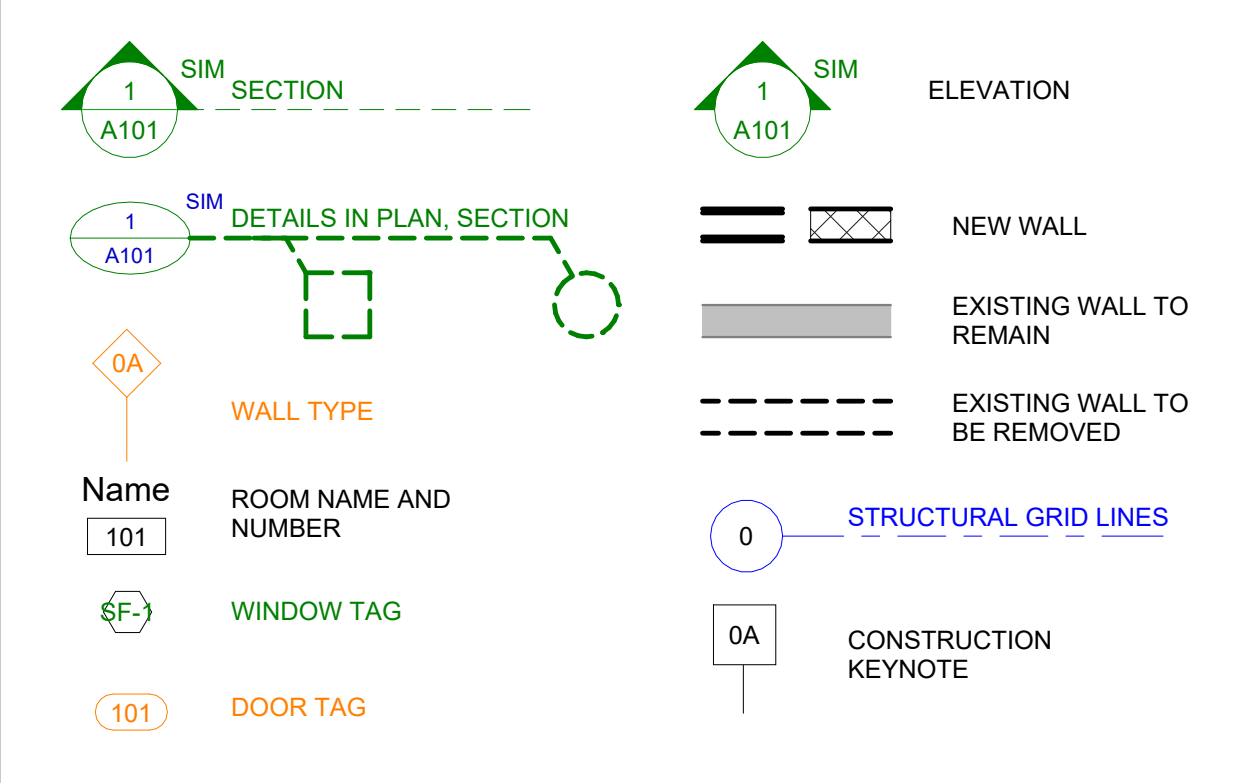
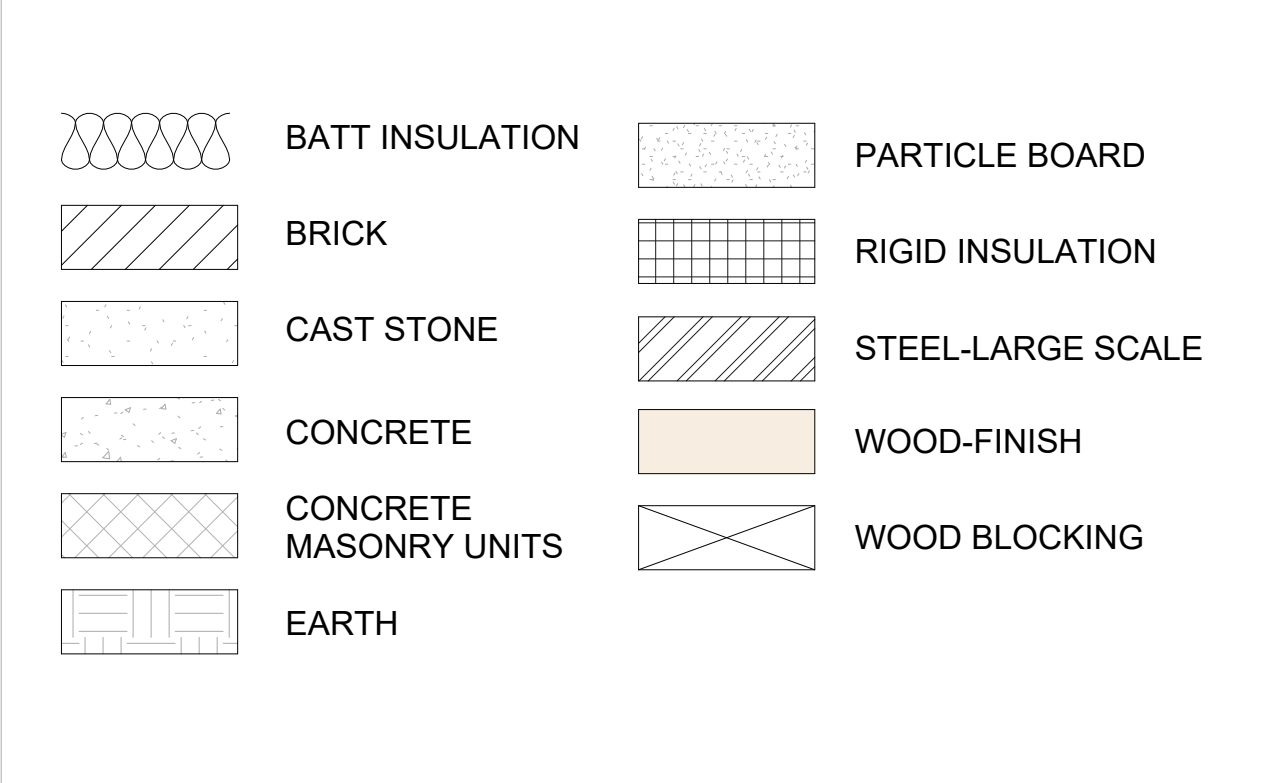
S-2 (STORAGE) TOTAL OCCUPANCY
= 65 / 300 = 1 OCCUPANTS



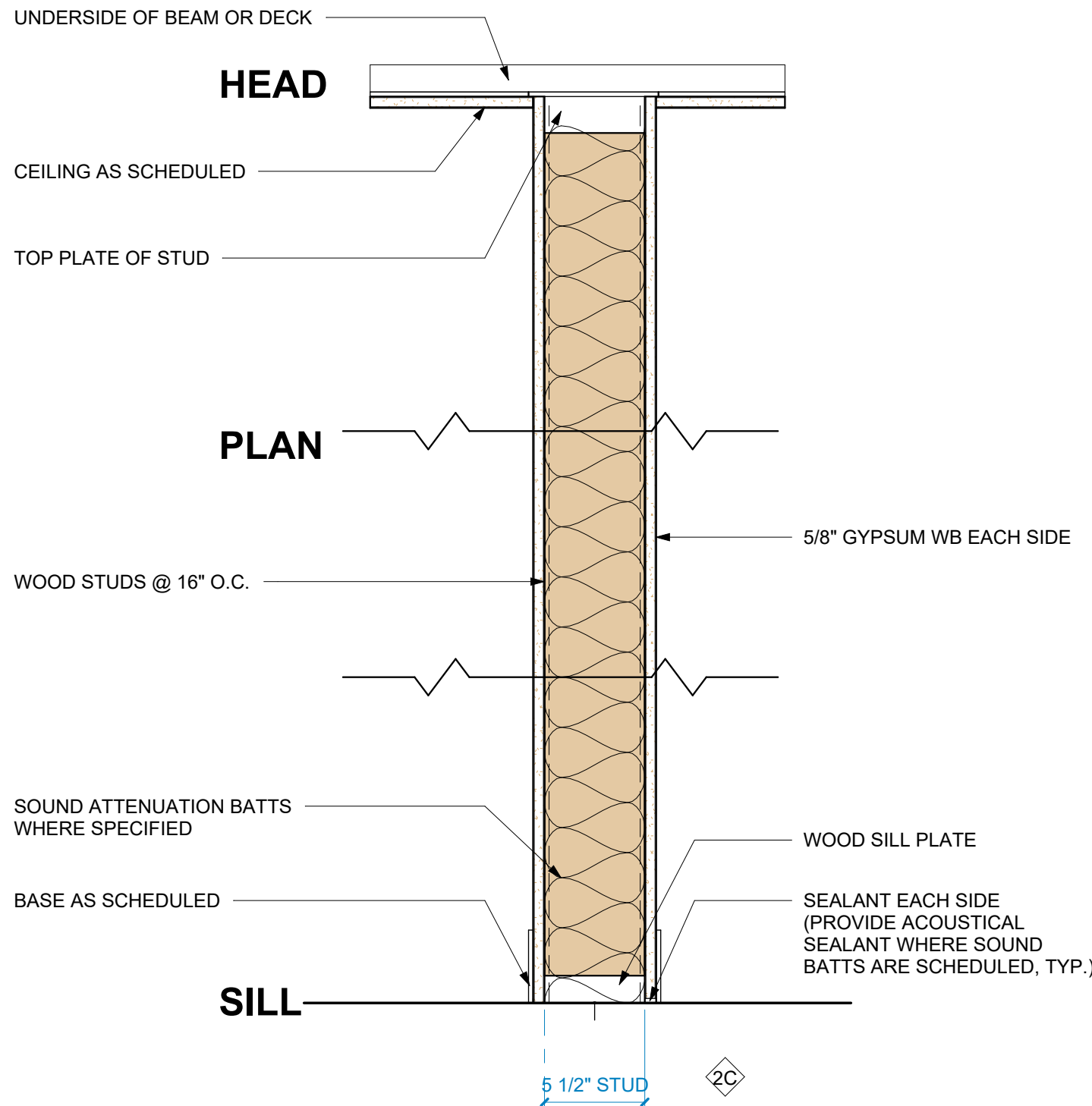
SURE'S UP

G103

1. **CODES:** ALL WORK ON THIS PROJECT SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES, ORDINANCES, REGULATIONS, STANDARDS, AND ANY ADDITIONAL REQUIREMENT STATED IN ANY LAW, ORDINANCE, OR REGULATION PERTAINING TO CONSTRUCTION WITHIN THE LIMITS OF THE AUTHORITY HAVING JURISDICTION OVER THE PROPOSED WORK (INCLUDING BUT NOT LIMITED TO: FIRE, ACCESSIBILITY, ZONING, WATER, WASTEWATER, ENVIRONMENTAL, STRUCTURAL, ARCHITECTURAL, HEALTH, FIRE PROTECTION, PLUMBING, MECHANICAL, ELECTRICAL, ENERGY EFFICIENCY, ETC.). ALL CODES APPLICABLE TO THIS PROJECT SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
2. **CONTRACT:** GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION (STANDARD AIA DOCUMENT A201, 2007 EDITION) APPLIES TO ALL WORK UNDER THIS CONSTRUCTION CONTRACT.
3. **EGRESS:** ALL MEANS OF EGRESS SHALL BE CONTROLLED BY THE AUTHORITY HAVING JURISDICTION, INCLUDING EXITS, EXIT ACCESS, EXIT DISCHARGE, OTHER EGRESS PATHS, OCCUPANTS LOADS, SPRINKLER PROTECTION, ETC.
4. **ACCESSIBILITY:** ALL BUILDING COMPONENTS, FIXTURES, ACCESSORIES, ETC. SHALL BE INSTALLED WITH MANEUVERING AND OPERATING CLEARANCES, MOUNTING HEIGHTS, ETC. IN ACCORDANCE WITH THE ADA AND STANDARDS WITH DISABILITIES ACT (COACHS A117.1) AND STATE ACCESSIBILITY CODE.
5. **SCHEDULING:** THE CONTRACTOR SHALL REVIEW AND COORDINATE THE SCHEDULING OF ALL CONSTRUCTION WITH THE BUILDING OWNER, SUBMIT DETAILED CONSTRUCTION SCHEDULE PRIOR TO DOING WORK INCLUDING PHASED CONSTRUCTION AND AFTER-HOURS WORK.
6. **FIELD VERIFICATION:** THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AND PROPOSED BUILDING DIMENSIONS PRIOR TO CONSTRUCTION. ANY VARIATIONS, DISCREPANCIES, OR FIELD ALTERATIONS TO THESE DESIGN DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO CONSTRUCTION. IF THE CONTRACTOR COMMENCES CONSTRUCTION WITHOUT NOTIFYING THE ARCHITECT OF ANY VARIATIONS OR FIELD ALTERATIONS, THAT SHALL CONSTITUTE WAIVER TO ANY CLAIM BY CONTRACTOR FOR ADDITIONAL EXPENSES NECESSARY TO PERFORM WORK ASSOCIATED WITH THOSE CONDITIONS.
7. **SUBMITTALS:** THE CONTRACTOR SHALL SUBMIT ALL NECESSARY BUILDING COMPONENTS, SYSTEMS, EQUIPMENT, MATERIALS, FINISHES, ETC. FOR REVIEW BY ARCHITECT/OWNER PRIOR TO PROCUREMENT, FABRICATION, AND/OR INSTALLATION.
8. **INSTALLATION:** PROPER ASSEMBLY, INSTALLATION, AND OPERATION OF ALL MATERIALS, COMPONENTS, SYSTEMS, AND FINISHES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND ALL APPLICABLE CODES.
9. **GENERAL WORK:** ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE DRAWINGS, BUT WHICH ARE REASONABLY INCIDENTAL TO AND NECESSARY FOR THE SATISFACTORY COMPLETION OF THE PROJECT IN ACCORDANCE WITH APPLICABLE CODES, ORDINANCES, REGULATIONS, AND STANDARDS, ARE INCLUDED WITHIN THE INTENT OF THESE DESIGN DRAWINGS.
10. **OWNER-PROVIDED WORK:** LOCATION OF ALL OWNER-PROVIDED FIXTURES, EQUIPMENT, ETC. SHALL BE COORDINATED TO ENSURE PROPER ALIGNMENT FOR INSTALLATION AND OPERATION, BLOCKING, ETC.
11. **SAFETY:** COMPONENTS FOR CONSTRUCTION SAFETY ARE NOT INDICATED IN THESE DRAWINGS. THE CONTRACTOR IS RESPONSIBLE TO COMPLY WITH ALL RULES AND OTHER REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA), AND APPLICABLE STATE AND LOCAL SAFETY REQUIREMENTS DURING ALL CONSTRUCTION ACTIVITIES.
12. **LOCAL BUILDING CODES:** THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TO ALL BUILDING OCCUPANTS AND MATERIALS THROUGHOUT ALL PHASES OF CONSTRUCTION. NOISE, SECURITY AND DUST BARRIERS BETWEEN CONSTRUCTION AREA AND AREAS WHICH ARE PUBLIC OR OTHERWISE OCCUPIED SHALL BE MAINTAINED BY THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL EXITS, EXIT LIGHTING, FIRE PROTECTION DEVICES AND ALARMS TO CONFORM TO LOCAL BUILDING CODE REQUIREMENTS.
13. **INSPECTIONS:** THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING ALL ON-SITE INSPECTIONS REQUIRED PRIOR TO OCCUPANCY APPROVAL.
14. **DIMENSIONS:** UNLESS OTHERWISE INDICATED: WALLS ARE TO FACE OF STUD FRAMING AND TO FACE OF MASONRY; WINDOWS AND DOORS ARE TO CENTERLINE OF OPENING IN STUD PARTITION; AS TO FEME OF MASONRY OPENING IN MASONRY; PLUMBING FIXTURES ARE TO CENTERLINE OF FIXTURE.
15. **BLOCKING:** PROVIDE CONCEALED WOOD BLOCKING (FIRE RETARDANT WHERE REQUIRED BY CODE) INSIDE PARTITIONS FOR SECURING WALL-HUNG CABINETS PROVIDED BY FURNITURE VENDOR, SHELVING, TRIM, MILLWORK AND OTHER ELEMENTS ATTACHED TO PARTITIONS AS REQUIRED TO ENSURE FLUSH, STRAIGHT, WELL-SPECIFIED CONDITIONS. PROVIDE CORROSIVE RESISTANT FASTENERS FOR FIRE-RETARDANT TREATED WOOD.
16. **WALLS:** CHASE WALLS SHALL MATCH ADJACENT CONSTRUCTION; TYPICAL, UNLESS OTHERWISE NOTED. NEW GYPSUM BOARD CONSTRUCTION MEETING EXISTING CONSTRUCTION FOR FIRE IN SAME PLACE SHALL BE FLUSH WITH NO VISIBLE JOINT. PROVIDE WATER RESISTANT GYPSUM BOARD OR APPROVED EQUAL AT ALL NEW PLUMBING WALLS. IN CASE OF GYPSUM WALL BOARD, PROVIDE GYPSUM BOARD AT ALL STUD WALLS SLATED TO RECEIVE A TILE FINISH. PROVIDE GYPSUM BOARD ASSEMBLIES IN ACCORDANCE WITH ASTM C840, LEVEL 4 FINISH, UNLESS OTHERWISE NOTED.
17. **METAL PROTECTION AT TREATED WOOD:** METAL CONNECTORS THAT COME IN CONTACT WITH TREATED LUMBER SHALL BE STAINLESS STEEL OR "ZMAX" CORROSION RESISTANT MATERIALS TO HELP PROTECT AGAINST ACCELERATED CORROSION. CONTRACTOR SHALL COORDINATE COMPATIBILITY OF ALL METALS USED WITH TREATMENT PRODUCT(S) MANUFACTURER(S)'S WRITTEN RECOMMENDATIONS.
18. **HURRICANE TIES:** HURRICANE TIES SHALL BE USED TO SECURE EXTERIOR WALLS AND ROOFING. CONTRACTORS PER CODE AND AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
19. **WINDOWS AND DOORS:** WINDOWS AND DOORS ARE INDICATED USING NOMINAL DIMENSIONS. MATERIALS AND INSTALLATION SHALL COMPLY WITH DESIGN PRESSURE (DP) RATINGS, WATER INFILTRATION RATING, IMPACT/SAFETY GLAZING, WIND REQUIREMENTS, EGRESS HARDWARE, U-FACTOR / R-VALUE, ETC. ALL EXTERIOR UNITS SHALL HAVE CORROSION-RESISTANT HARDWARE.
20. 1. WHERE DOORS IN STUD PARTITIONS ARE NOT SPECIFICALLY LOCATED ON THE PLANS WITH DIMENSION STRINGS, PROVIDE A HINGE SIDE JAMB DIMENSION OF 6". WHERE DOORS APPEAR TO BE CENTERED WITHIN PARTITIONS, LOCATE THE DOOR IN THE CENTER OF THE PARTITION.
21. **LIFE SAFETY:** CONSTRUCTION OF LIFE SAFETY EQUIPMENT SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF NFPA 101 AND NFPA 70. ALL LIFE SAFETY EQUIPMENT SHALL BE AS DIRECTED BY LOCAL FIRE MARSHAL AND BE SUBJECT TO FINAL ON-SITE INSPECTION AND EVALUATION. THE CONTRACTOR SHALL MAKE REVISIONS AND/OR ADDITIONS IN ACCORDANCE WITH FIRE MARSHAL'S INSPECTION.
22. **FIRE RATING:** THE CONTRACTOR SHALL MAINTAIN THE RATING OF ALL REQUIRED RATED WALLS AT ALL INTERSECTIONS, CONNECTIONS, AND PENETRATIONS. FIRE RATED PARTITIONS INDICATED ON THE FLOOR PLANS ARE COMPONENTS OF CONTINUOUS RATED ASSEMBLIES CONSISTING OF BUT NOT LIMITED TO, WALLS, FLOOR, DOORS, INTERIOR BORROWED LIGHTS, MECHANICAL PENETRATIONS AND CEILINGS. REFER TO PLANS AND SPECIFICATIONS FOR METHODS OR ACHIEVING THE NECESSARY RATINGS. WHERE THE SPECIFIC METHOD OF ACHIEVING THE RATING IS NOT INDICATED, OBTAIN CLARIFICATION FROM ARCHITECT PRIOR TO CONSTRUCTION. FIRE-RATED PARTITIONS SHALL BE IDENTIFIED AS SUCH IN LARGE RED STENCIL ABOVE EACH PARTITION.
23. **FIRE PROTECTION, PLUMBING, MECHANICAL, ELECTRICAL WORK:** ALL FIRE PROTECTION, PLUMBING, MECHANICAL, AND ELECTRICAL WORK SHALL BE PERFORMED BY QUALIFIED, LICENSED (SUB)CONTRACTORS, AND BE IN ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, STANDARDS, ETC. ALL COMPONENTS SHALL BE INSTALLED ABOVE THE FLOOR ELEVATION AS REQUIRED BY FEMA, LOCAL A.H.J., AND ALL APPLICABLE CODES.
24. **PIPE INSULATION:** THE CONTRACTOR SHALL INSULATE AND PROTECT PIPES AS REQUIRED BY CODE, AND AS REQUIRED TO PROTECT PIPING EXPOSED TO EXTERIOR CONDITIONS.
25. **KEYING:** CIVIL DRAWINGS, EXISTING AND PROPOSED SITE AND FLOOR PLANS, AND OTHER DRAWINGS, SHALL BE USED TO MAINTAIN POSITIVE DRAINAGE AWAY FROM BUILDING. ALL SITE ELEMENTS (PLANT WORK, LANDSCAPING, CONCRETE STAIRS, ETC.) ARE SHOWN FOR REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR DESIGN AND CONSTRUCTION METHODS.
26. **FINISHES:** TRANSITIONS OF FLOOR MATERIALS TO BE LOCATED AT CENTERLINE OF DOORS IN CLOSED POSITION; TYPICAL, UNLESS OTHERWISE NOTED. PAINT BACK SIDES OF REMOVABLE ACCESS PANELS AND HINGED COVERS TO MATCH EXPOSED SURFACE. CAULK ALL JOINT OR CRACKS WHICH OCCUR WHERE DISSIMILAR MATERIALS INTERSECT PERPENDICULAR TO EACH OTHER AND THE INTERSECTION IS EXPOSED TO VIEW UNLESS INDICATED OTHERWISE ON THE DRAWINGS.
27. **CEILINGING:** ALL CEILINGING, ETC. SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF NFPA 101 AND NFPA 70. ALL CEILINGING SHALL BE IDENTIFIED AS SUCH IN LARGE RED STENCIL ABOVE EACH PARTITION.
28. **ACCESSORIES:** GC TO INSTALL WALL-MOUNTED ACCESSORIES AFTER FINAL COAT OF PAINT HAS BEEN APPLIED. COORDINATE FINAL LOCATIONS OF ACCESSORIES WITH OWNER. GC TO FURNISH AND INSTALL NEW ROOM SIGNAGE THROUGHOUT, IF NEEDED.



1. SEE CODE SHEETS, G100- AND G500-SERIES, FOR REQUIRED FIRE RATINGS OF ALL WALL ASSEMBLIES. MULTIPLE LAYERS OF GWB MAY BE REQUIRED AT RATED PARTITIONS.
2. COORDINATE WITH SECTION 05100 FOR PARTITION FINISHES.
3. PROVIDE SOUND-ATTENUATING FIRE BATT INSULATION IN RATED STUD-FRAMED PARTITIONS AND FIBERGLASS SOUND BATT INSULATION IN NON-RATED STUD PARTITIONS.
4. PROVIDE MOLD AND MOISTURE RESISTANT GWB AT STUD-FRAMED PARTITIONS IN WEATHER-RESISTANT WALLS, INCLUDING EXTERIOR ELEVATIONS. PROVIDE WEATHER-RESISTANT CASEROCK RUN, INCLUDING SIDEWALLS WHERE ADJACENT TO SINKS.
5. BRACE NON-STRUCTURAL METAL STUD PARTITIONS WHERE NOT ATTACHED TO STRUCTURE ABOVE OR WHERE HEIGHT OF STRUCTURE EXCEEDS MANUFACTURER'S LIMITING HEIGHT FOR BRACING @ 16' OR PROVIDE COLD-FORM FRAMING. SEE SPECIFICATIONS AND STRUCTURAL DRAWINGS.
6. SEE STRUCTURAL FOR BRACING OF PART-HEIGHT MASONRY PARTITIONS, INCLUDING PART-HEIGHT PARTITIONS WITH ALUMINUM PARTITIONS.
7. SEE STRUCTURAL AND SPECIFICATIONS FOR MASONRY TIES IN MULTIPLE-WYTHE MASONRY WALLS AND PARTITIONS. CORRUGATED AND MESH TIES ARE NOT ACCEPTABLE.
8. PROVIDE BULLNOSE MASONRY UNITS AT OUTSIDE CORNERS AND PER SPECIFICATIONS.
9. PROVIDE SPECIALTY MASONRY UNITS AT THE FOLLOWING LOCATIONS: MECHANICAL ROOMS / MEZZANINES / PENTHOUSES / EQUIPMENT PLATFORMS, ELEVATOR MACHINE ROOMS, AND AS INDICATED. SEE SPECIFICATIONS.
10. PROVIDE ACQUISITION OF MASONRY PARTITIONS IN THE FOLLOWING LOCATIONS: MECHANICAL ROOMS / MEZZANINES / PENTHOUSES / EQUIPMENT PLATFORMS, AND ELEVATOR MACHINE ROOM. SEE SPECIFICATIONS.
11. PROVIDE CONTROL JOINTS IN MASONRY WALLS AS INDICATED ON PLANS, ELEVATIONS, AND SECTIONS. PROVIDE JOINTS AT CORNERS, BUT NOT SHOWN, PROVIDE ACCORDING TO B.I.A. AND N.C.M.A. TEK NOTES. SUBMIT SHOP DRAWING FOR ARCHITECT'S APPROVAL.



Mark	Date	Description
PROJECT NO:	24074	
DATE:	09/26/2024	
SCALE:	As indicated	
DRAWN BY:	OU	
PROJ MGR:	WB	



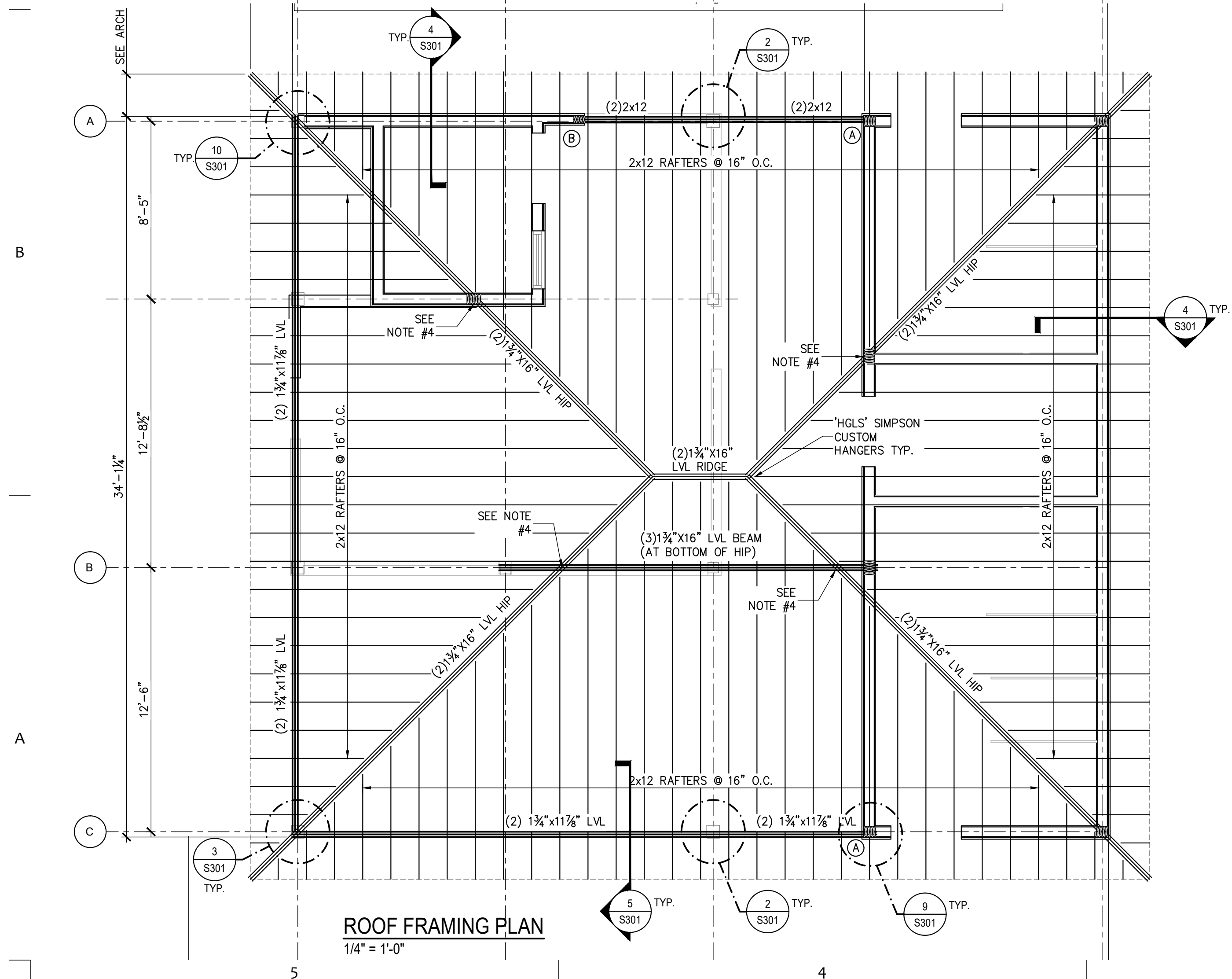
1360 BRIDGE BARRIER ROAD
CAROLINA BEACH, NC 28428

1360 BRIDGE BARRIER ROAD
CAROLINA BEACH, NC 28428

0	00.00.0000	ISSUE FOR CONSTRUCTION
MARK	DATE	DESCRIPTION
PROJECT NO:	24074	
DATE:	10/15/2024	
SCALE:	AS NOTED	
DRAWN BY:	RPA / GBP	
CHK'D BY:	RPA / BTW	

FOUNDATION &
FRAMING PLANS
AND PLAN NOTES

S101



1. SEE SHEET S301 FOR DESIGN CRITERIA, GENERAL STRUCTURAL NOTES & SCHEDULES.
2. TOP OF SLAB REFERENCE ELEVATION = 0'-0" UNLESS NOTED OTHERWISE. SEE ARCHITECTURAL AND CIVIL DRAWINGS FOR ACTUAL SITE THICKNESS.
3. CONCRETE FLOOR SLAB IS 4" THICK WITH 6 x 6 - W 2.1 x 1/2 WELDED WIRE FABRIC. PROVIDE 10 MIL VAPOR BARRIER AND 4" COMPACTED GRANULAR BASE UNDER SLAB. SEE 1/S102
4. SEE 4/S102 FOR SLAB CORNER REINFORCEMENT DETAIL.
5. SEE ARCHITECTURAL AND MECHANICAL DRAWINGS FOR MASONRY, MECHANICAL AND ELECTRICAL SCHEDULES.
6. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
7. SEE ARCH DWGS FOR ADDITIONAL DIMENSIONS, WALL OPENINGS, AND SIDEWALKS/OUTSIDE CURBS.
8. PROVIDE "HD4U-SDS2.5" SIMPSON HOLLOWLAIN EA. SIDE OF STUD PACK. INSTALL PER MRF'S SPEC.

FOOTING SCHEDULE			
MARK	FTG. SIZE	REINFORCEMENT	REMARKS
F3.0	3'-0" x 3'-0" x 1'-0"	(4) #5 EA. WAY, TOP & BOT.	-
F4.0	4'-0" x 4'-0" x 1'-0"	(5) #5 EA. WAY, TOP & BOT.	-

COLUMN SCHEDULE				
MARK	COL. SIZE	COLUMN BASE	THRU BOLT DIA.	REMARKS
C1	6x6 P.T. WOOD	'CB66'	(2) ¾"	SIMPSON OR EQUAL
C2	8x8 P.T. WOOD	'CB88'	(2) ¾"	SIMPSON OR EQUAL

CEILING/ROOF FRAMING PLAN NOTES:

1. SEE SHEET S301 FOR DESIGN CRITERIA, GENERAL STRUCTURAL NOTES AND SCHEDULES.
2. COORDINATE ROOF OPENINGS WITH MECHANICAL AND PLUMBING DRAWINGS.
3. TOP OF BEAM ELEVATIONS ARE REFERENCED FROM FINISHED FLOOR REFERENCE ELEVATION 0'-0". SEE ARCHITECTURAL & CIVIL DRAWINGS FOR ACTUAL FINISHED FLOOR ELEVATION.
4. ALL BEAMS MUST BE CONNECTED TO THE COLUMN OR COLUMN OR SUPPORT BEAM BELOW WITH (2) HD4x-SDS2 (2) TOTAL PER CONNECTION, CONNECT WITH $\frac{3}{8}$ " Ø THREADED ROD.

CEILING/ROOF FRAMING PLAN LEGEND	
(A)	DENOTES (4) 2x6 STUD PACK
(B)	DENOTES (4) 2x4 STUD PACK
(C)	DENOTES (5) 2x6 STUD PACK
KB	DENOTES KNEE BRACING SEE DETAIL 8/S301
U.N.O.	DENOTES 'UNLESS NOTED OTHERWISE'

Structural Engineering Solutions	
Engineering License Certificate No. C-2734	
1 Commerce Square, Suite 202 Washington, NC 27889	Phone : 252-321-6027 Fax : 252-355-2179
RPA Project No.:	2024197



1360 BRIDGE BARRIER ROAD
CAROLINA BEACH, NC 28428

MARK	DATE	DESCRIPTION
PROJECT NO:	24074	
DATE:	10/15/2024	
SCALE:	AS NOTED	
DRAWN BY:	RPA / GBP	
CHK'D BY:	RPA / BTW	

FOUNDATION &
FRAMING PLANS
AND PLAN NOTES

S102

Structural Engineering Solutions	
Engineering License Certificate No. C-2734	
1 Commerce Square, Suite 202 Washington, NC 27889	Phone : 252-321-6027 Fax : 252-355-2179
RPA Project No.:	2024197


$$\overline{1/4'' = 1'-0''}$$


1/4" = 1'-0"

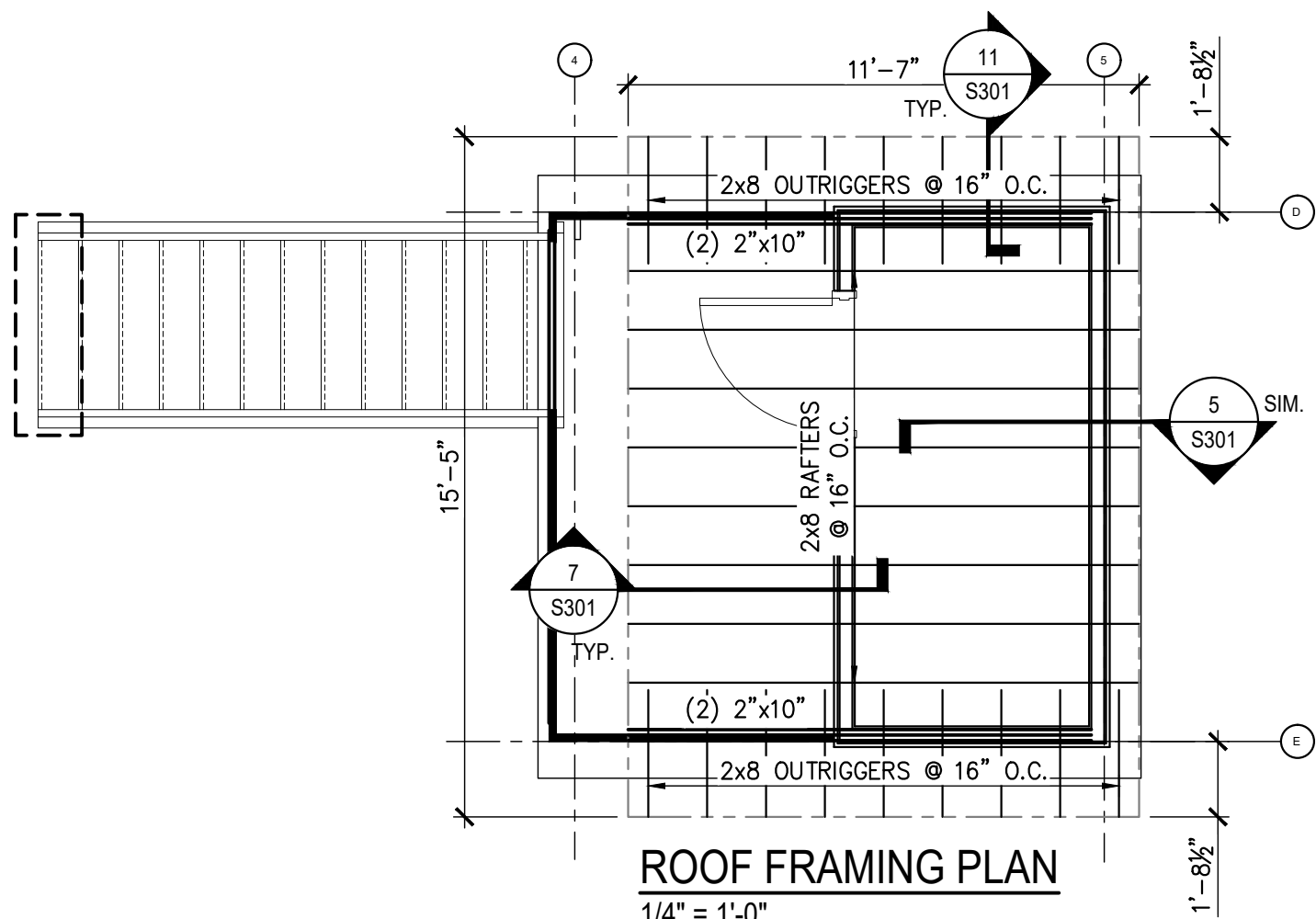
ROOF FRAMING PLAN LEGEND

U.N.O.

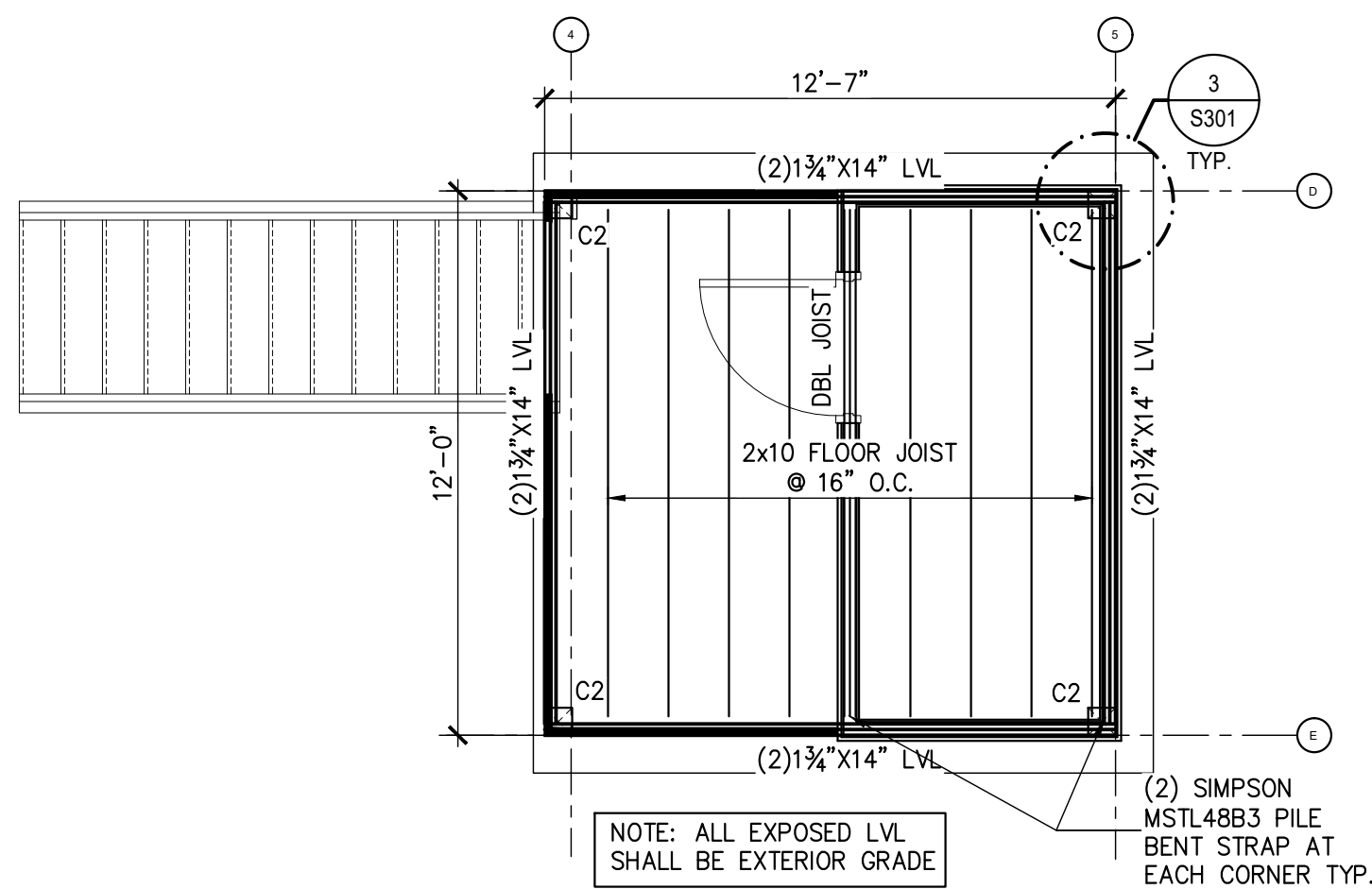
DENOTES 'UNLESS NOTED OTHERWISE'

ROOF FRAMING PLAN NOTES:

1. SEE SHEET S301 FOR DESIGN CRITERIA, GENERAL STRUCTURAL NOTES AND SCHEDULES.
2. COORDINATE ROOF OPENINGS WITH MECHANICAL AND PLUMBING DRAWINGS.
3. TOP OF BEAM ELEVATIONS ARE REFERENCED FROM FINISHED FLOOR REFERENCE ELEVATION 0'-0". SEE ARCHITECTURAL & CIVIL DRAWINGS FOR ACTUAL FINISHED FLOOR ELEVATION.

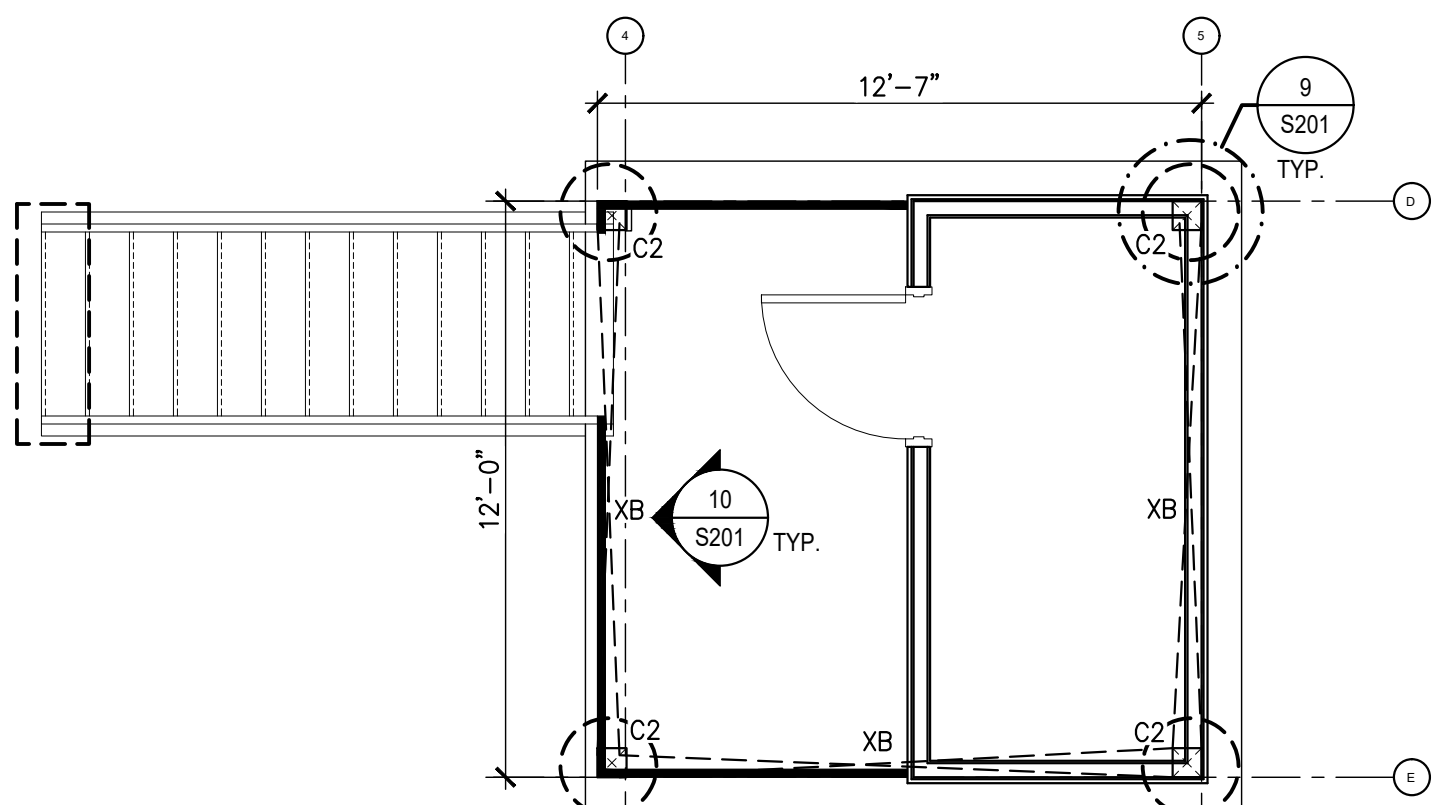


ROOF FRAMING PLAN

$$\overline{1/4'' = 1'-0''}$$


FIRST FLOOR FRAMING PLAN

1/4" = 1'-0"



FOUNDATION PLAN

1/4" = 1'-0"

FOUNDATION PLAN NOTES:

1. SEE SHEET S301 FOR DESIGN CRITERIA, GENERAL STRUCTURAL NOTES & SCHEDULES.
2. TOP OF SLAB REFERENCE ELEVATION = 0'-0" UNLESS NOTED OTHERWISE. SEE ARCHITECTURAL AND CIVIL DRAWINGS FOR ACTUAL SITE ELEVATIONS.
3. CONCRETE FLOOR SLAB IS 4" THICK WITH 6 x 6 - W 2.1 x W 2.1 WELDED WIRE FABRIC. PROVIDE 10 MIL VAPOR BARRIER AND 4" COMPACTED GRANULAR BASE UNDER SLAB. SEE 1/5201
4. SEE 4/5201 FOR SLAB CORNER REINFORCEMENT DETAIL. SEE 5/5201 FOR DETAIL OF REINFORCING DRAWINGS FOR MASONRY OPENINGS NOT SHOWN.
5. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
6. SEE ARCH DWGS FOR ADDITIONAL DIMENSIONS, WALL OPENINGS, AND SIDEWALKS/OUTSIDE CURBS.

FOUNDATION PLAN LEGEND

DENOTES COLUMN CONCRETE SPREAD FOOTING
WITH FOOTING MARK - SEE FOOTING SCHEDULE
ON S101 FOR SIZE AND REINFORCING

C.J.

DENOTES SLAB ON GRADE CONSTRUCTION OR
 SAWCUT CONTROL JOINT - SEE DETAILS
 3/S201 AND 2/S201 FOR ADDITIONAL
 INFORMATION

XB

DENOTES 'CROSS BRACING' SEE DETAIL 11/S201

U.O.N.

DENOTES 'UNLESS OTHERWISE NOTED'

COLUMN SCHEDULE

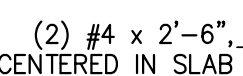
MARK	COL. SIZE	COLUMN BASE	THRU BOLT DIA.	REMARKS
C1	6x6 P.T. WOOD	'CB66'	(2) 5/8"	SIMPSON OR EQUAL
C2	8x8 P.T. WOOD	'CB88'	(2) 3/4"	SIMPSON OR EQUAL

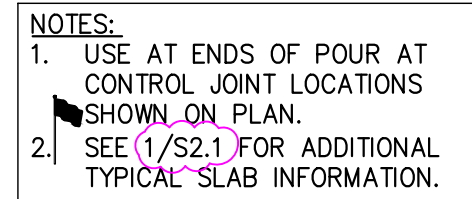
NOTE: INSTALL COLUMN BASE PER MRF'S SPECIFICATIONS. U.N.O.



1360 BRIDGE BARRIER ROAD
CAROLINA BEACH, NC 28428

S201

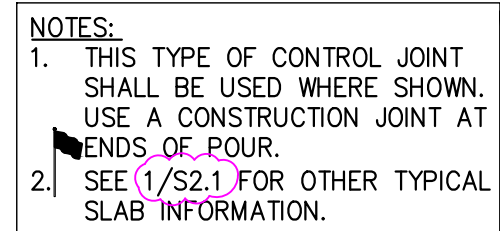
RPA Project No.: 2024197
$$3/4'' = 1'-0''$$

$$3/4'' = 1'-0$$


S201 $3/4" = 1'-0"$



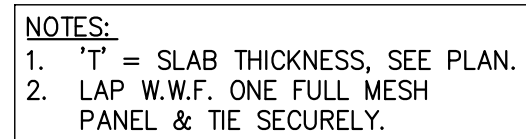
S201 $3/4" = 1'-0"$



S201 $3/4" = 1'-0"$



(S201) $3/4" = 1'-0"$



S201 $3/4" = 1'-0"$



S201 $3/4" = 1'-0"$



TO	EDGE
S201	3/4" = 1'-0"



S201	3/8" = 1'-0"
------	--------------



S201 $3/4" = 1'-0"$



SURF'S UP MINIATURE GOLF STRUCTURES

1360 BRIDGE BARRIER ROAD
CAROLINA BEACH, NC 28428

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MARK	DATE	DESCRIPTION
PROJECT NO:	24074	
DATE:	10/15/2024	
SCALE:	AS NOTED	
DRAWN BY:	RPA / GBP	
CHK'D BY:	RPA / BTW	

FRAMING DETAILS & SECTIONS AND STRUCTURAL NOTES

S301

GENERAL STRUCTURAL NOTES:

1. GENERAL NOTES

- 1.1. METHODS, PROCEDURES AND SEQUENCES OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO MAINTAIN AND INSURE THE INTEGRITY OF THE STRUCTURE AT ALL STAGES OF CONSTRUCTION.
- 1.2. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR SLEEVES, CURBS, INSERTS OR OPENINGS NOT HEREIN INDICATED.
- 1.3. COORDINATE THESE DRAWINGS WITH THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND CIVIL DRAWINGS.
- 1.4. VERIFY ALL FLOOR AND ROOF OPENING SIZES AND LOCATIONS, EQUIPMENT PAD SIZES AND LOCATIONS, ANCHOR BOLT LAYOUTS, ETCETERA, WITH EQUIPMENT SELECTED.
- 1.5. VERIFY BUILDING LOCATION AND ORIENTATION WITH OWNER AND LOT SETBACK REQUIREMENTS BEFORE ANY CONSTRUCTION IS STARTED ON THE PROJECT.

2. FOUNDATION

- 2.1. ALL FOOTINGS SHALL BE ON UNDISTURBED SOIL OR 98% COMPACTED FILL PER ASTM D698.
- 2.2. NO FOOTINGS OR SLABS SHALL BE POURED INTO OR AGAINST SUBGRADE CONTAINING FREE WATER, FROST, ICE OR LOOSE MATERIAL.
- 2.3. EXCAVATIONS FOR FOOTINGS SHALL HAVE THE SIDES AND BOTTOMS TEMPORARILY LINED WITH 6 MIL. POLYETHYLENE IF PLACEMENT OF CONCRETE DOES NOT OCCUR WITHIN 24 HRS OF THE EXCAVATION OF THE FOOTING.
- 2.4. ADVERSE FOUNDATION CONDITIONS NOTED DURING CONSTRUCTION SUCH AS SOFT SOILS, ORGANIC MATTER, ETCETERA, SHALL BE REPORTED TO THE ENGINEER BEFORE FURTHER CONSTRUCTION IS ATTEMPTED.
- 2.5. IF UNDERMINING OF FOOTINGS OCCURS, FILL VOIDS WITH LEAN CONCRETE MIX. DO NOT ATTEMPT TO REPLACE AND RECOMPACT SOIL.

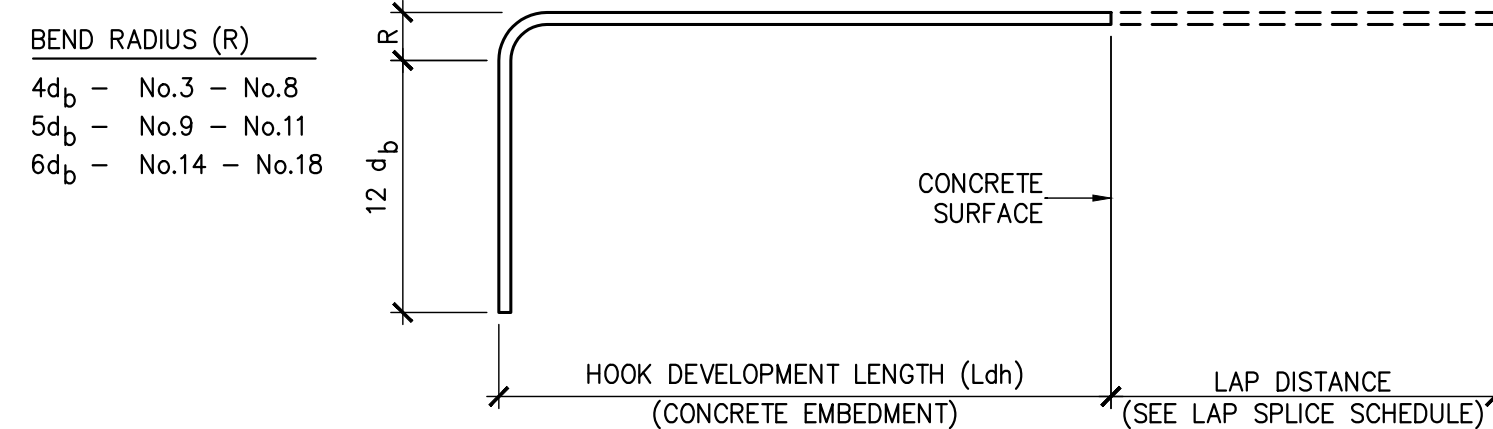
3. CONCRETE

- 3.1. ALL PLACED CONCRETE, SHALL HAVE NORMAL WEIGHT COARSE AGGREGATES UNLESS OTHERWISE NOTED, AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (f'_c) AT 28 DAYS AS SHOWN ON THE CONCRETE MATERIALS SCHEDULE.
- 3.2. GROUT FOR BASE PLATES SHALL BE NON-METALLIC, NON-SHRINKABLE GROUT, AND SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH, AT 28 DAYS, OF 5000 PSI.
- 3.3. NO CALCIUM CHLORIDE SHALL BE USED IN ANY CONCRETE.
- 3.4. CHAMFER ALL EXPOSED EXTERNAL CORNERS OF CONCRETE WITH $\frac{3}{4}" \times 45$ DEGREE CHAMFER, UNLESS OTHERWISE NOTED.
- 3.5. HORIZONTAL FOOTING AND HORIZONTAL WALL REINFORCING SHALL BE CONTINUOUS, AND SHALL HAVE 90 DEGREE BENDS AND EXTENSIONS, OR CORNER BARS OF EQUIVALENT SIZE LAPPED, WITH A CLASS B TENSION SPLICE, AT CORNERS AND INTERSECTIONS. TOP BAR CRITERIA SHALL APPLY IF 12" OR MORE OF FRESH CONCRETE IS PLACED BELOW BAR.
- 3.6. SEE ARCHITECTURAL DRAWINGS FOR ALL WATERPROOFING / DAMPPROOFING DETAILS.
- 3.7. ALL DOWELS SHALL MATCH SIZE AND NUMBER OF MAIN REINFORCING, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- 3.8. SEE ARCHITECTURAL DRAWINGS FOR TYPE AND LOCATION OF FLOOR FINISHES.
- 3.9. SEE MECHANICAL, ELECTRICAL, PLUMBING AND CIVIL DRAWINGS FOR ADDITIONAL WALL / SLAB OPENINGS NOT SHOWN ON THE STRUCTURAL DRAWINGS.
- 3.10. ALL REINFORCING SHALL CONFORM TO ASTM A615, GRADE 60.
- 3.11. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.
- 3.12. DETAIL AND FABRICATE REINFORCING STEEL IN ACCORDANCE WITH THE ACI DETAILING MANUAL.
- 3.13. AT CORNERS AND INTERSECTIONS, PROVIDE BARS OF THE SAME NUMBER AND SIZE AS THE LONGITUDINAL BARS IN THE FOOTING.
- 3.14. CONCRETE MATERIALS SHALL BE AS FOLLOWS:
 - 3.14.1. USE TYPE I/II PORTLAND CEMENT CONFORMING TO ASTM C150
 - 3.14.2. AGGREGATE SHALL CONFORM TO ASTM C33 (FINE AND COARSE AGGREGATES)
 - 3.14.3. AIR ENTRAINING ADMIXTURE SHALL CONFORM TO ASTM C260
 - 3.14.4. PLASTICIZER CAN BE USED TO IMPROVE WORKABILITY IF REQUIRED
- 3.15. CONCRETE MIX DESIGN:
 - 3.15.1. MAXIMUM WATER/CEMENT RATIO – 0.50 FOR SLAB, 0.55 FOR FOOTINGS AND OTHER CONCRETE UNLESS OTHERWISE NOTED.
 - 3.15.2. SLUMP SHALL BE 4 INCHES TO 6 INCHES (WITHOUT PLASTICIZER)
 - 3.15.3. AIR ENTRAINMENT SHALL BE 4% TO 6% (EXTERIOR CONCRETE)
- 3.16. CONCRETE SLAB SHALL BE CURED USING A WATER-BASED CURING COMPOUND. CURING COMPOUND SHALL BE APPLIED TO ALL HORIZONTAL SURFACES. ONCE THE SURFACE WATER DISSIPATES AND THE SURFACE IS NOT MARRED BY WALKING, APPLY PER MANUFACTURER'S SPECIFICATIONS.
- 3.17. CONDUCT SLUMP, AIR, AND STRENGTH TESTS OF CONCRETE IN ACCORDANCE WITH THE FOLLOWING PROCEDURES:
 - 3.17.1. SECURE SAMPLES IN ACCORDANCE WITH "METHOD OF SAMPLING FRESH CONCRETE" (ASTM C 172). MOLD AND CURE FIVE SPECIMENS FROM EACH SAMPLE IN ACCORDANCE WITH "METHOD OF MAKING AND CURING CONCRETE COMPRESSION AND FLEXURE SPECIMENS IN THE FIELD" (ASTM C 31). FIVE SPECIMENS COMPRISE ONE TEST. TEST TWO SPECIMENS AT 7 DAYS (ASTM C 39). TEST TWO SPECIMENS AT 28 DAYS IN ACCORDANCE WITH "METHOD OF TEST FOR COMPRESSIVE STRENGTH OF MOLDED CONCRETE CYLINDERS" (ASTM C 39). TEST EVALUATION SHALL BE CONDUCTED IN ACCORDANCE WITH PROVISIONS OF ACI 318-05. KEEP ONE SPECIMEN IN RESERVE. MAKE ONE STRENGTH TEST FOR EACH 100 CUBIC YARDS OR FRACTION THEREOF FOR EACH MIX DESIGN OF CONCRETE PLACED IN ONE DAY, EXCEPT THAT IN NO CASE SHALL A GIVEN MIX DESIGN BE REPRESENTED BY LESS THAN THREE TESTS.
 - 3.17.2.

4. WOOD FRAMING

- 4.1. ALL STRUCTURAL WOOD MEMBERS SHALL BE No. 2 SOUTHERN YELLOW PINE, 19% MAXIMUM MOISTURE CONTENT, UNLESS OTHERWISE NOTED. INTERIOR NON BEARING PARTITIONS MAY BE No. 2 SPRUCE (SPF).
- 4.2. ALL WOOD FRAMING, DIRECTLY EXPOSED TO WEATHER, OR IN DIRECT CONTACT WITH MASONRY, SOIL OR CONCRETE, SHALL BE PRESSURE TREATED, UNLESS OTHERWISE NOTED.
- 4.3. ALL LVLs, DIRECTLY EXPOSED TO WEATHER, OR IN DIRECT CONTACT WITH MASONRY, SOIL OR CONCRETE, SHALL BE EXTERIOR GRADE, UNLESS NOTED OTHERWISE.
- 4.4. ALL METAL CONNECTORS SHALL BE HOT DIP GALVANIZED. INSTALL ALL CONNECTORS PER THE MANUFACTURER'S RECOMMENDATIONS. METAL CONNECTOR DESIGNATIONS INDICATED ON PLANS, ARE FOR "SIMPSON STRONG-TIE" ANCHORS. ANCHORS FROM OTHER MANUFACTURERS MAY BE USED, PROVIDED THEY HAVE EQUIVALENT STRENGTH.
- 4.5. ALL NAILED CONNECTIONS SHALL BE IN ACCORDANCE WITH NORTH CAROLINA STATE BUILDING CODE TABLE 2304.9.1 – FASTENING SCHEDULE, UNLESS OTHERWISE NOTED.
- 4.6. FRAMING CONNECTIONS THAT ARE BOLTED OR SCREWED, SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD.
- 4.7. PROVIDE STUDS AND HEADERS AT ALL EXTERIOR WALLS AND INTERIOR BEARING WALLS AS FOLLOWS, UNLESS OTHERWISE NOTED:

OPENING WIDTH	STUDS	HEADER
0'-0" TO 6'-0"	2 KING STUDS, 1 JACK STUD	(2) 2 x 10 @ 2 x 4 WALL (3) 2 x 10 @ 2 x 6 WALL
6'-1" TO 8'-0"	2 KING STUDS, 2 JACK STUDS	(2) 2 x 10 @ 2 x 4 WALL (3) 2 x 10 @ 2 x 6 WALL
8'-1" TO 12'-0"	3 KING STUDS, 2 JACK STUDS	(2) 2 x 12 @ 2 x 4 WALL (3) 2 x 12 @ 2 x 6 WALL

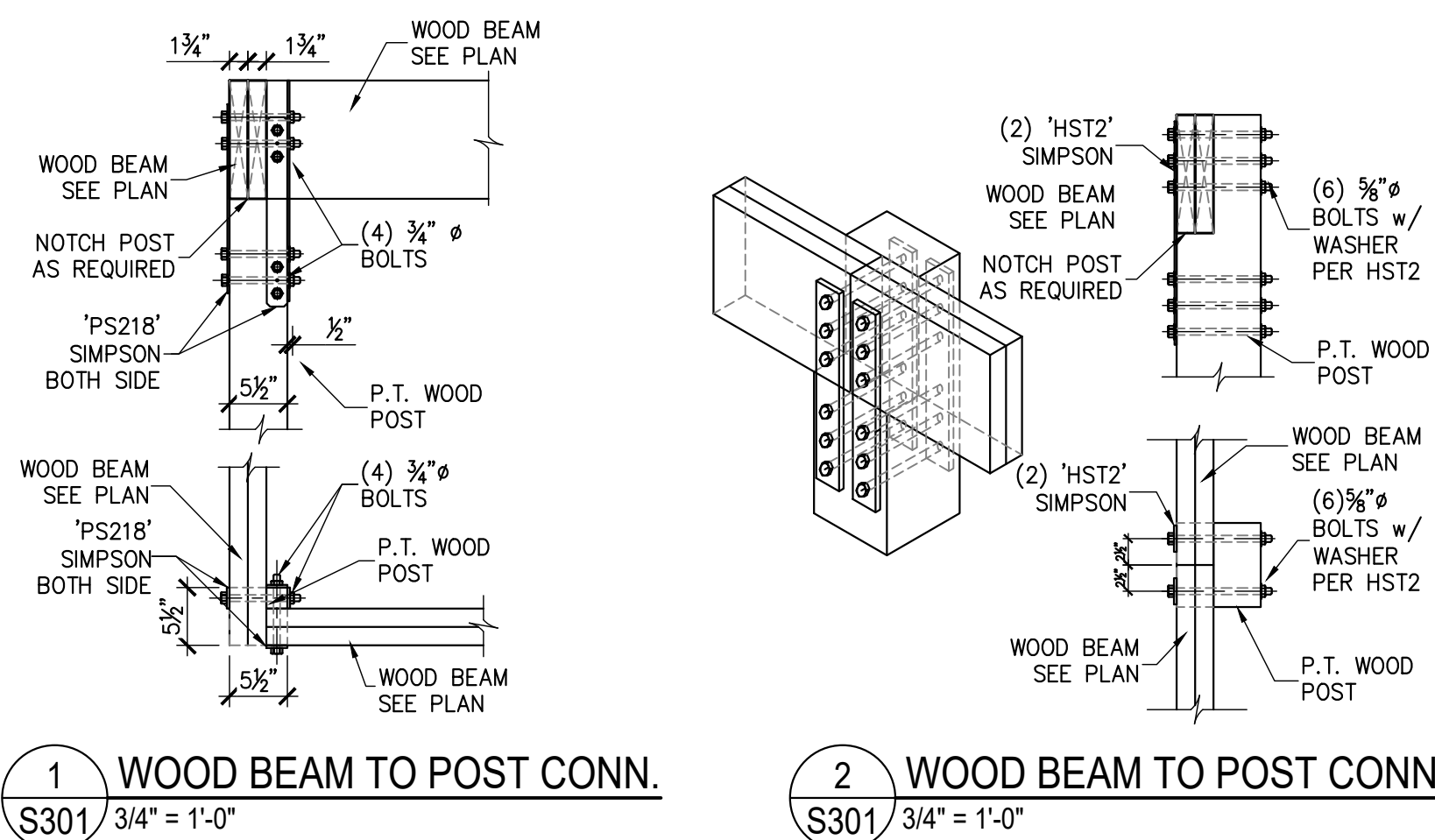


STANDARD HOOKS IN TENSION (PER ACI 318-02)				
HOOK DEVELOPMENT LENGTH Ldh (INCHES)				
BAR SIZE	f'_c 3000 psi	f'_c 4000 psi	f'_c 5000 psi	
#3	9	7	7	
#4	11	10	9	
#5	14	12	11	
#6	17	15	13	

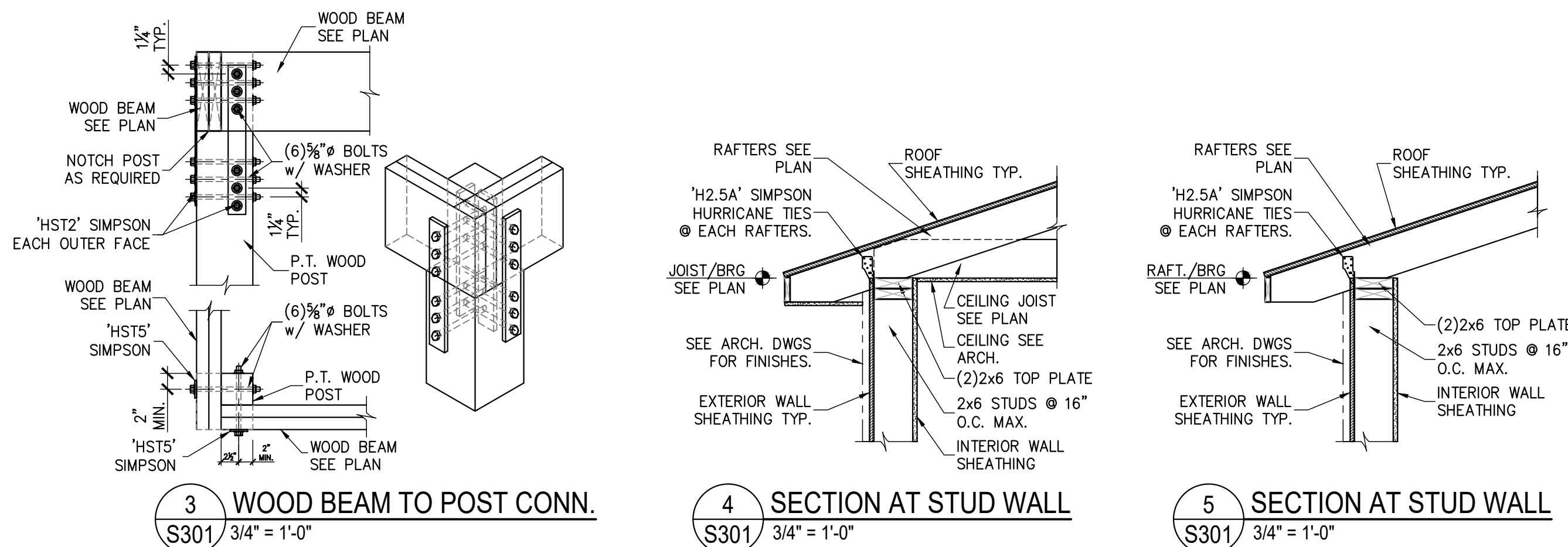
- NOTES:
1. CONCRETE IS NORMAL WEIGHT CONCRETE. IF LIGHTWEIGHT CONCRETE IS USED, MULTIPLY LENGTHS IN TABLE BY 1.3.
 2. BAR YIELD STRENGTH (f_y) IS 60 KSI.
 3. SIDE COVER REQUIREMENTS OF ACI SECTION 25.4.3.2 ARE ASSUMED TO NOT BE MET.
 4. TIE OR STIRRUP REQUIREMENTS OF ACI SECTION 25.4.3.2 ARE ASSUMED TO NOT BE MET.
 5. REDUCTION OF EXCESS REINFORCEMENT IS NOT TAKEN.
 6. HOOK DEVELOPMENT LENGTH IS VALID FOR 180° HOOKS ALSO.

d_b = BAR DIAMETER

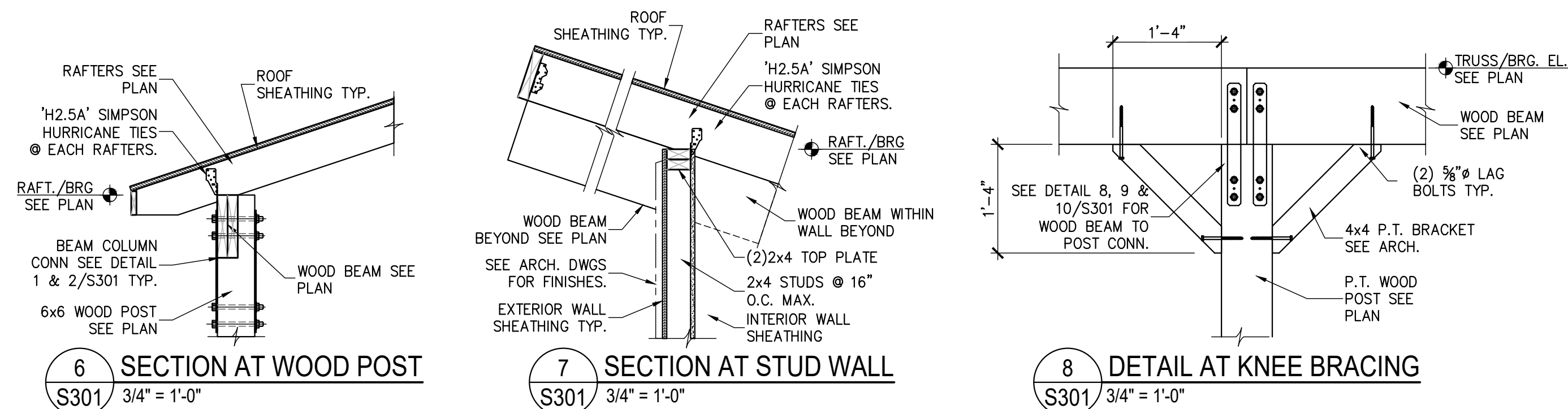
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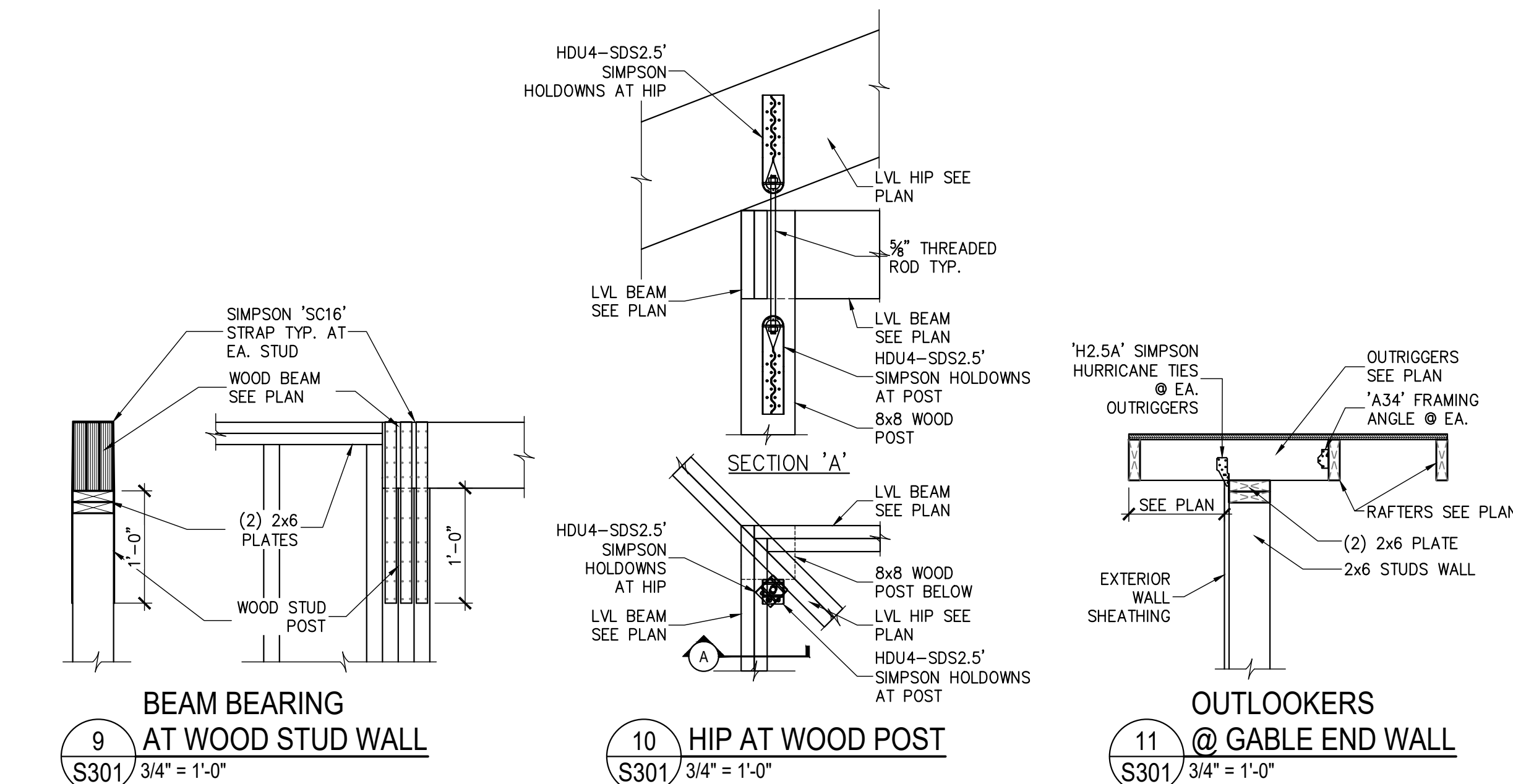
C



B



A



5

4

3

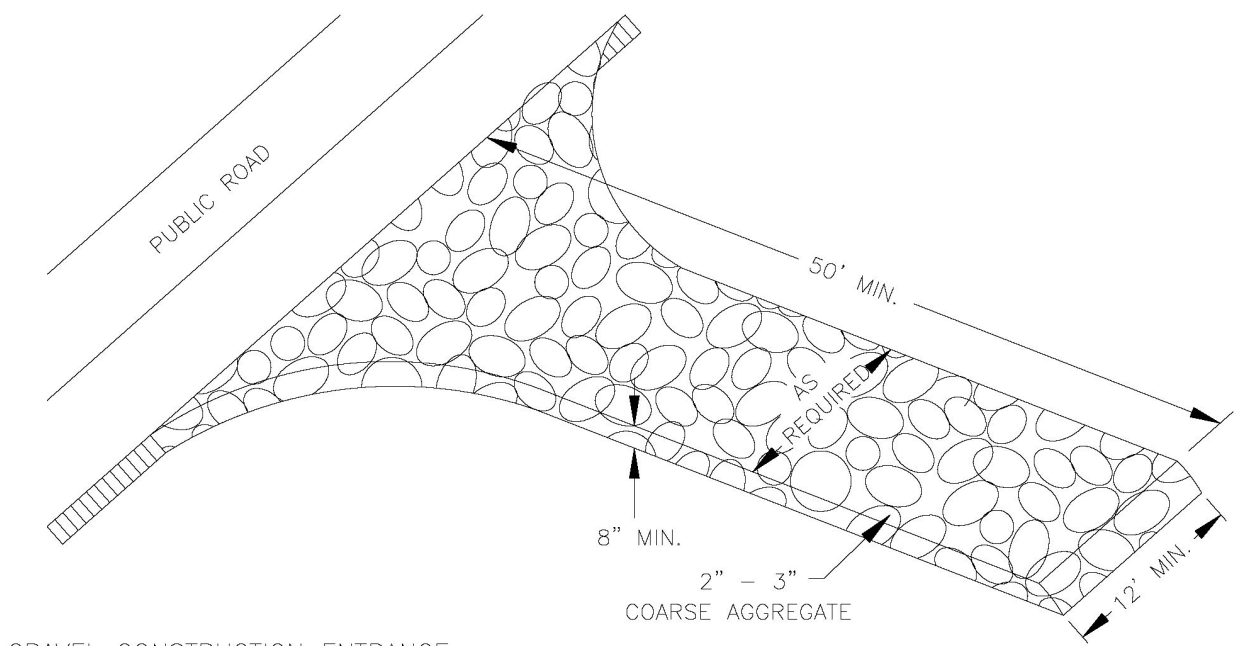
2

1

[illegible]

SITE PLAN

AS101



MAINTENANCE: MAINTAIN THE GRAVEL PAD IN A CONDITION TO PREVENT MUD OR SEDIMENT FROM LEAVING THE CONSTRUCTION SITE. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 2 INCH STONE. AFTER EACH RAINFALL, INSPECT ANY STRUCTURE USED TO TRAP SEDIMENT AND CLEAN IT OUT AS NECESSARY. IMMEDIATELY REMOVE ALL OBJECTIONABLE MATERIALS SPILLED, WASHED, OR TRACKED ONTO PUBLIC ROADWAYS.

CONSTRUCTION SEQUENCE

1. SCHEDULE PRE-CONSTRUCTION MEETING WITH DEQ-DEMLR WILMINGTON REGIONAL OFFICE UPON THE COMMENCEMENT OF & DISTURBED ACTIVITIES ON THE SITE
2. INSTALL GRAVEL CONSTRUCTION ENTRANCE
3. INSTALL TEMPORARY SILT FENCE - IF REQUIRED
4. BEGIN CLEARING & GRUBBING
5. CONTINUE CONSTRUCTION
6. STABILIZE & SEED DISTURBED AREAS
7. MAINTAIN INLET PROTECTIONS & ALL OTHER ASPECTS MENTIONED IN APPROVED SEDIMENTATION & EROSION CONTROL PERMIT

NOTES:

1. THERE ARE NO SURFACE WATERS, WETLANDS, PROTECTED VEGETATED SETBACKS, OR PROTECTED RIPARIAN BUFFERS ON THIS SITE.
2. SCM IMPACTED BY SEDIMENTATION AND EROSION CONTROL DURING THE CONSTRUCTION PHASE SHALL BE CLEANED OUT AND CONVERTED TO ITS APPROVED DESIGN STATE.
3. ALL BUA ASSOCIATED WITH THE PROPOSED PROJECT SHALL DRAIN TO THE SCM VIA SHEET FLOW, ROOF DRAINS, OR STORM DRAINS.
4. ALL INLETS TO HAVE INLET PROTECTION. SEE DETAIL.



SURF'S UP
MINIATURE GOLF STRUCTURES
1360 BRIDGE BARRIER RD.
CAROLINA BEACH, NC 28428

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Mark	Date	Description
PROJECT NO: 24074		
DATE: 09/26/2024		
SCALE: 1/4" = 1'-0"		
DRAWN BY: OU		
PROJ MGR: WB		

FLOOR & FRAMING
PLANS

A101A

FIRST FLOOR PLAN
1/4" = 1'-0"

2

FIRST FLOOR WALL FRAMING PLAN
1/4" = 1'-0"

1

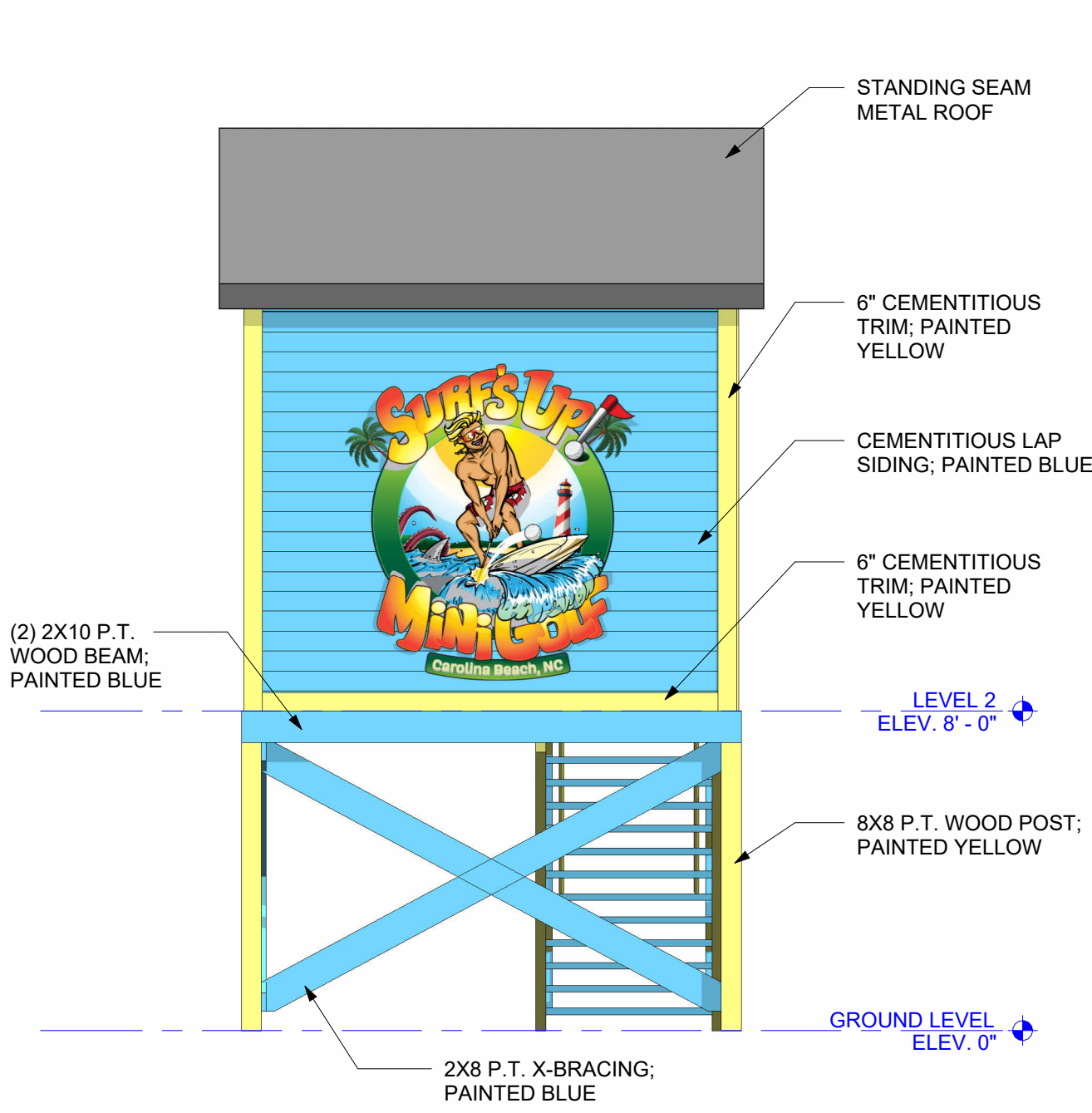


SURF'S UP
MINIATURE GOLF STRUCTURES
1360 BRIDGE BARRIER RD.
CAROLINA BEACH, NC 28428

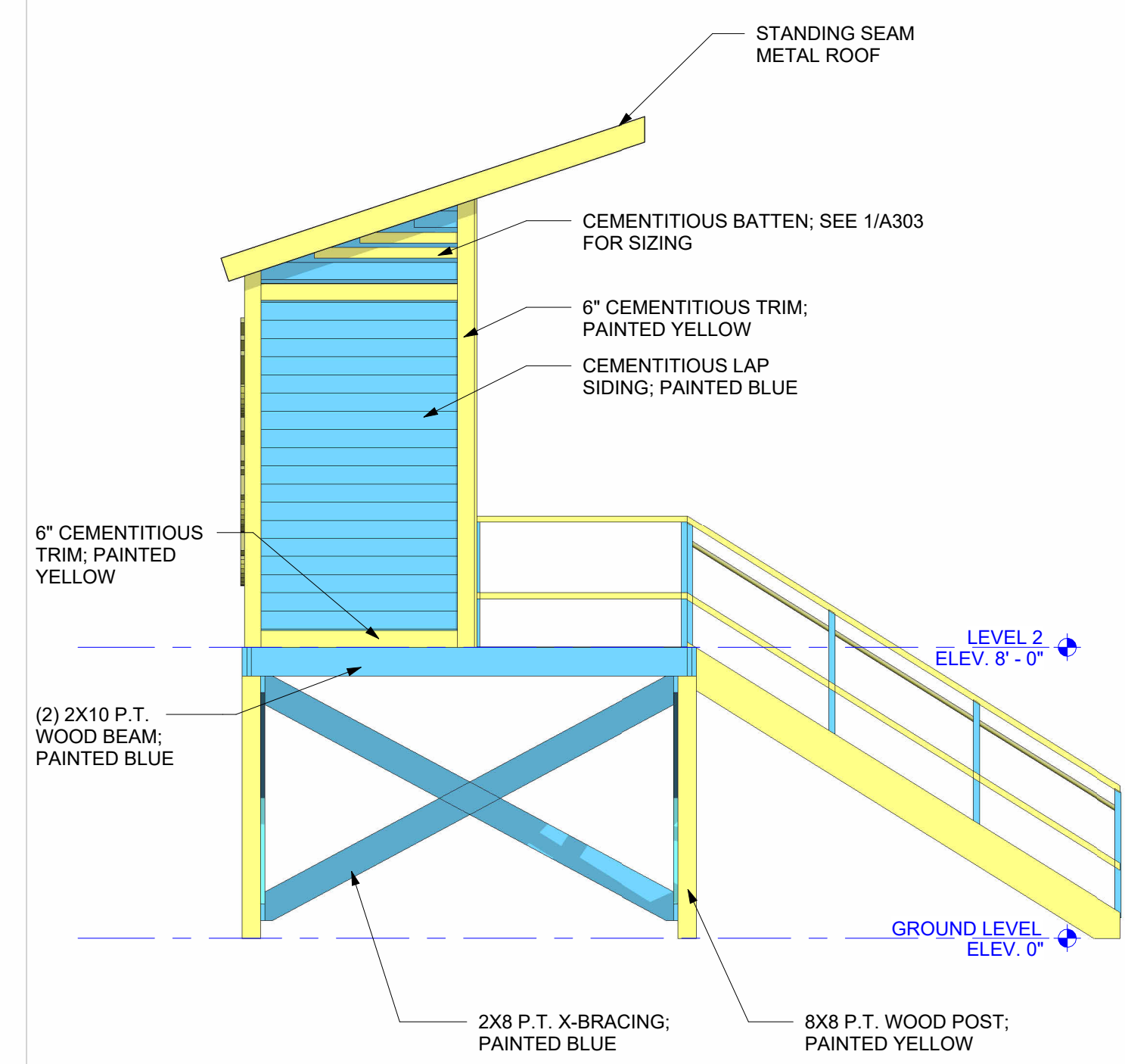
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Mark	Date	Description
PROJECT NO: 24074		
DATE: 09/26/2024		
SCALE: As indicated		
DRAWN BY: OU		
PROJ MGR: WB		

**LIFEGUARD
STORAGE
STRUCTURE**

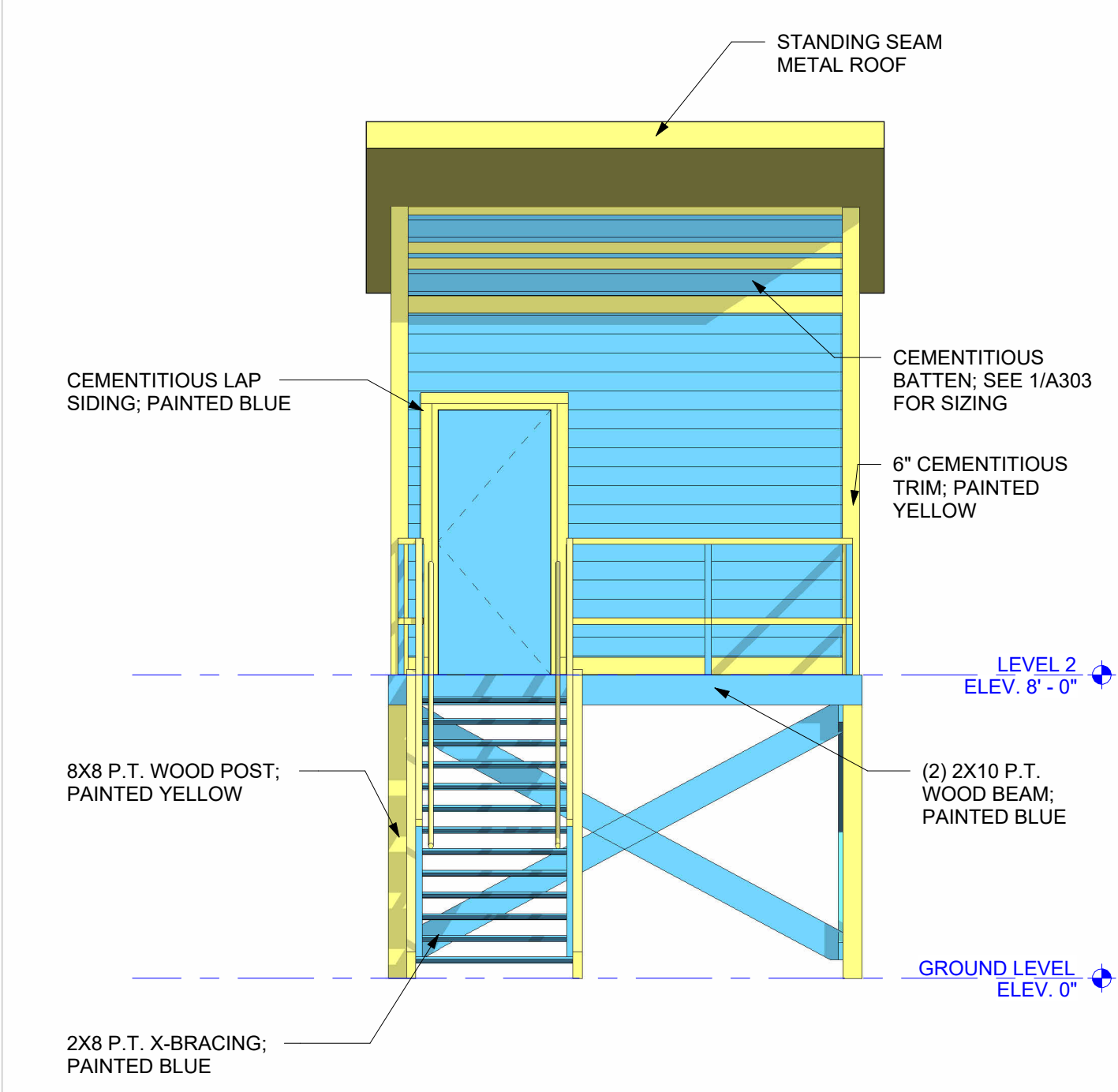
A101B



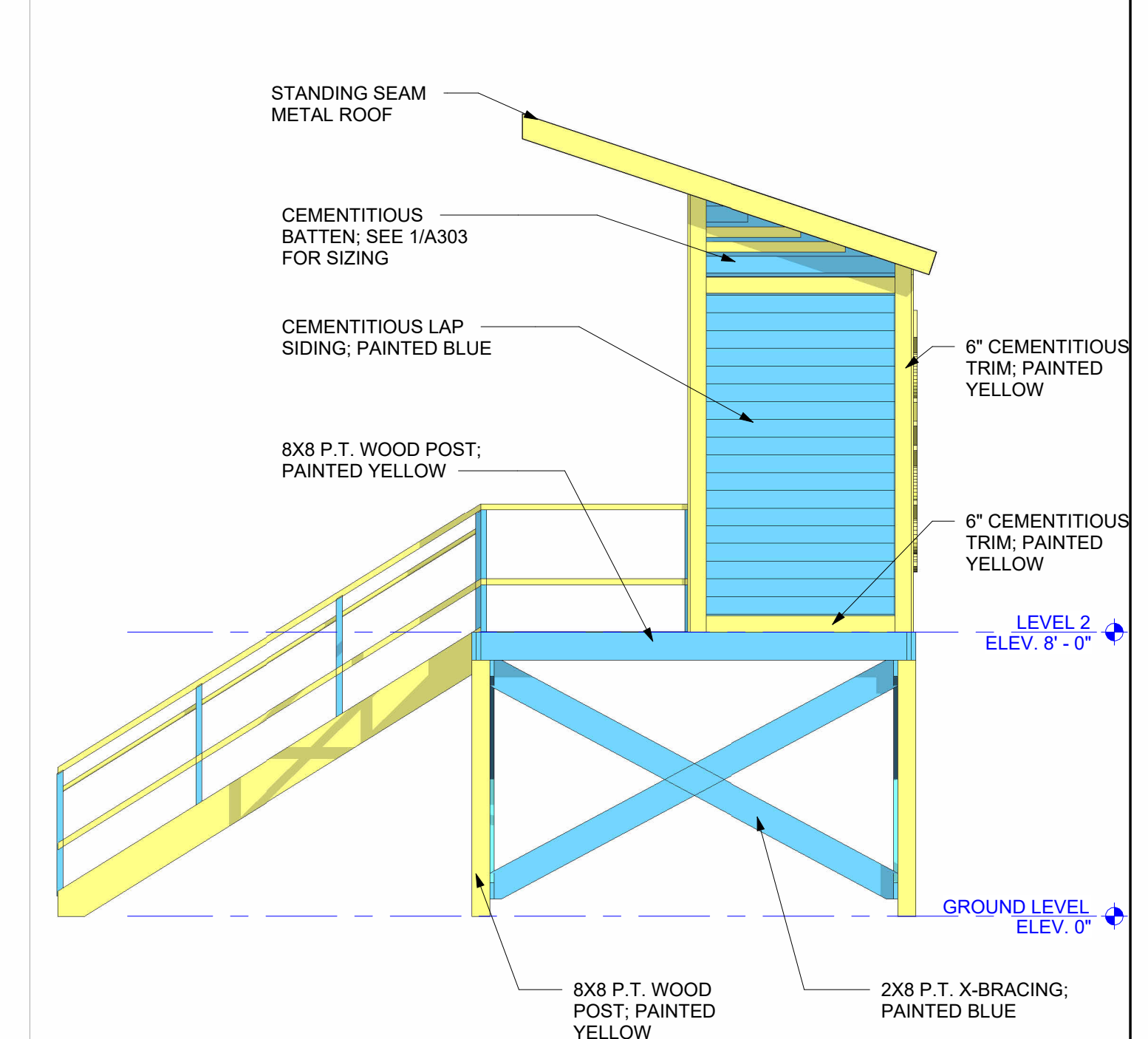
EAST LIFEGUARD STRUC. ELEV. 6
1/4" = 1'-0"



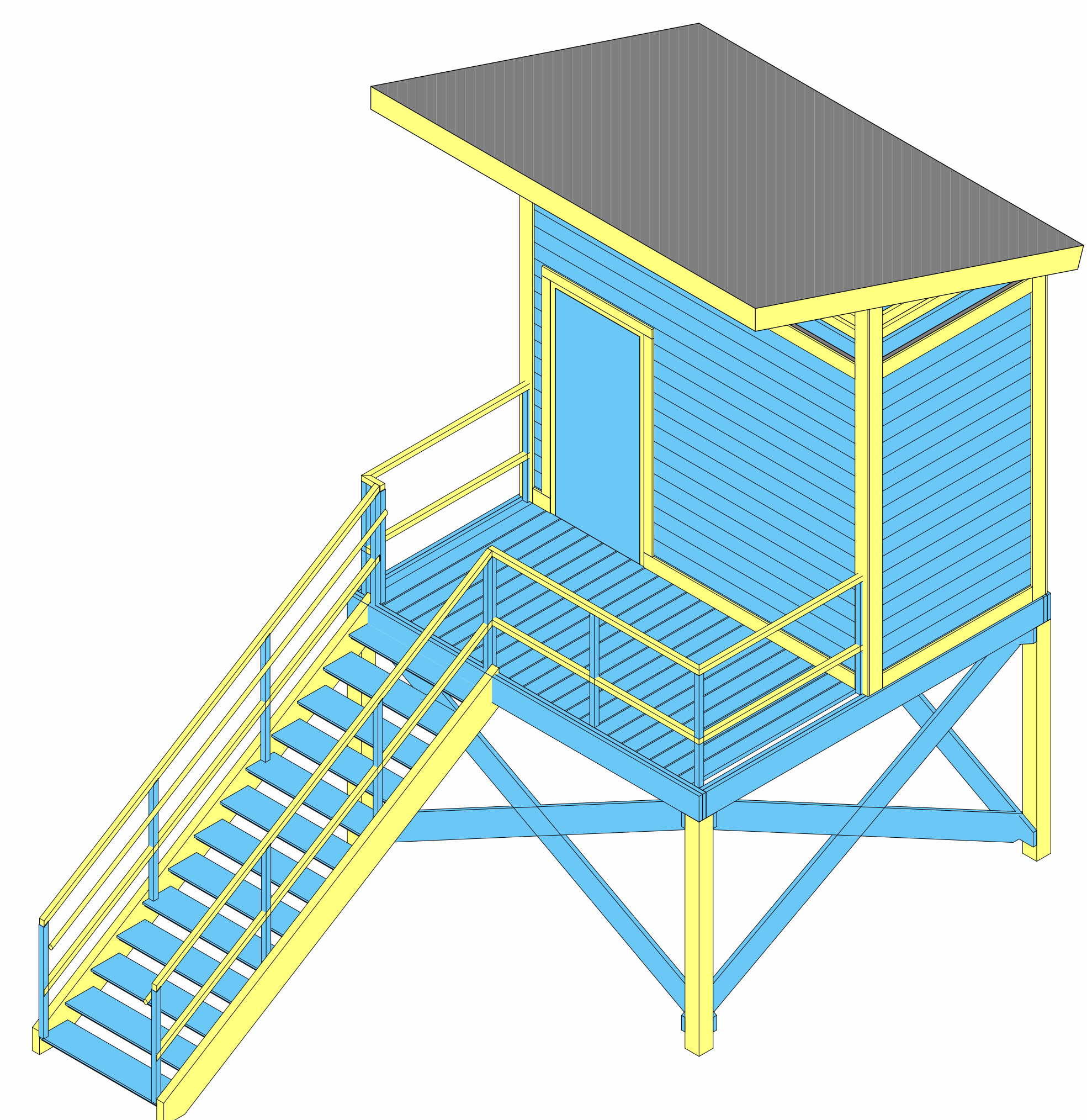
NORTH LIFEGUARD STRUC. ELEV. 5
1/4" = 1'-0"



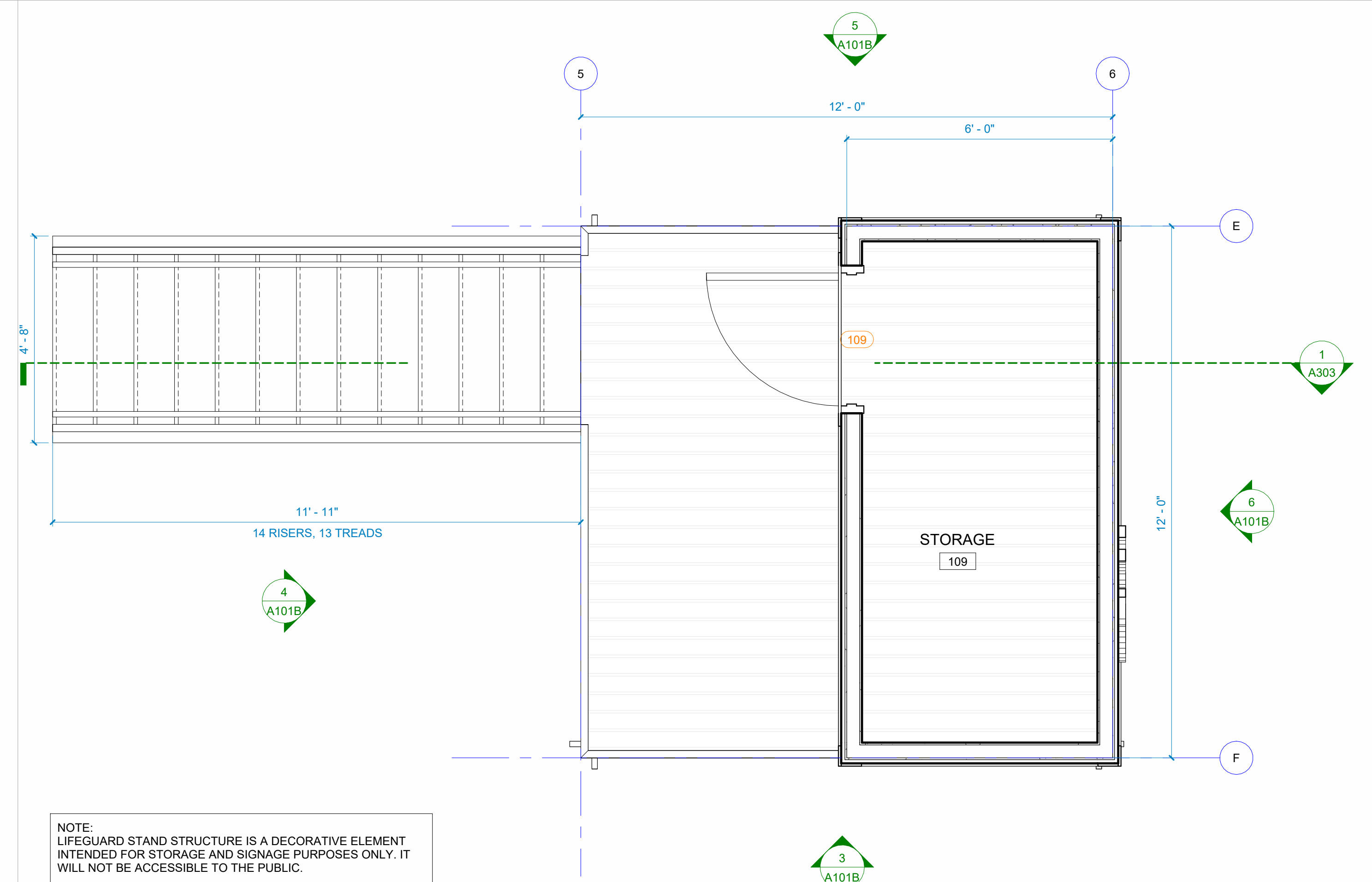
WEST LIFEGUARD STRUC. ELEV. 4
1/4" = 1'-0"



SOUTH LIFEGUARD STRUC. ELEV. 3
1/4" = 1'-0"



LIFEGAURD STRUC. AXON DIAGRAM 2



NOTE:
LIFEGUARD STAND STRUCTURE IS A DECORATIVE ELEMENT
INTENDED FOR STORAGE AND SIGNAGE PURPOSES ONLY. IT
WILL NOT BE ACCESSIBLE TO THE PUBLIC.

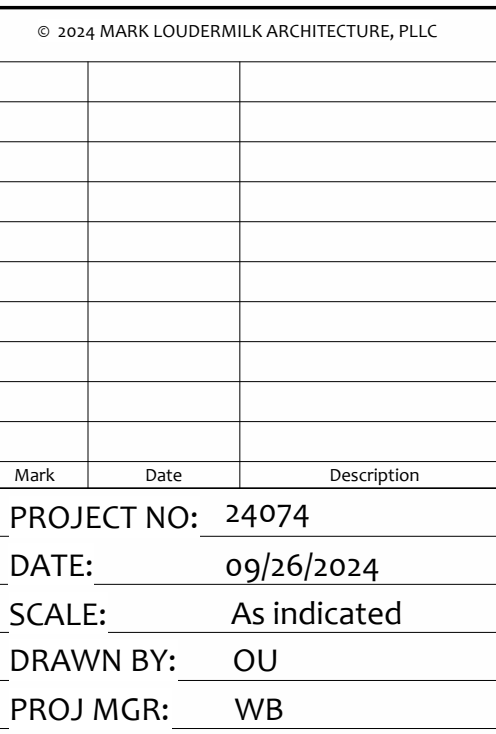
CONTRACTOR TO INSTALL LOCKED GATE AT BOTTOM OF
STAIR

LIFEGUARD STRUC. FLOOR PLAN 1
1/2" = 1'-0"



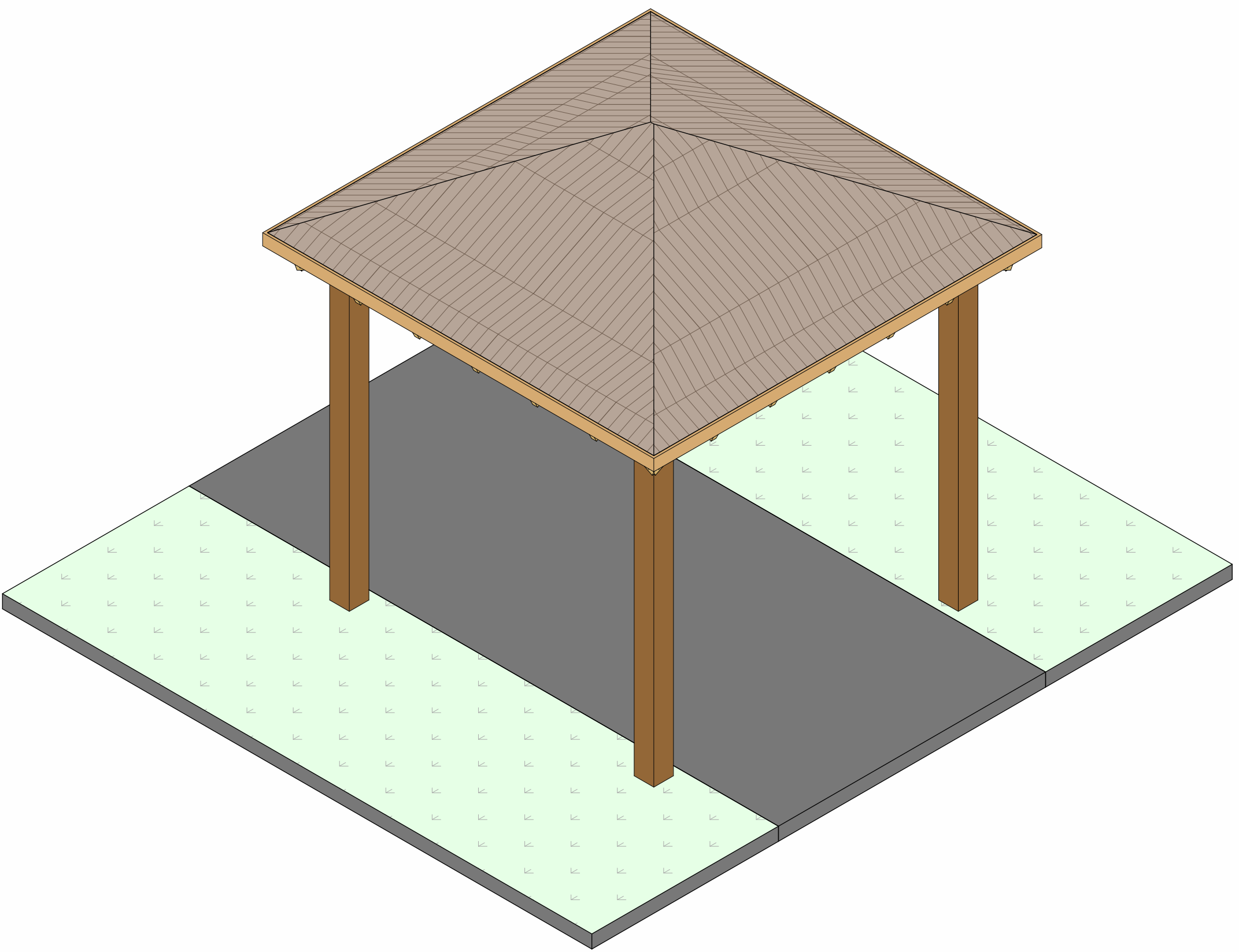
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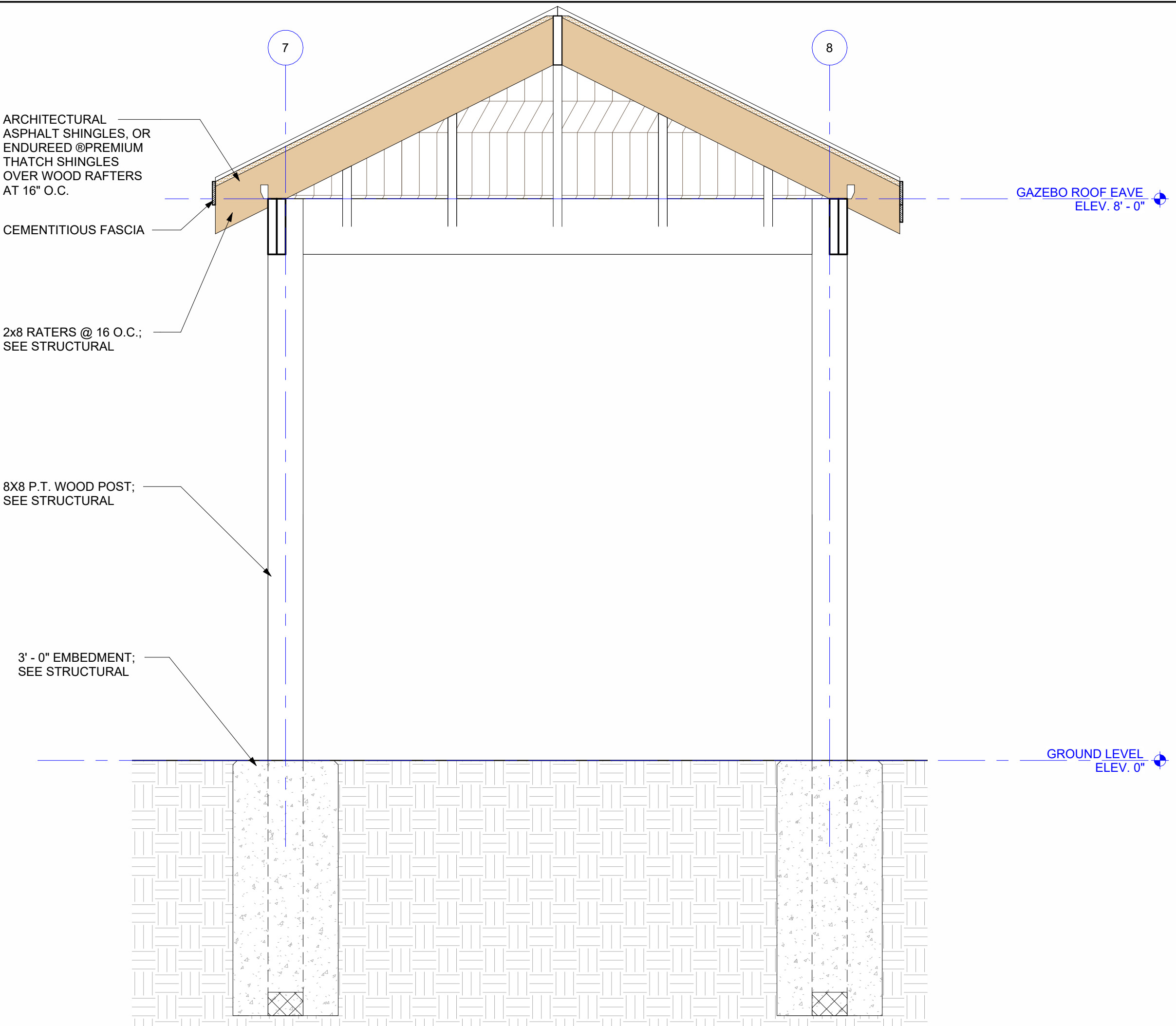
SINGLE GAZEBO

A101C



SINGLE GAZEBO AXON DIAGRAM

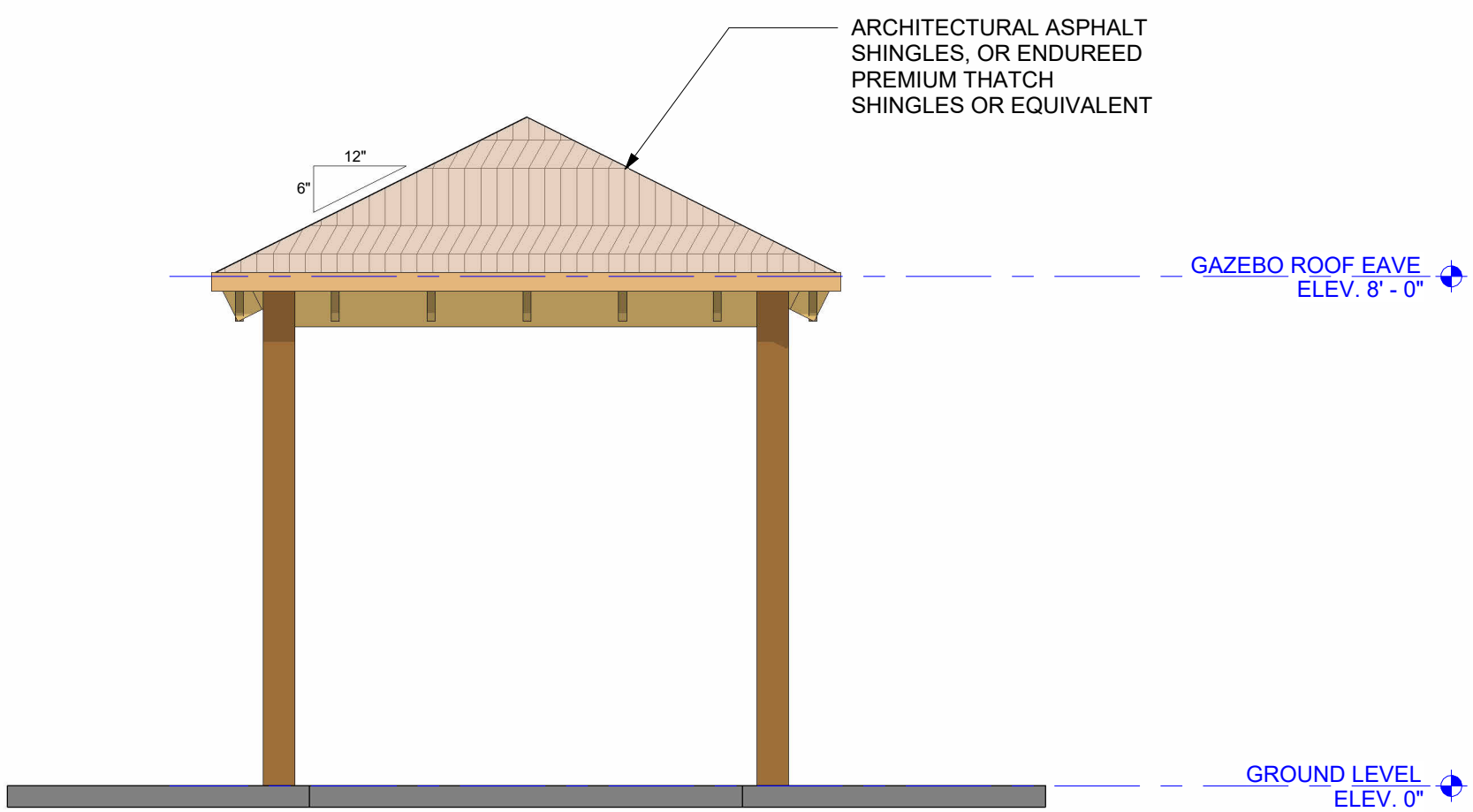
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SINGLE GAZEBO SECTION

$$\frac{3}{4}'' = 1'-0''$$

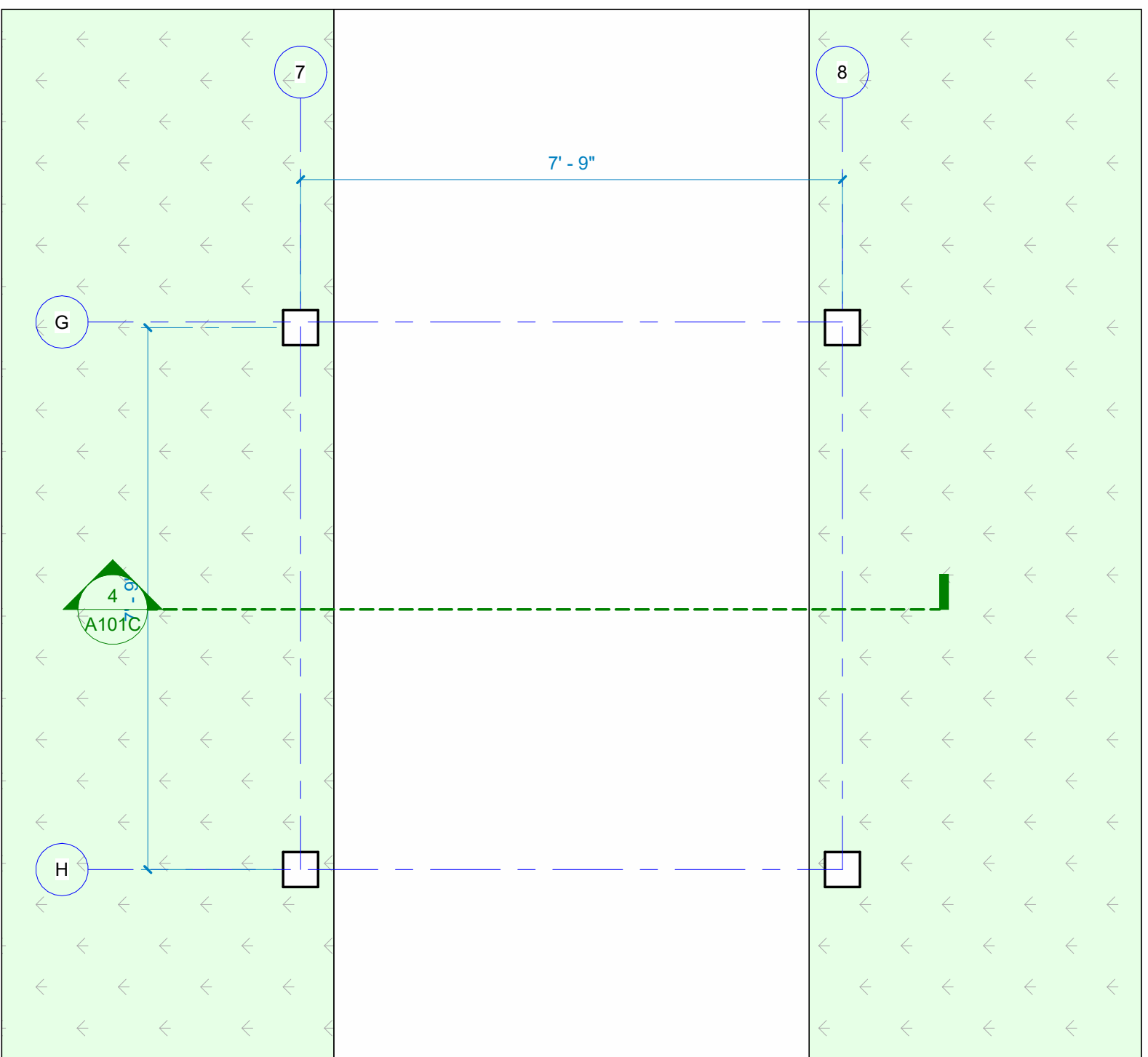
4



SINGLE GAZEBO ELEVATION

$$3/8'' = 1'-0''$$

2



SINGLE GAZEBO FLOOR PLAN

1/2" = 1'-0"

1



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PROJECT NO:		24074
DATE:		09/26/2024
SCALE:		As indicated
DRAWN BY:		OU
PROJ MGR:		WB

A102

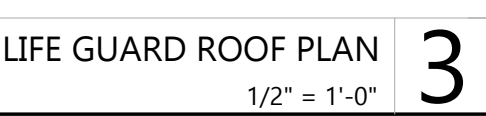
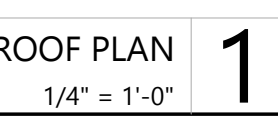
88



Mark	Date	Description
PROJECT NO: 24074		
DATE:	09/26/2024	
SCALE:	As indicated	
DRAWN BY:	OU	
ROJ MGR:	WB	

ROOF PLAN

ALL CRICKETS 1/2" / 12" MINIMUM, EXCEPT
REQUIRED TO MAINTAIN MINIMUM 8"
NG/LASHING TURN-UP HEIGHT.
WNSPOUTS INTO BOOT AT GRADE AND
TO STORMWATER SYSTEM, UNLESS
DRAWINGS REFER TO CIVIL DRAWINGS
CONTINUATION.
DE CRICKETS AT ALL ROOF TOP
MENT, FIRE VENTS, EXHAUST FANS,
S, ETC. AS REQUIRED TO MAINTAIN
VE DRAINAGE.
DE WALKWAY PADS AROUND MECHANICAL
MENT, BASE AND TOP OF LADDERS, AND
ORS.
TO MECHANICAL FOR ROOFTOP
MENT.
ALSO TO A5#H AND A5#H FOR TYPICAL
DETAILS.





SURF'S UP
 MINIATURE GOLF STRUCTURES

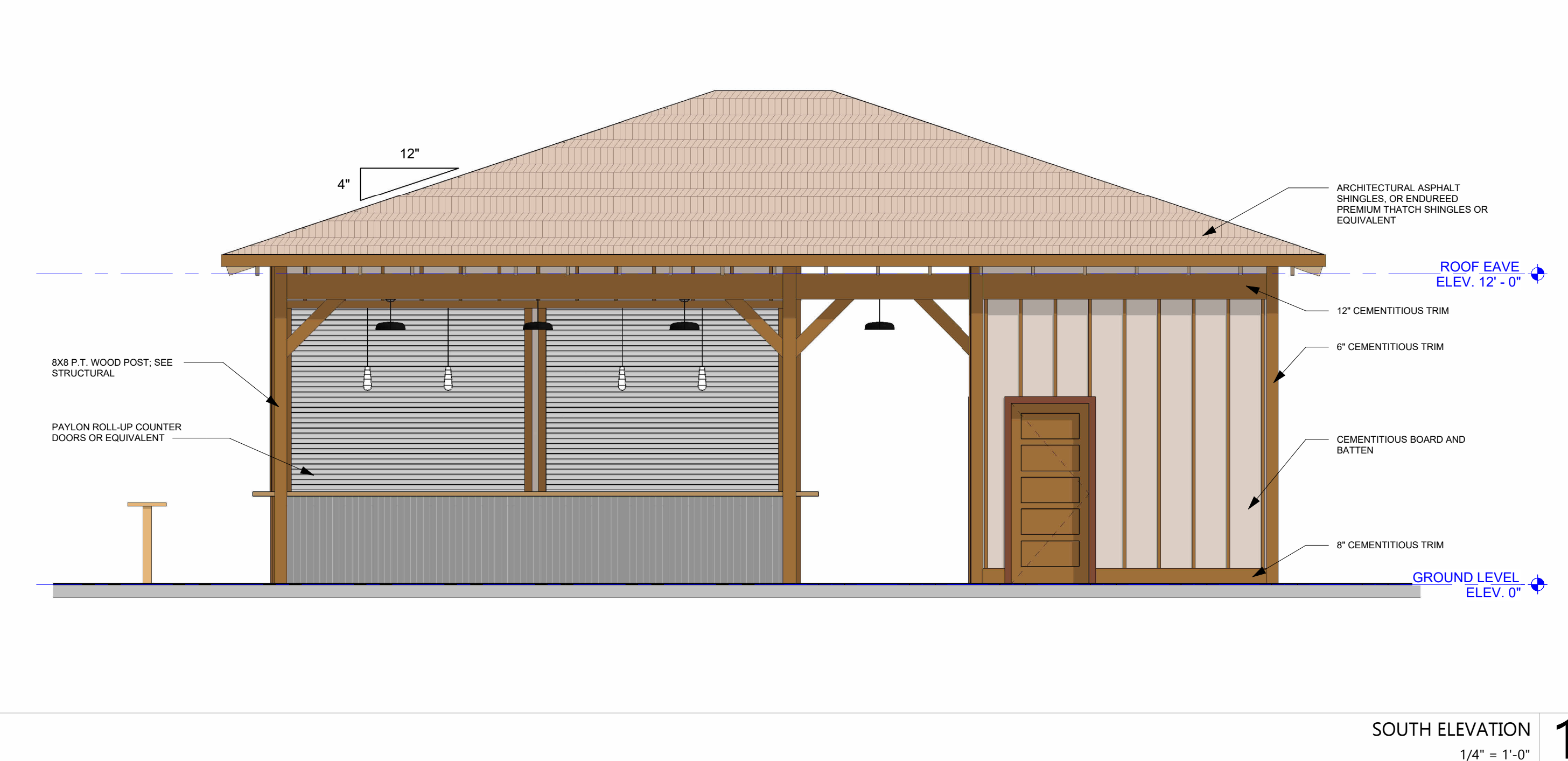
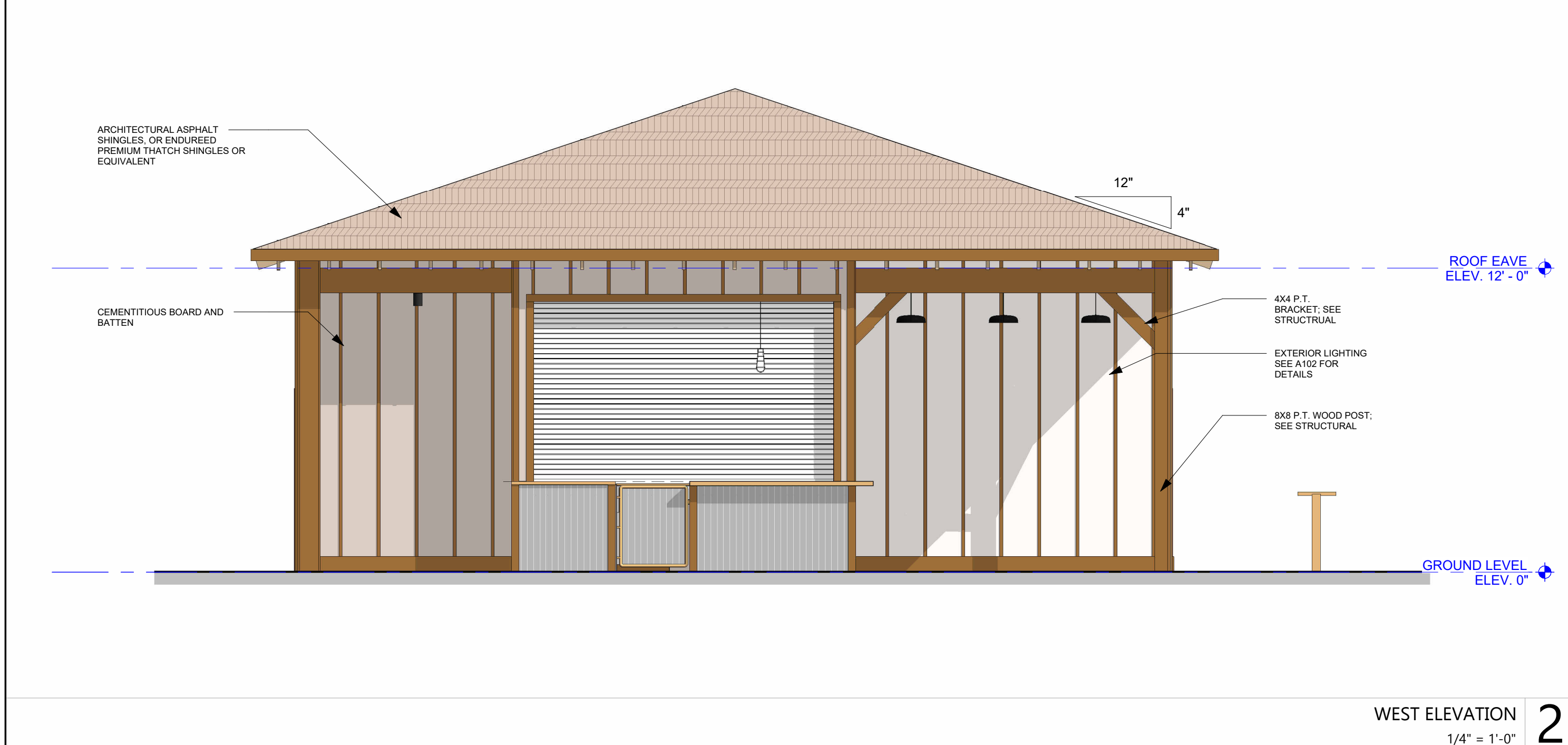
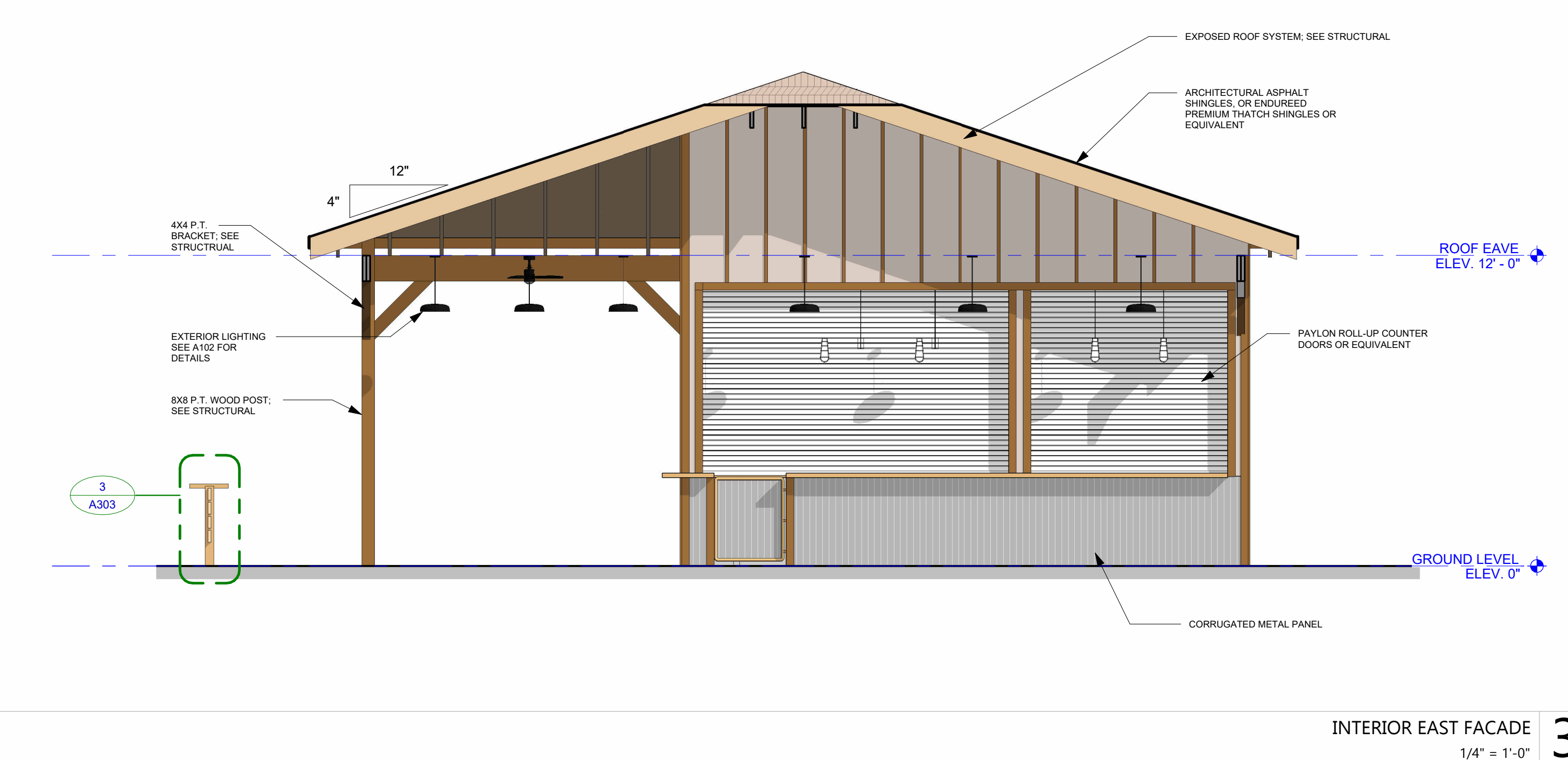
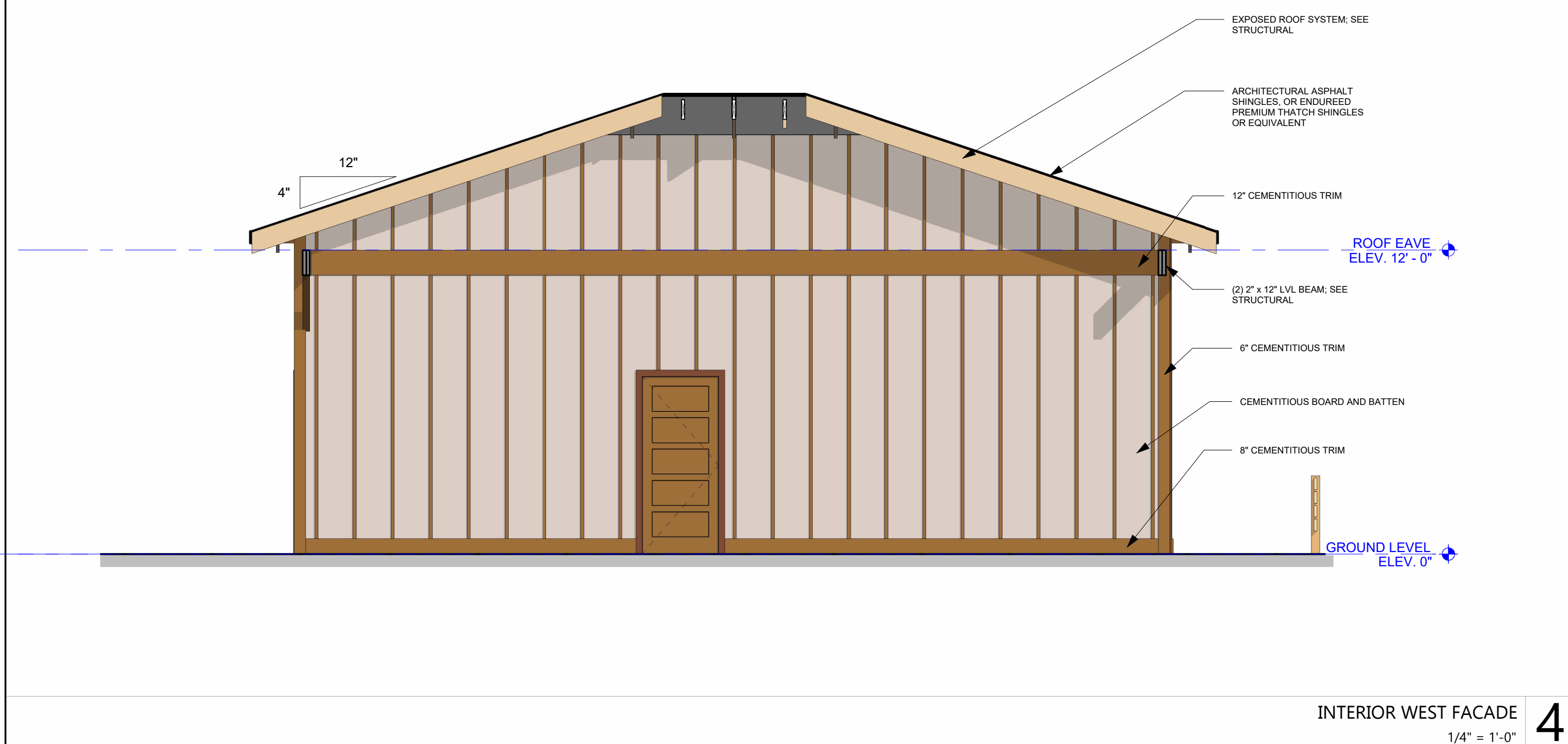
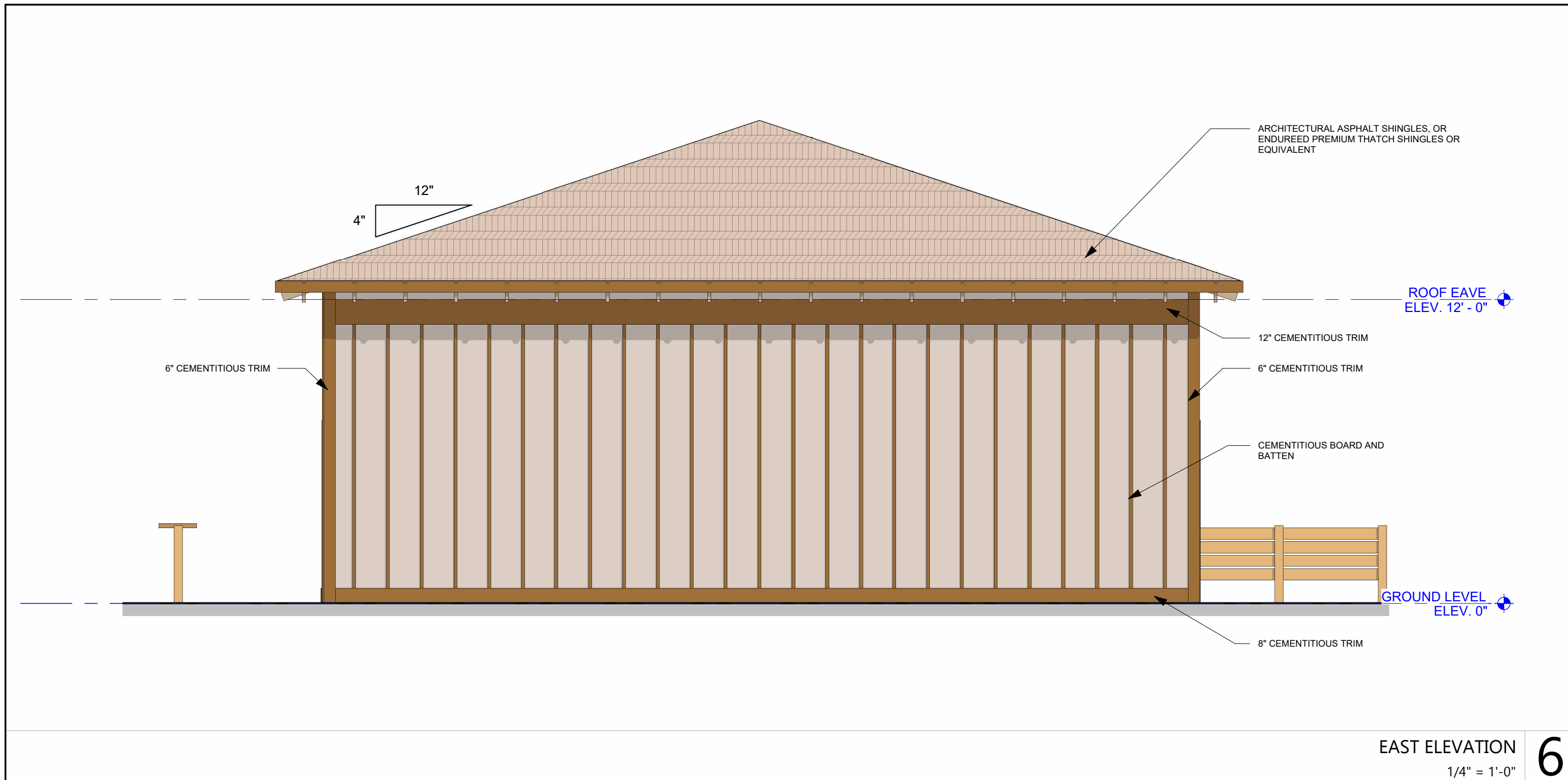
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 CAROLINA BEACH, NC 28428

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Mark	Date	Description
PROJECT NO:	24074	
DATE:	09/26/2024	
SCALE:	1/4" = 1'-0"	
DRAWN BY:	OU	
PROJ MGR:	WB	

**EXTERIOR
 ELEVATIONS**

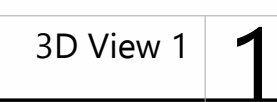
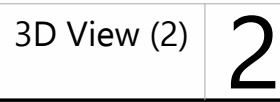
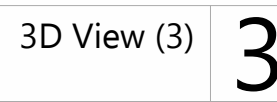
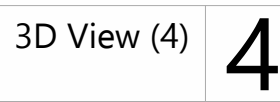
A201





SURF'S UP
MINIATURE GOLF STRUCTURES

1360 BRIDGE BARRIER RD.
CAROLINA BEACH, NC 28428



Mark	Date	Description
PROJECT NO: 24074		
DATE: 09/26/2024		
SCALE:		
DRAWN BY: OU		
PROJ MGR: WB		
EXTERIOR PERSPECTIVE		

A202

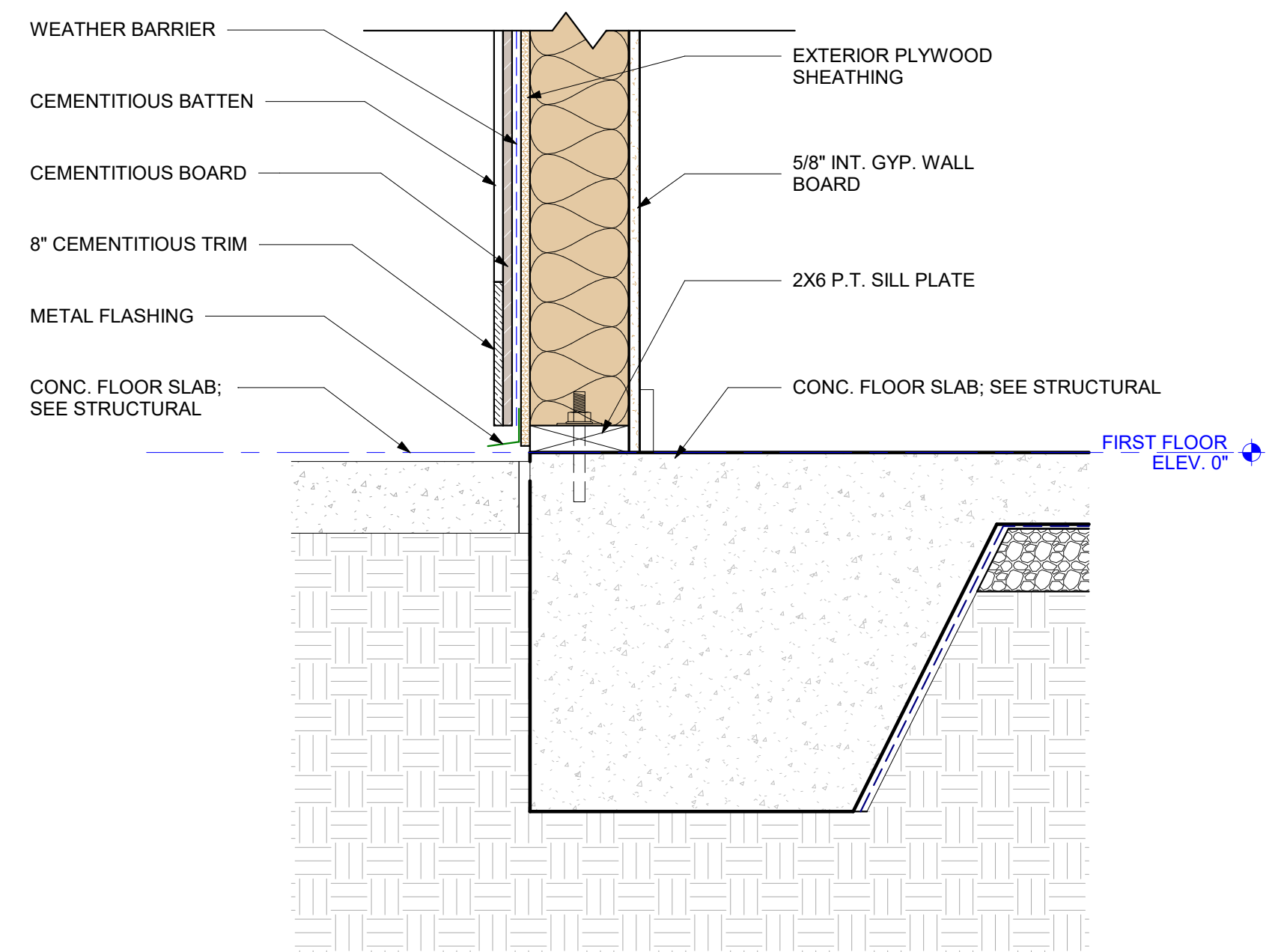


SURF'S UP
MINIATURE GOLF STRUCTURES
1360 BRIDGE BARRIER RD.
CAROLINA BEACH, NC 28428

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Mark	Date	Permit Comments
1	12/06	
PROJECT NO: 24074		
DATE: 09/26/2024		
SCALE: As indicated		
DRAWN BY: OU		
PROJ MGR: WB		

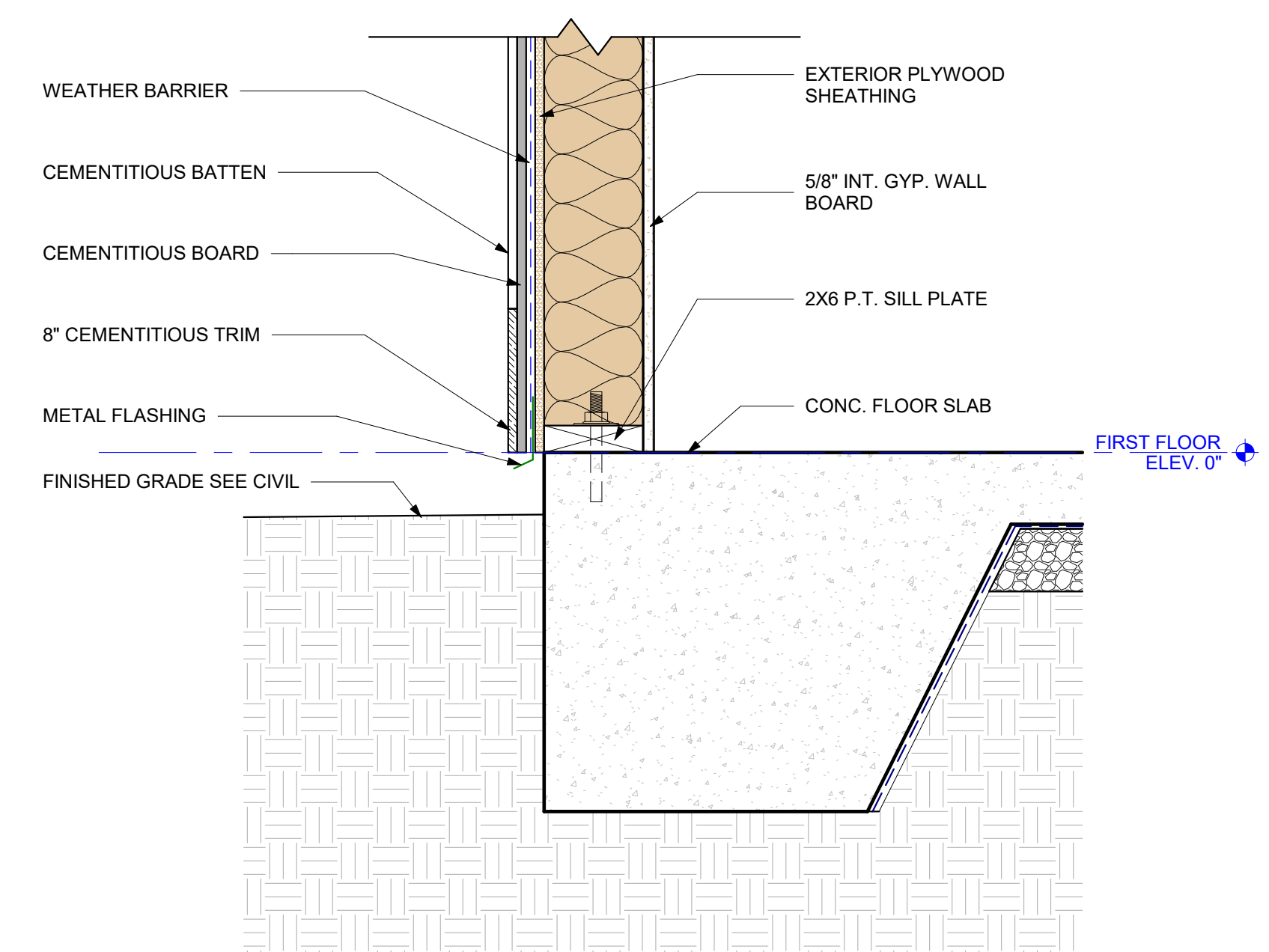
**TIKI BAR WALL
SECTION AND
DETAILS**

A302



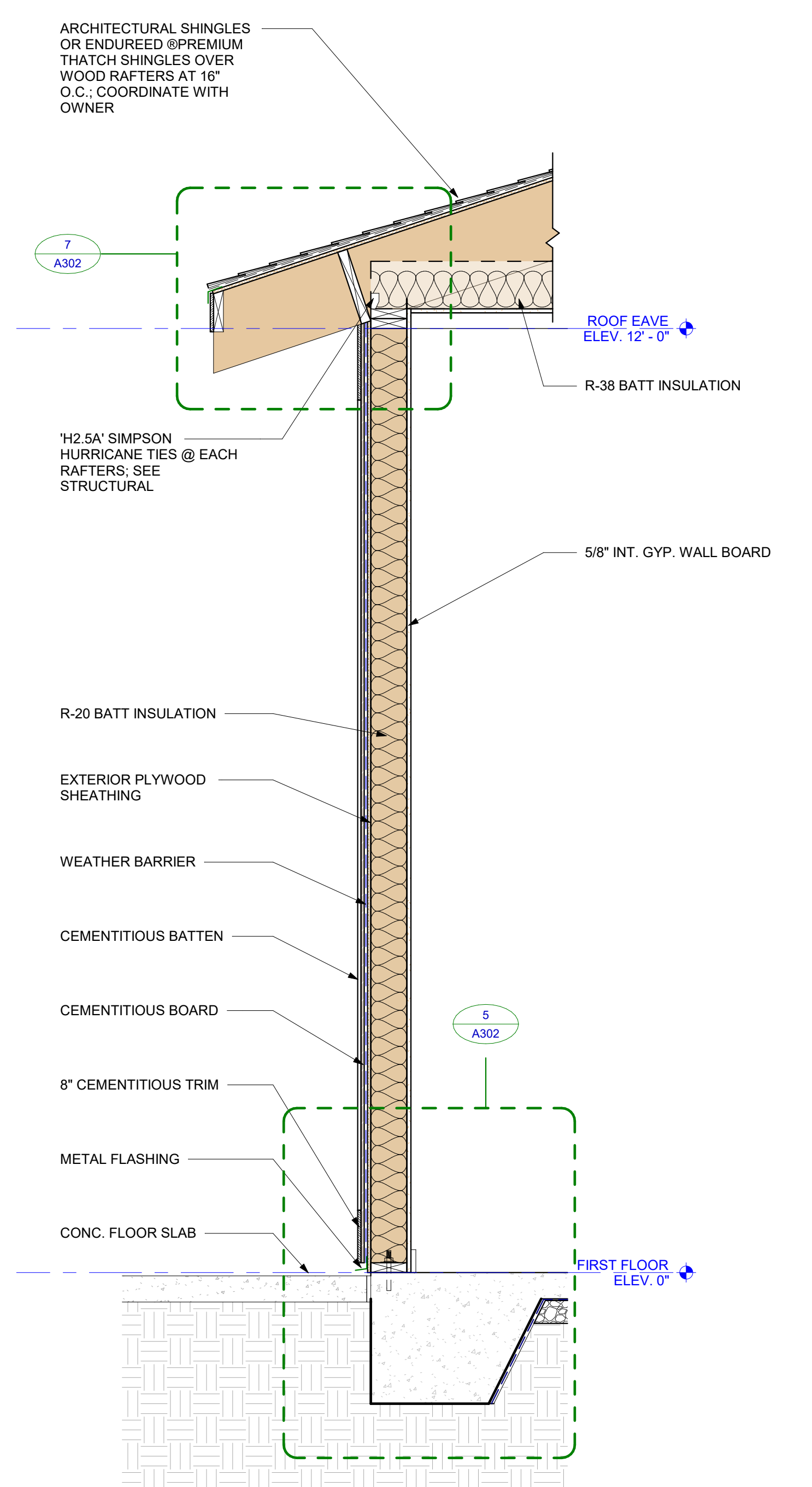
TIKI SLAB DETAIL 2
1 1/2" = 1'-0"

1

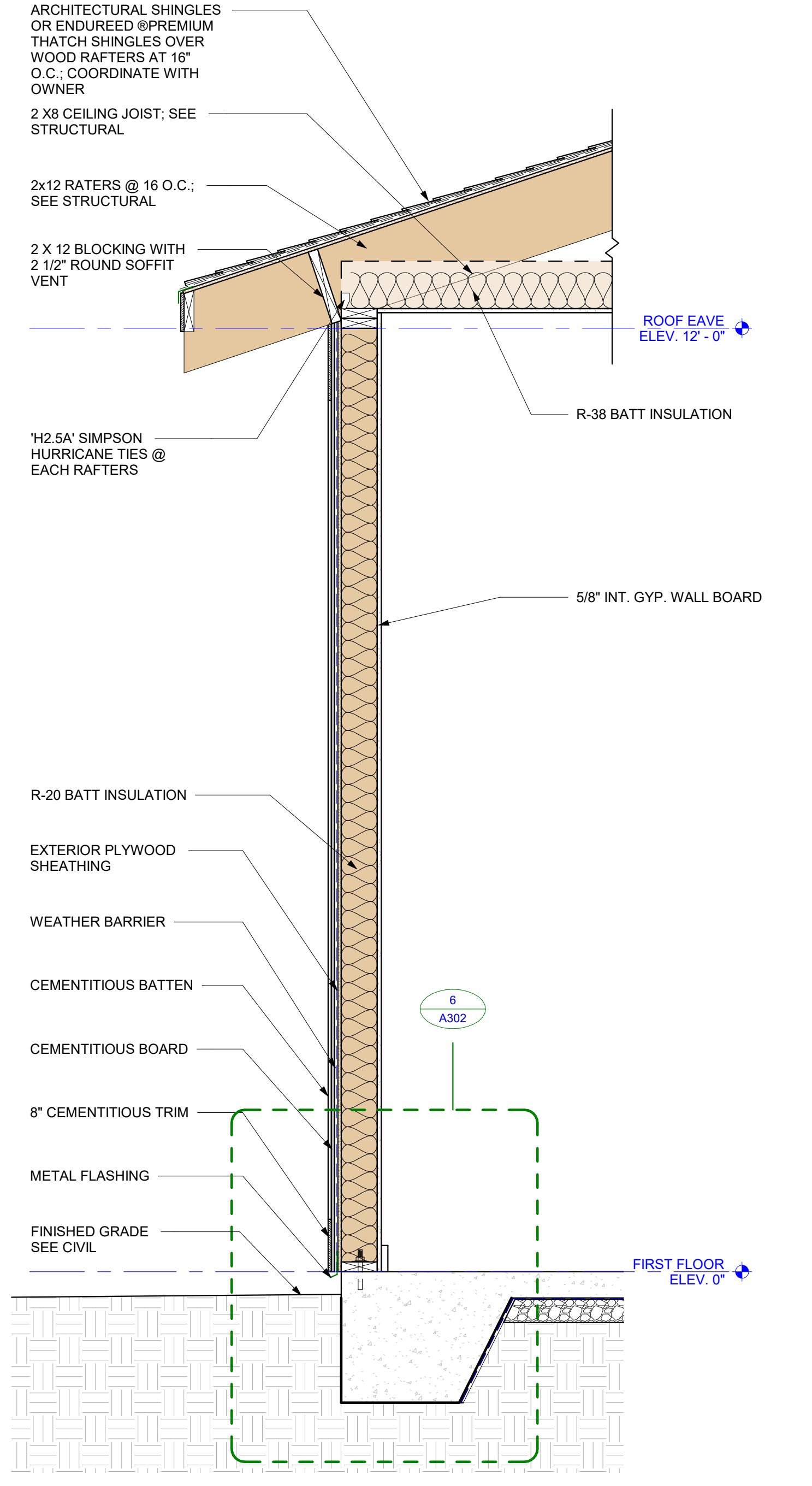


TIKI SLAB DETAIL 1
1 1/2" = 1'-0"

6

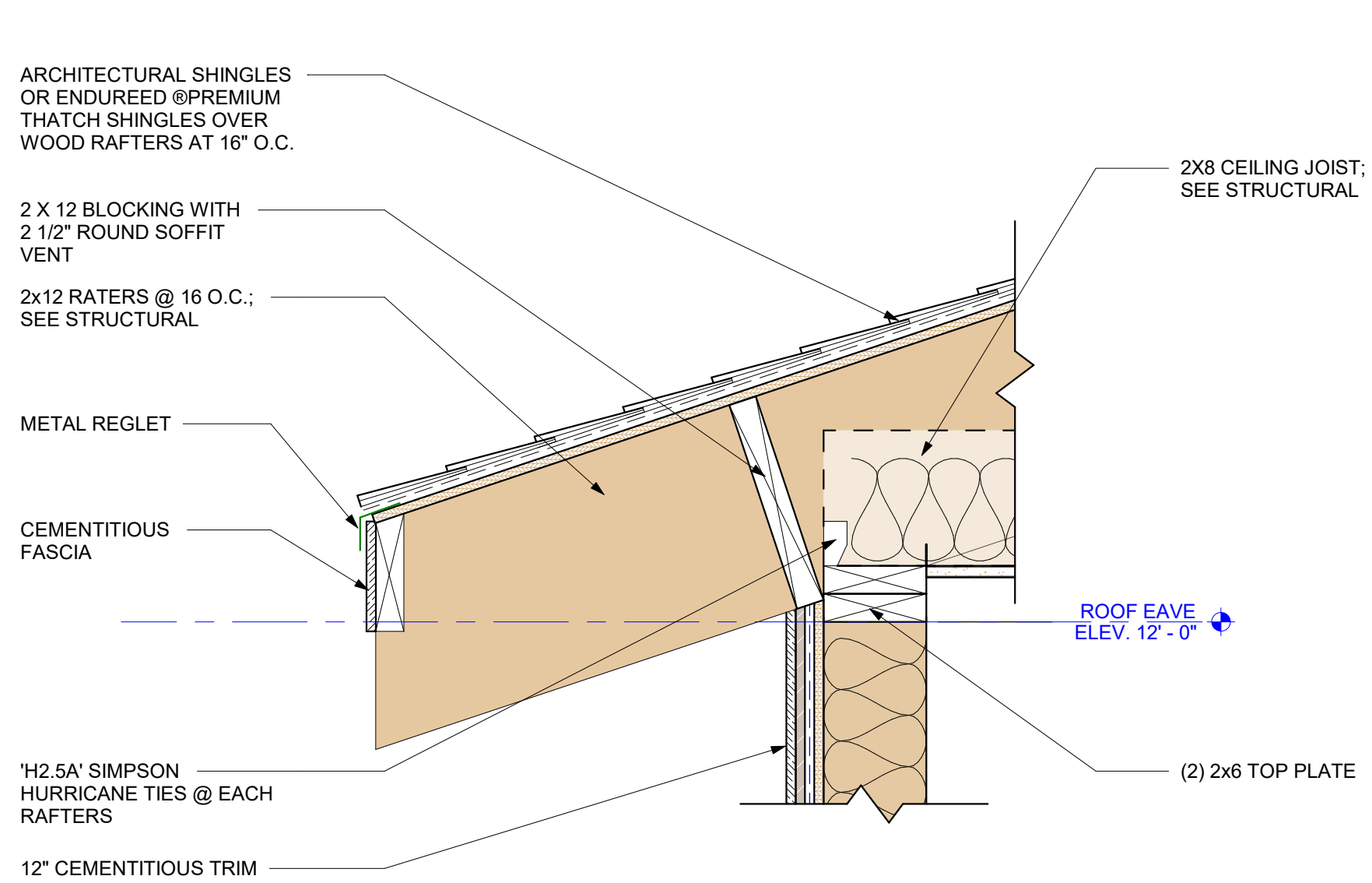


TIKI BAR SECTION - OFFICE WALLS
3/4" = 1'-0"



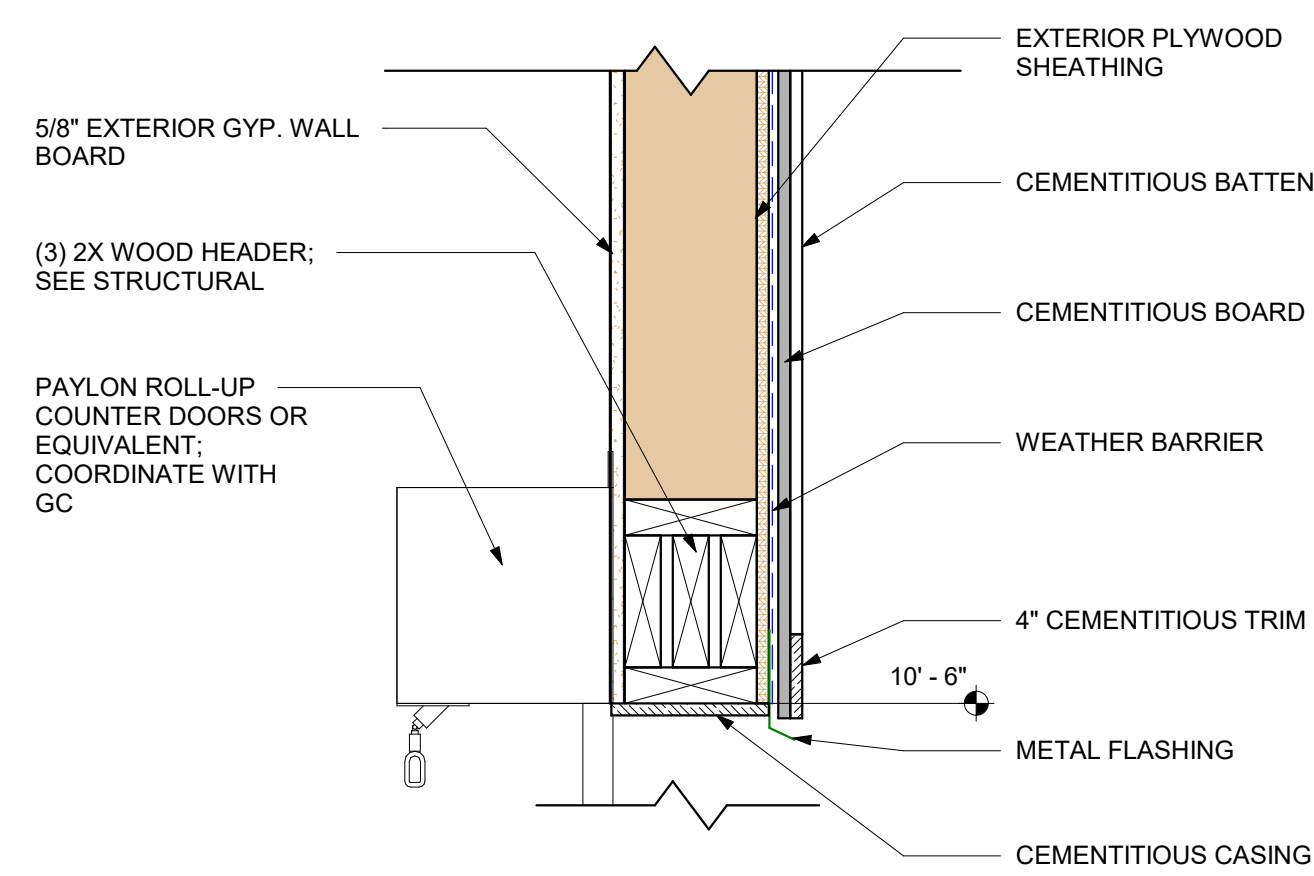
SECTION - TIKI RESTROOM WALLS
3/4" = 1'-0"

2



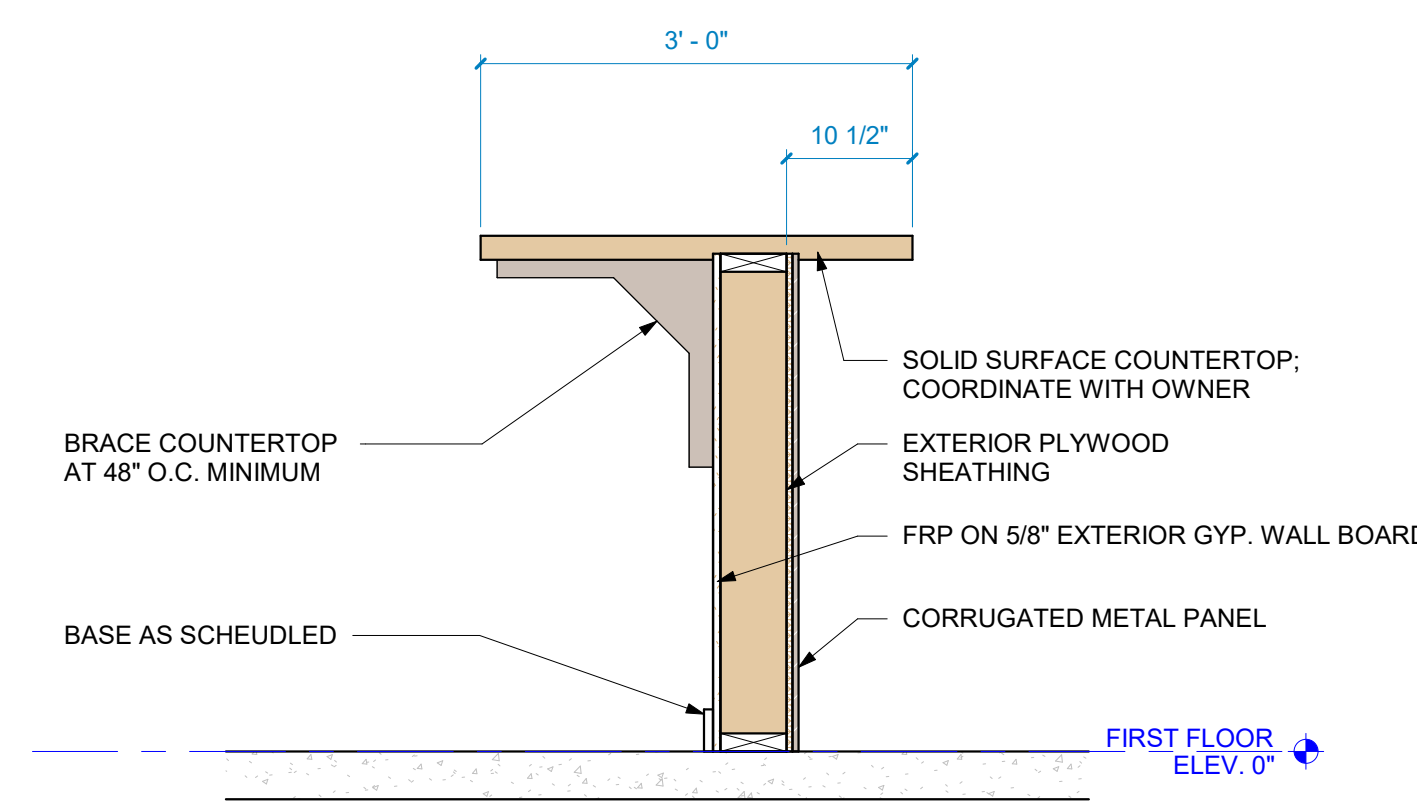
TIKI ROOF SOFFIT DETAIL AT RESTROOM
1 1/2" = 1'-0"

7



OVERHEAD TIKI HEADER DETAIL
1 1/2" = 1'-0"

4



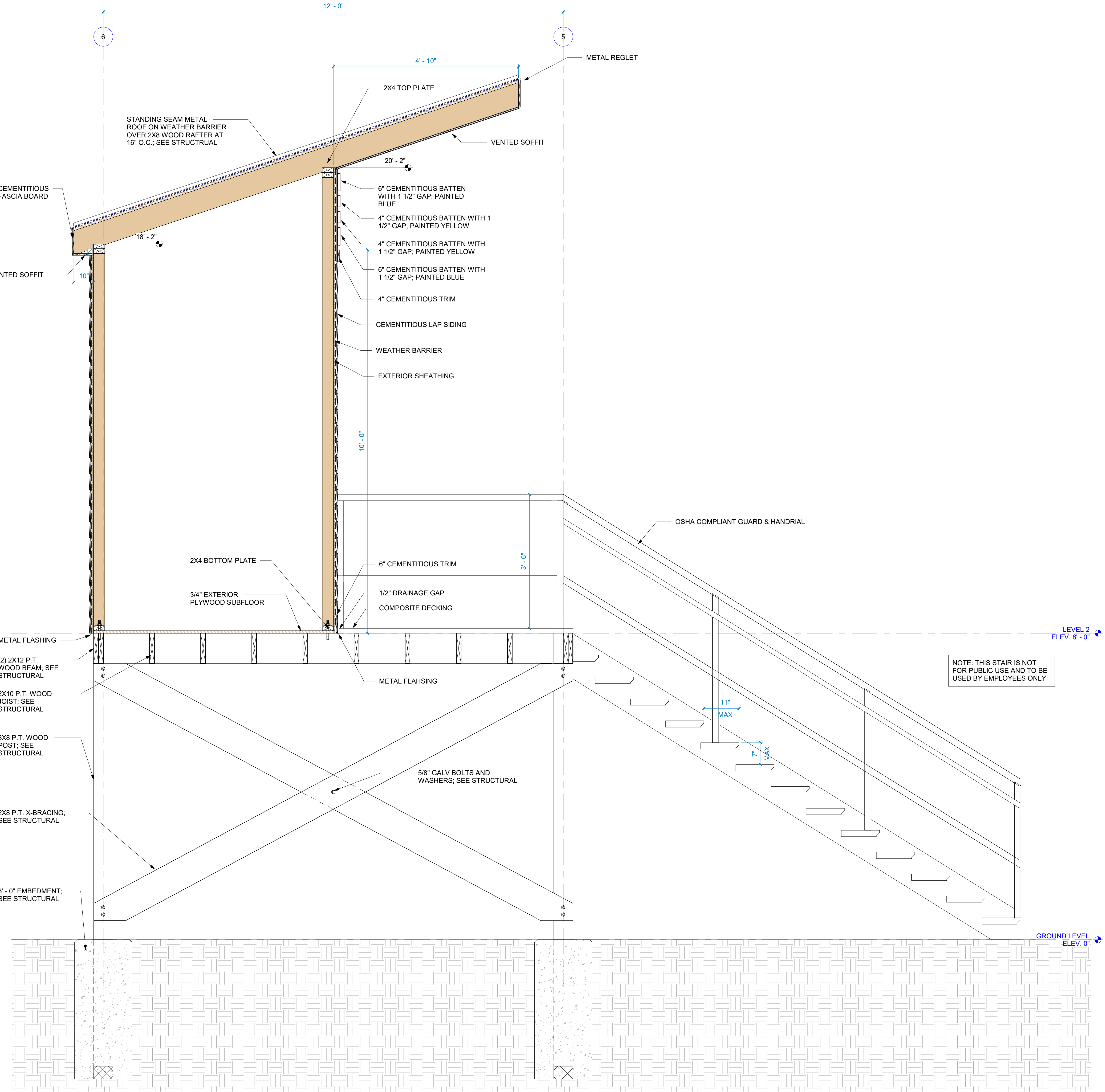
BAR COUNTERTOP SECTION 2
3/4" = 1'-0"

3

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Mark	12/06	Permit Comments
PROJECT NO: 24074		
DATE: 09/26/2024		
SCALE: As indicated		
DRAWN BY: OU		
PROJ MGR: WB		

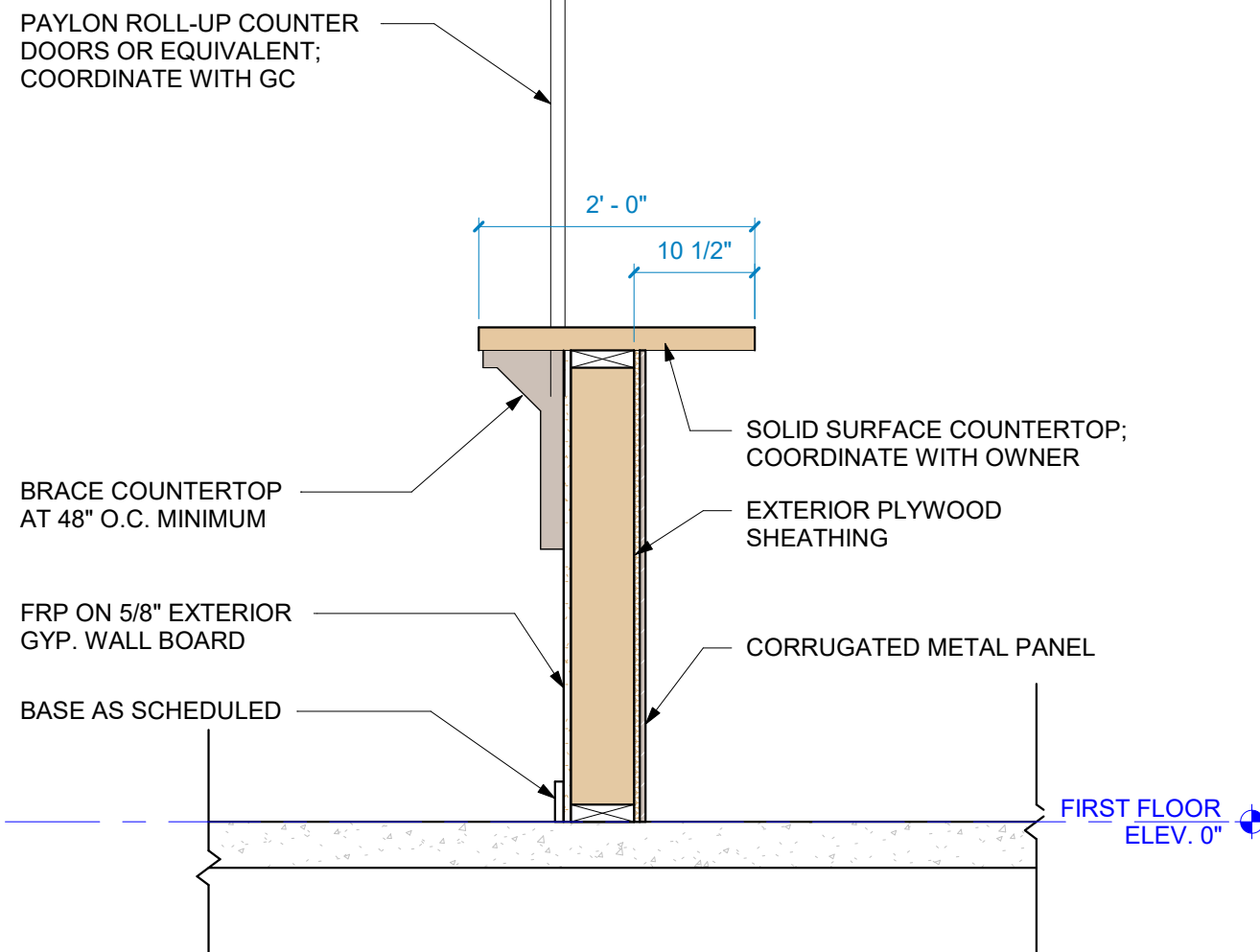
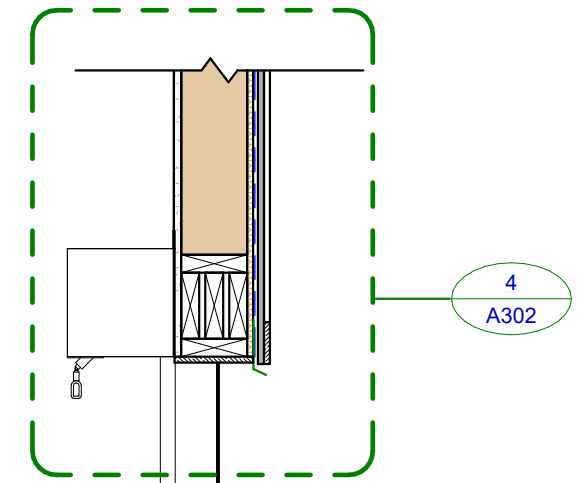
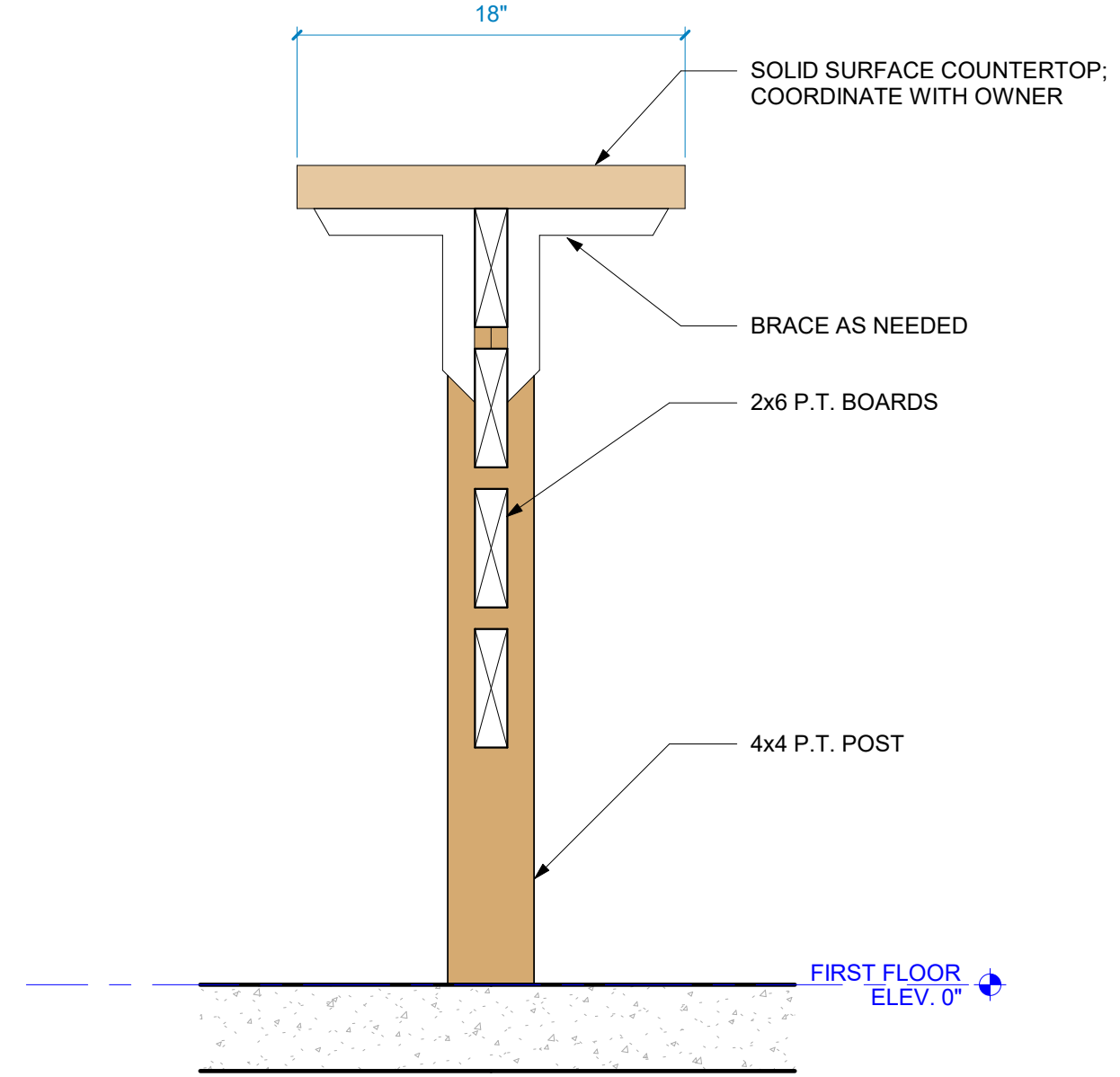
**WALL SECTION
AND DETAILS**

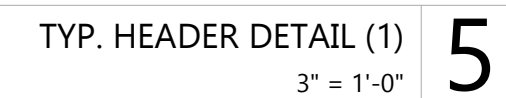
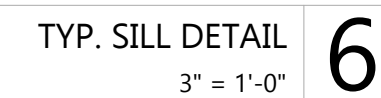
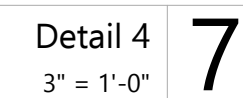
A303



TIKI RAILING COUNTERTOP DETAIL
1 1/2" = 1'-0"

TIKI BAR COUNTERTOP SECTION 1
3/4" = 1'-0"





SURF'S UP
MINIATURE GOLF STRUCTURES

1360 BRIDGE BARRIER RD.
CAROLINA BEACH, NC 28428

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TIKI BAR WALL SECTION AND DETAILS

A304

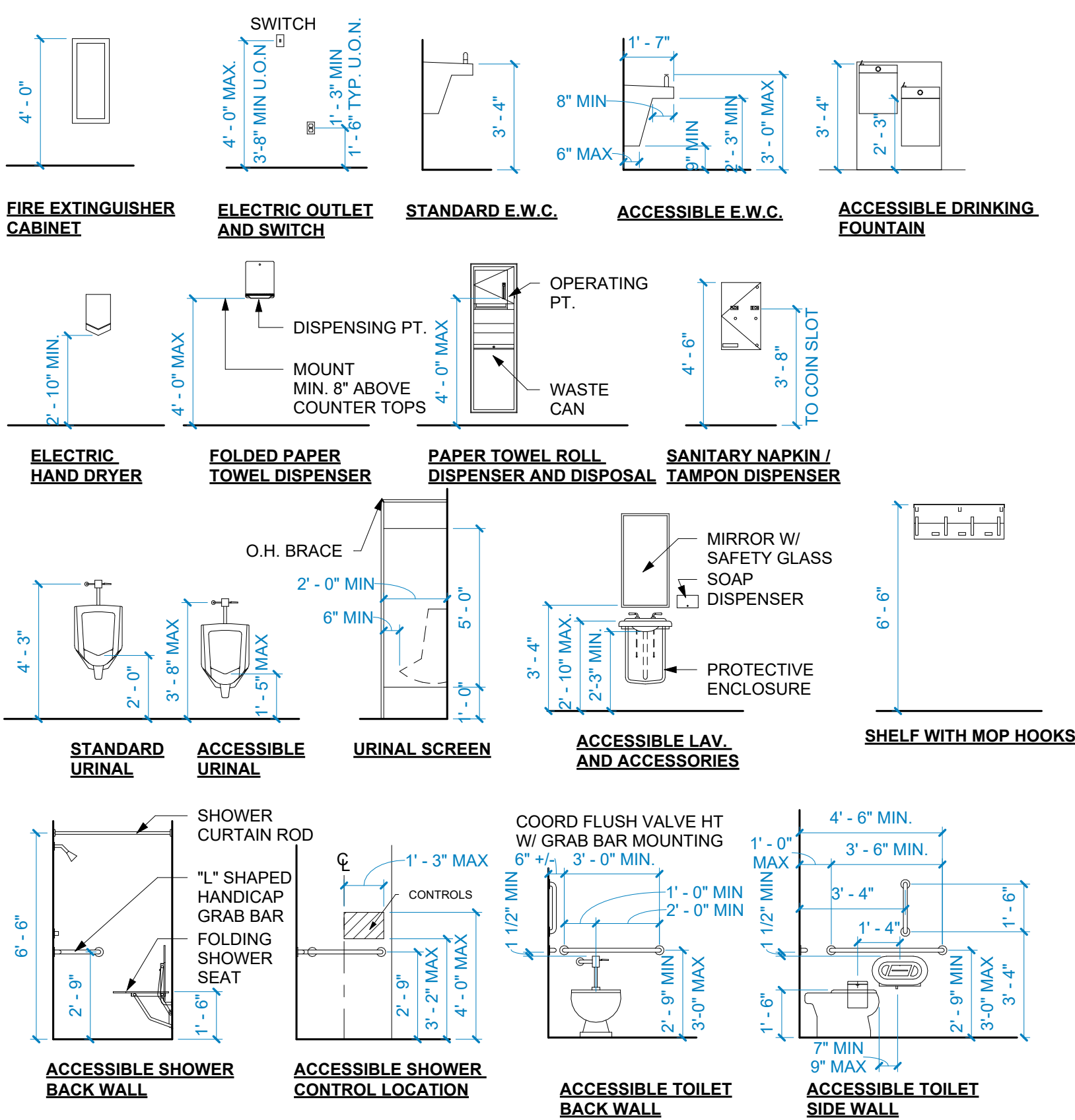
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Mark	Date	Description
PROJECT NO: 24074		
DATE: 09/26/2024		
SCALE: As indicated		
DRAWN BY: OU		
PROJ MGR: WB		

ENLARGED PLANS
AND SECTIONS

A401

STANDARD MOUNTING HEIGHTS

NOTE: ALL ACCESSIBLE ACCESSORIES TO MEET ADA, ICC A117.1

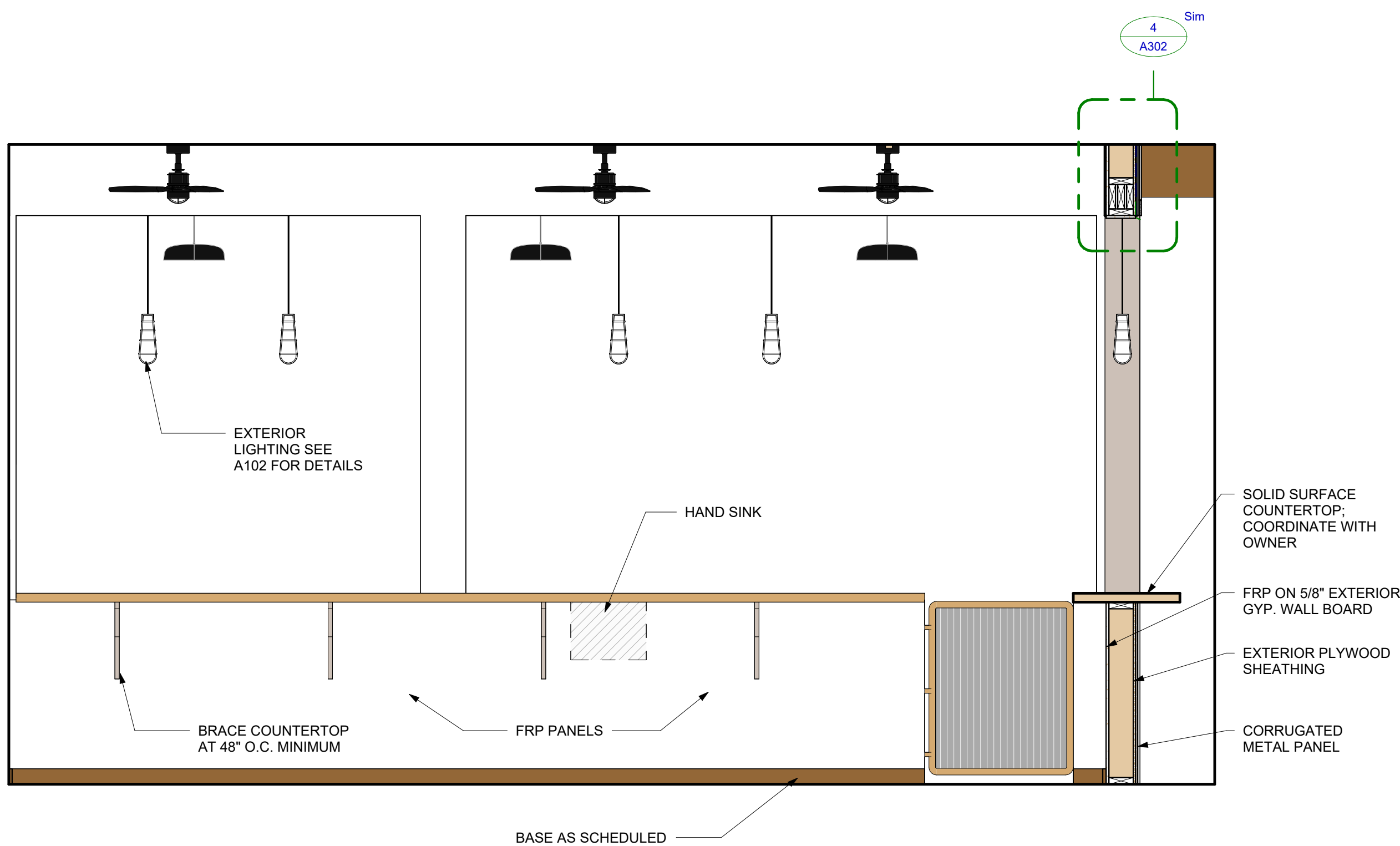


KEYNOTES - TOILET ACCESSORIES

A	TOILET PAPER DISPENSER
B	42" HORIZONTAL GRAB BAR
C	36" HORIZONTAL GRAB BAR
D	18" VERTICAL GRAB BAR
E	2 X 6 BLOCKING FOR ADA STANDARD GRAB BAR
F	BASE AS SCHEDULED
G	MIRROR, BY OWNER
H	VANITY LIGHT; SEE A102
J	HDPE TOILET PARTITIONS w/ STAINLESS HARDWARE

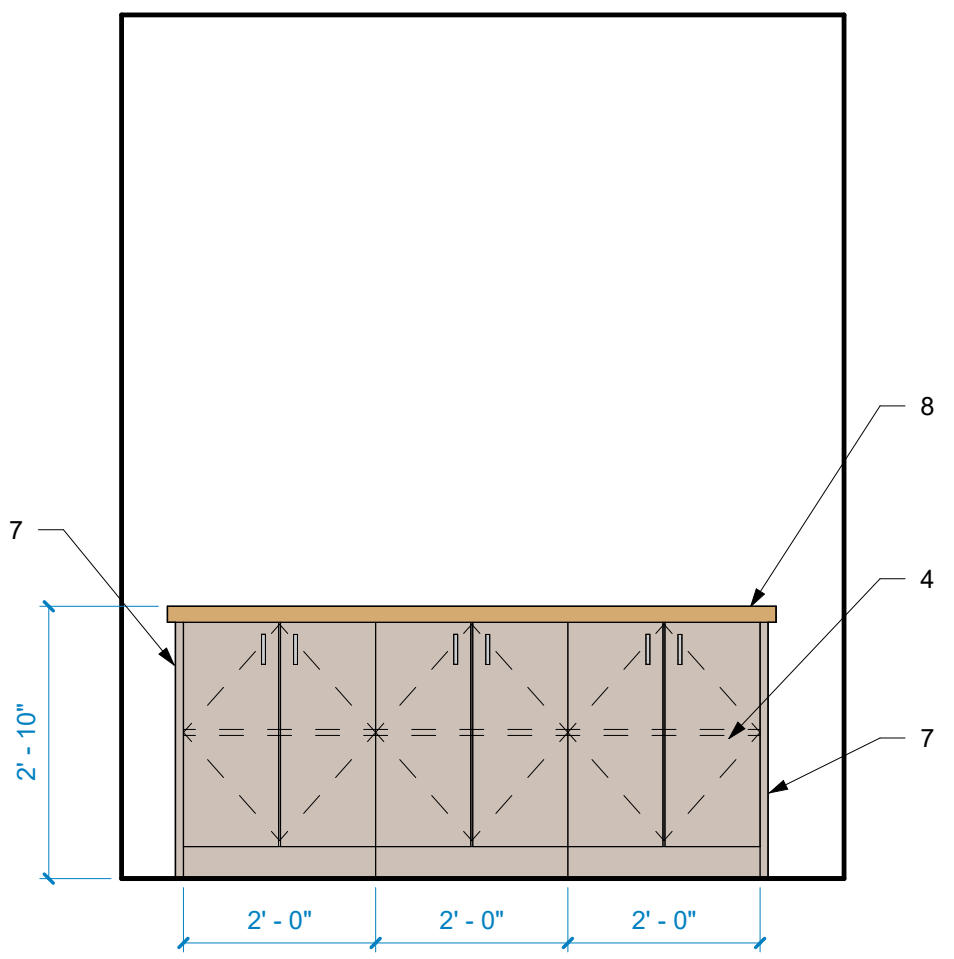
KEYNOTES - ELEVATION

1	FILLER AS NEEDED
2	P-LAM CABINETS 12" DEPTH
3	P-LAM COUNTER; W/4" BACKSPLASH
4	P-LAM CABINETS; 24" DEPTH
5	BASE AS SCHEDULED
6	BRACKET AS NEEDED
7	END PANEL
8	SOLID SURFACE COUNTERTOP



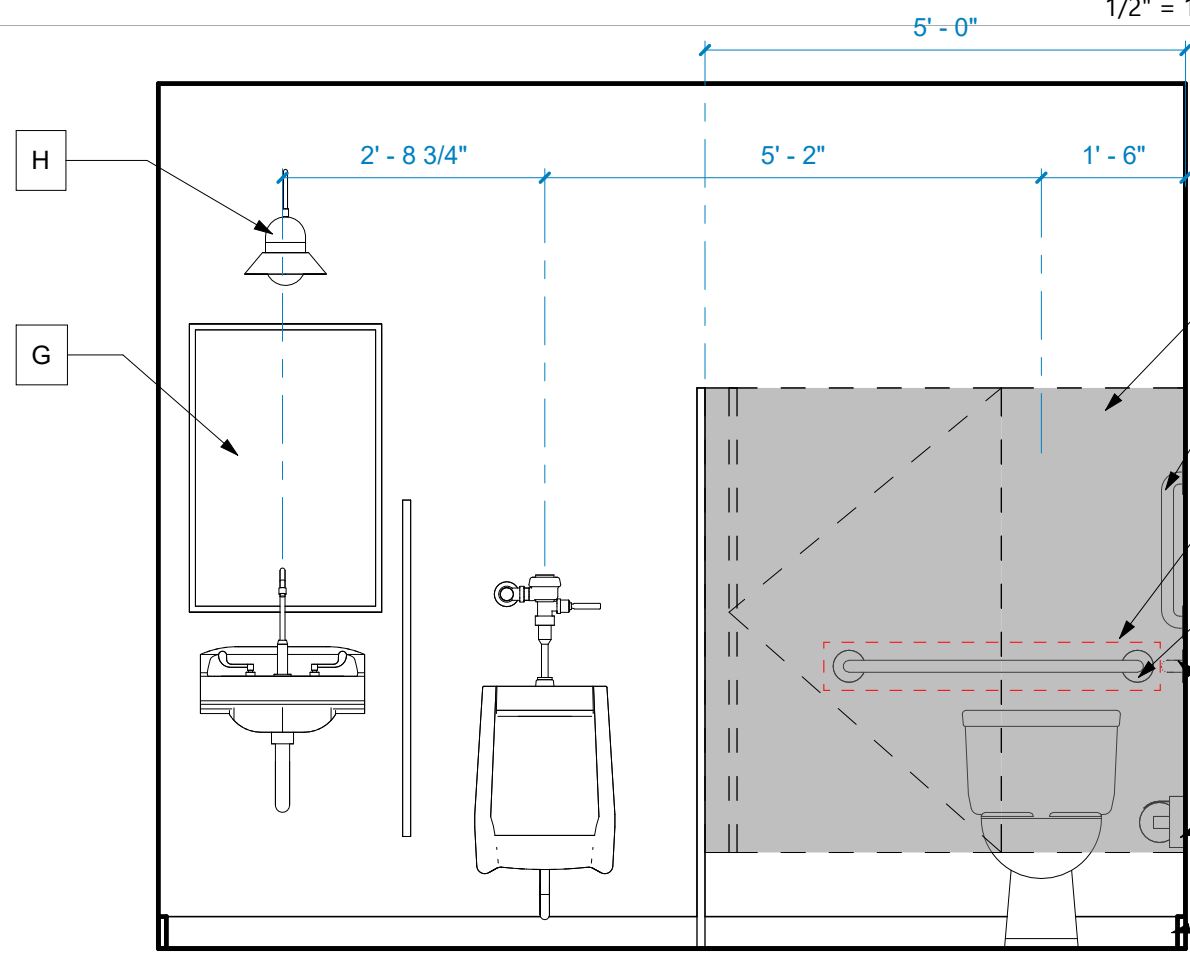
BAR ELEVATION 1
1/2" = 1'-0"

6



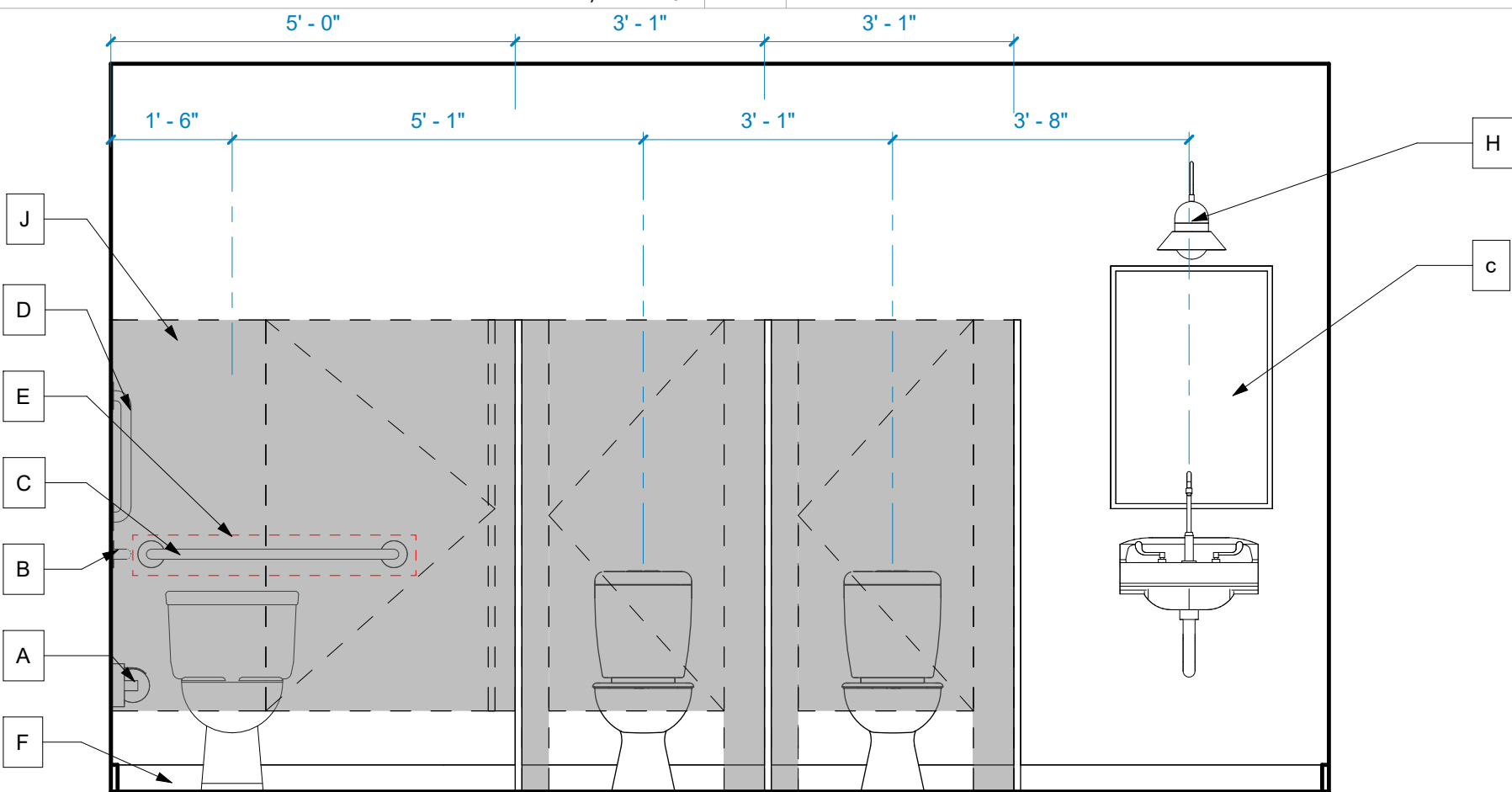
BAR ISLAND COUNTER ELEVATION
1/2" = 1'-0"

5



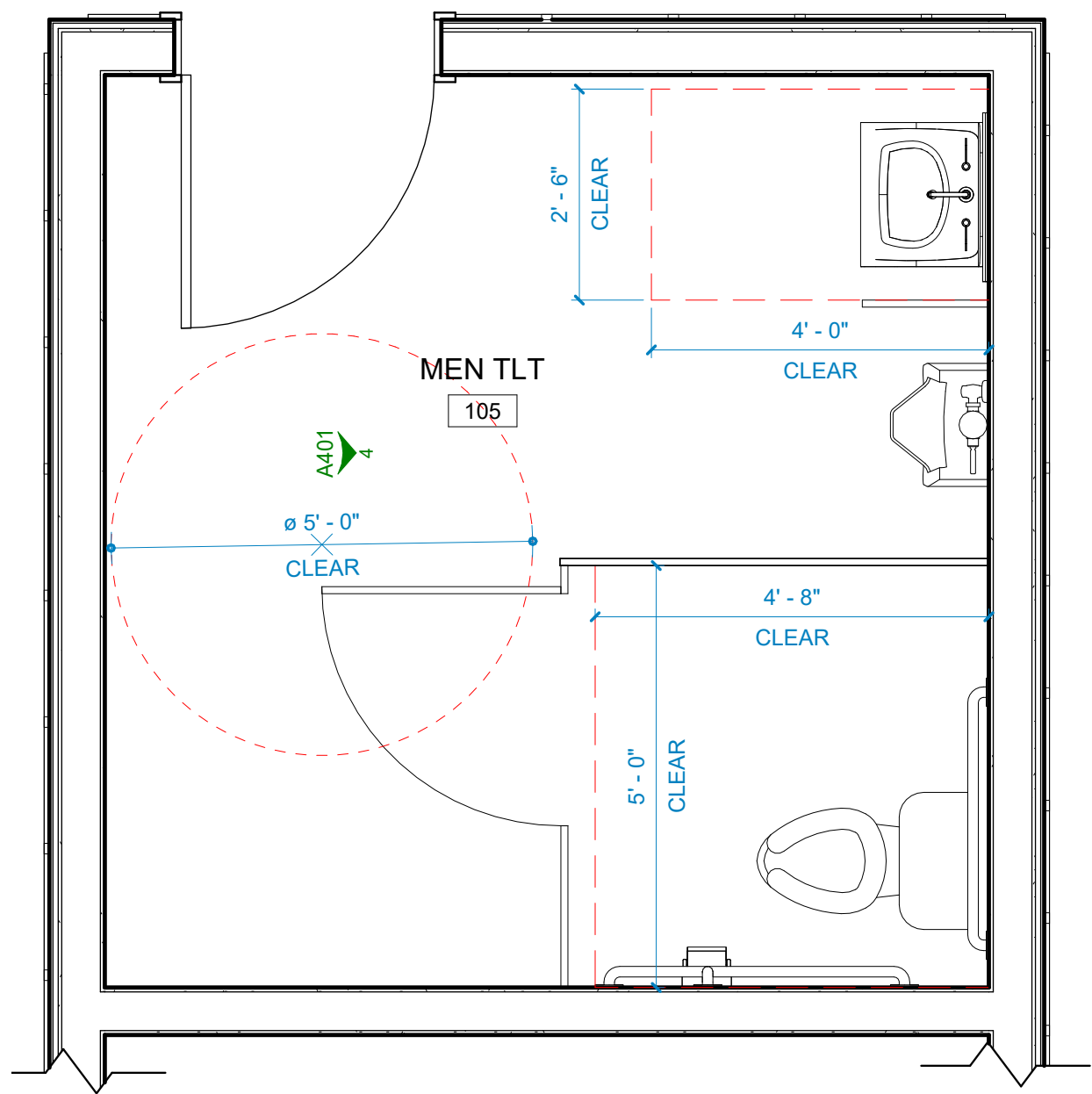
MEN'S TLT. ELEV.
1/2" = 1'-0"

4



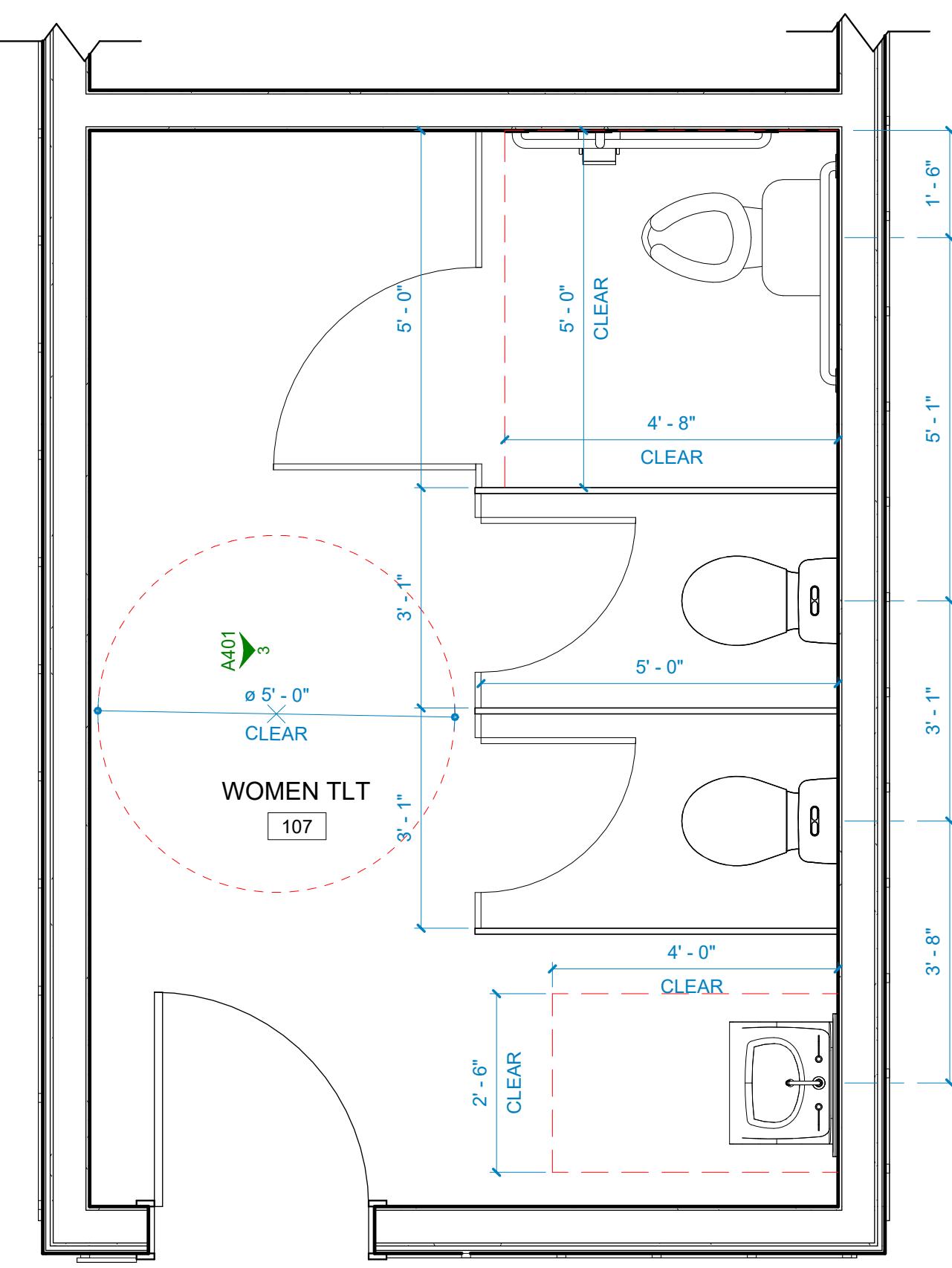
WOMEN'S TLT. ELEV.
1/2" = 1'-0"

3



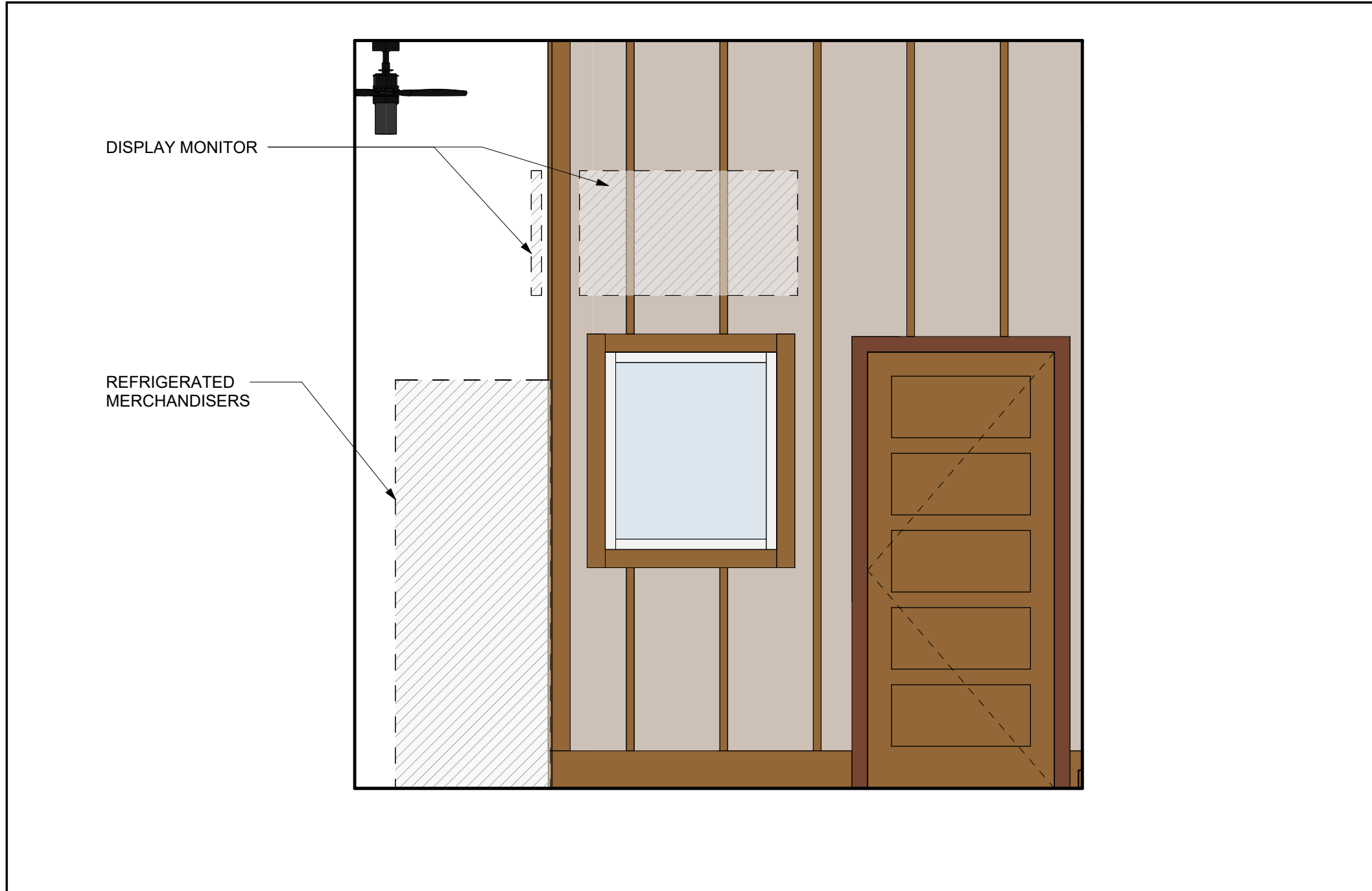
MEN'S TLT. ENLARGED PLAN
1/2" = 1'-0"

2

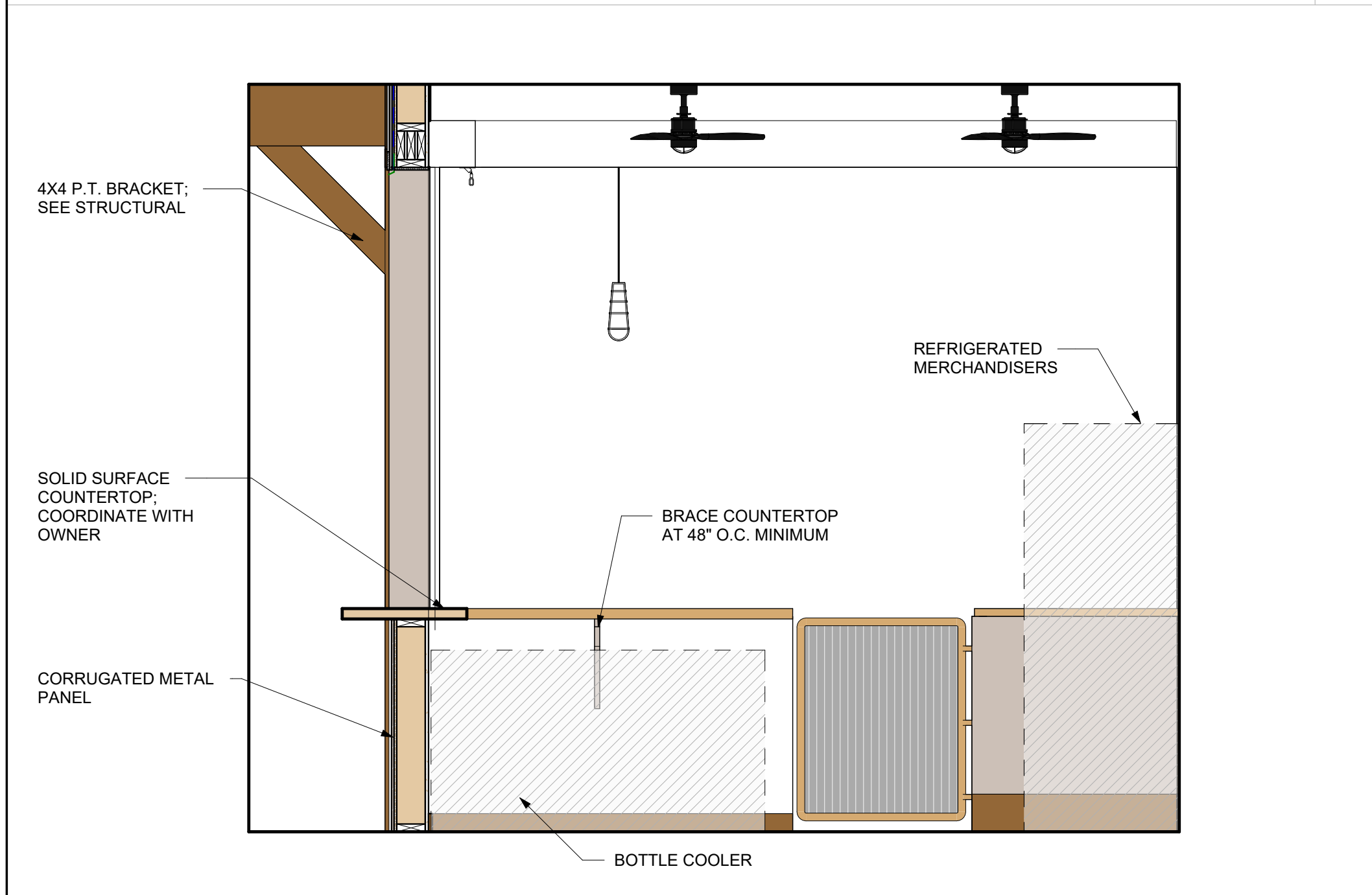


WOMEN'S TLT. ENLARGED PLAN
1/2" = 1'-0"

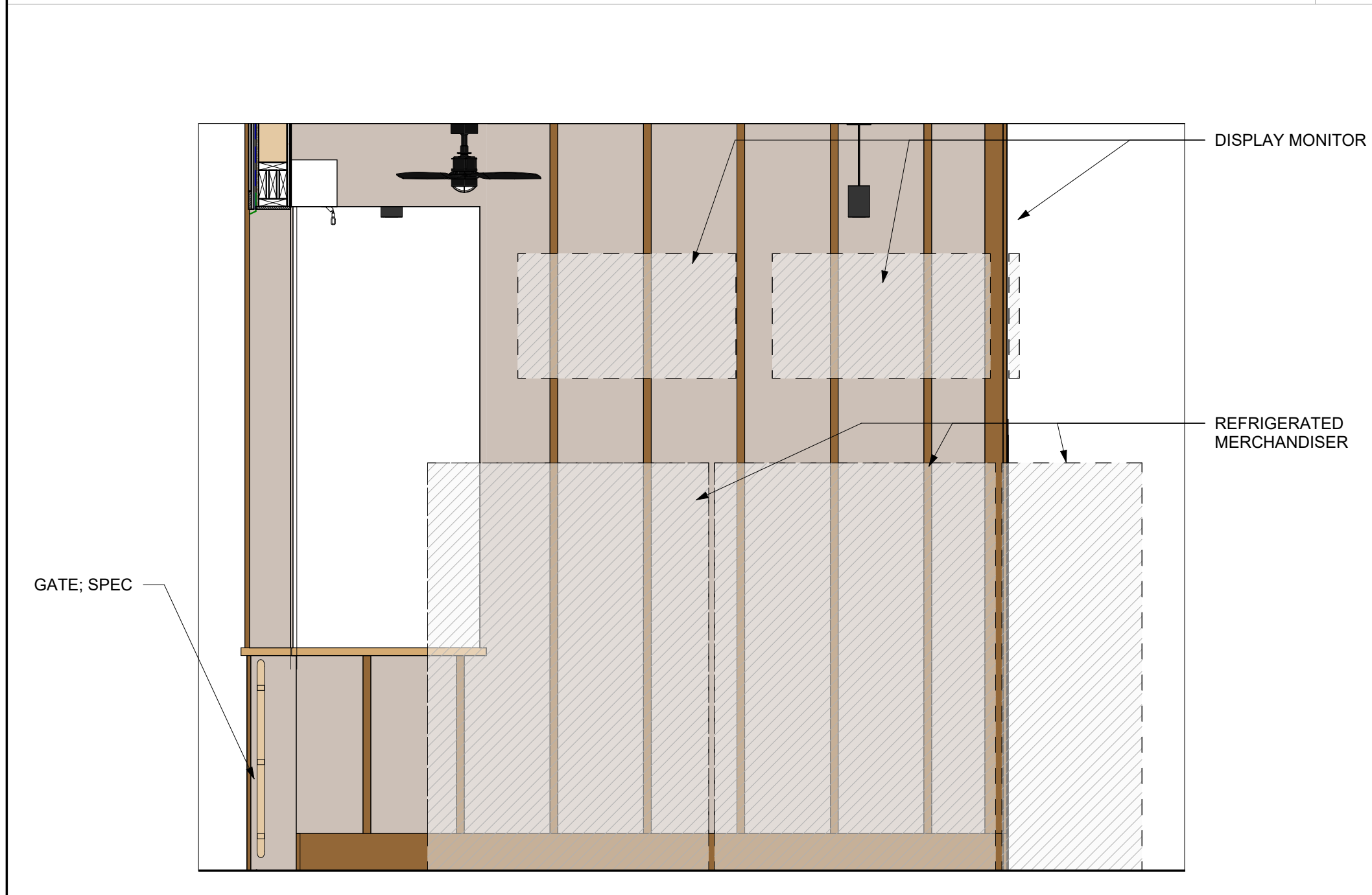
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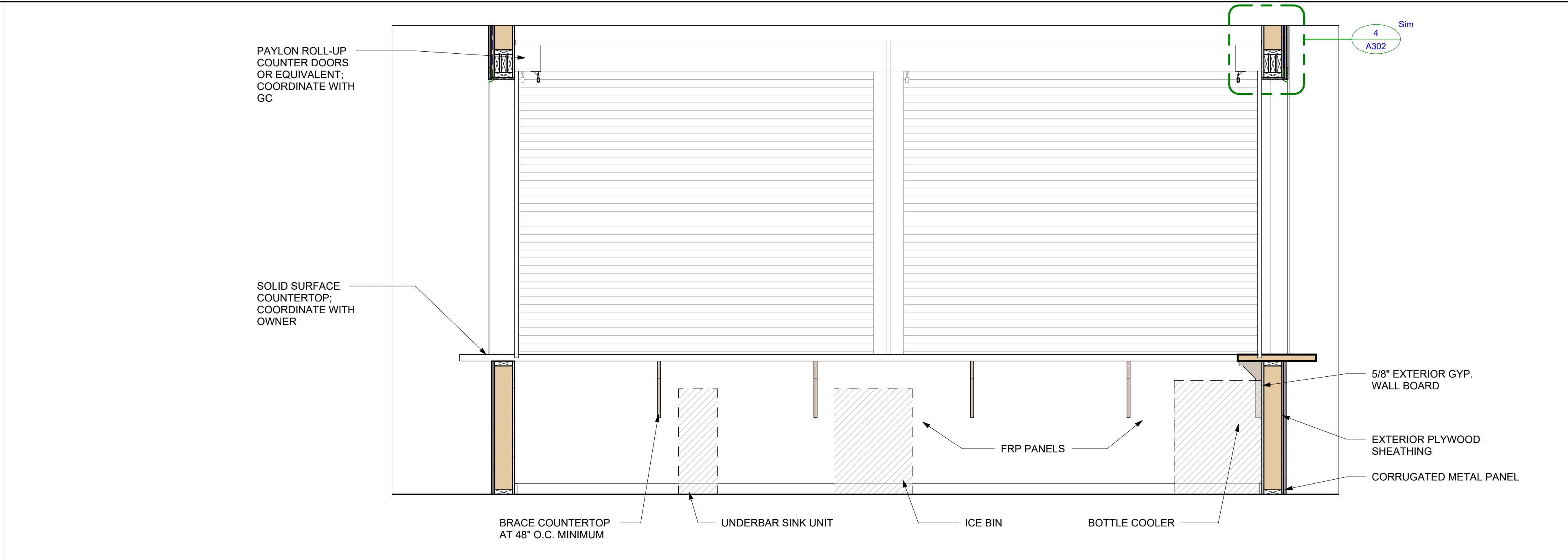
BAR ELEVATION 7
1/2" = 1'-0" 6



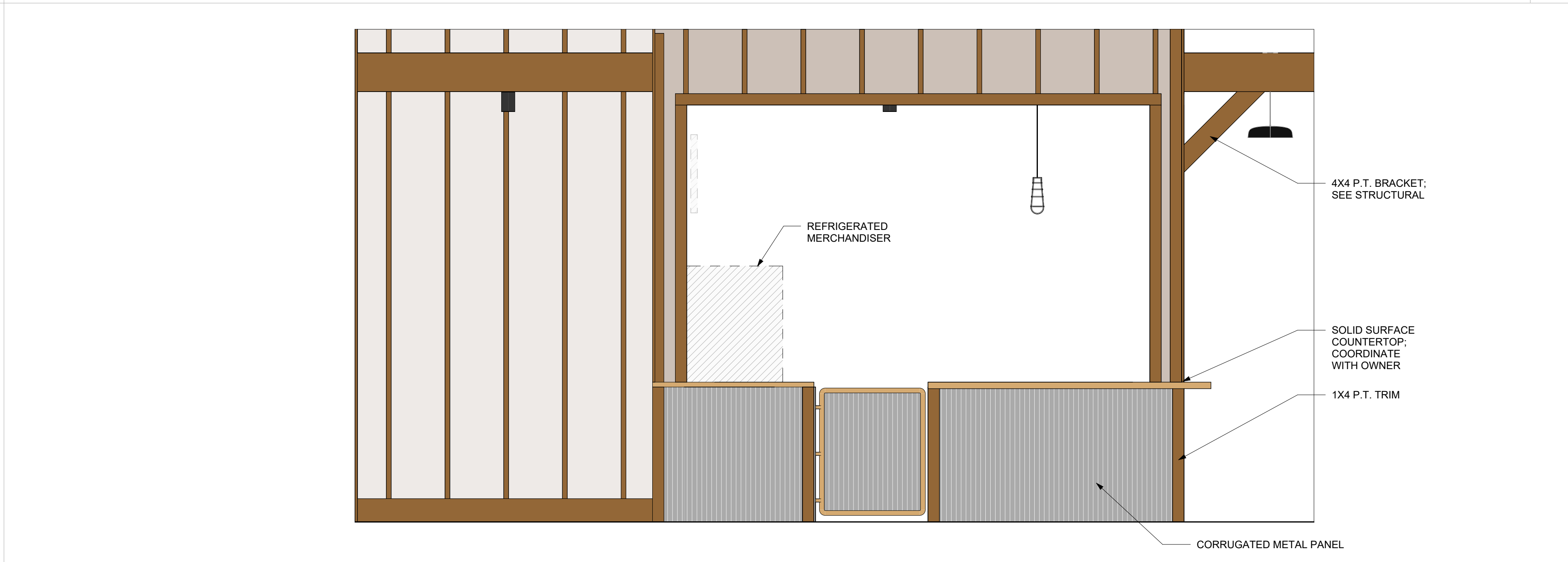
BAR ELEVATION 5
1/2" = 1'-0" 4



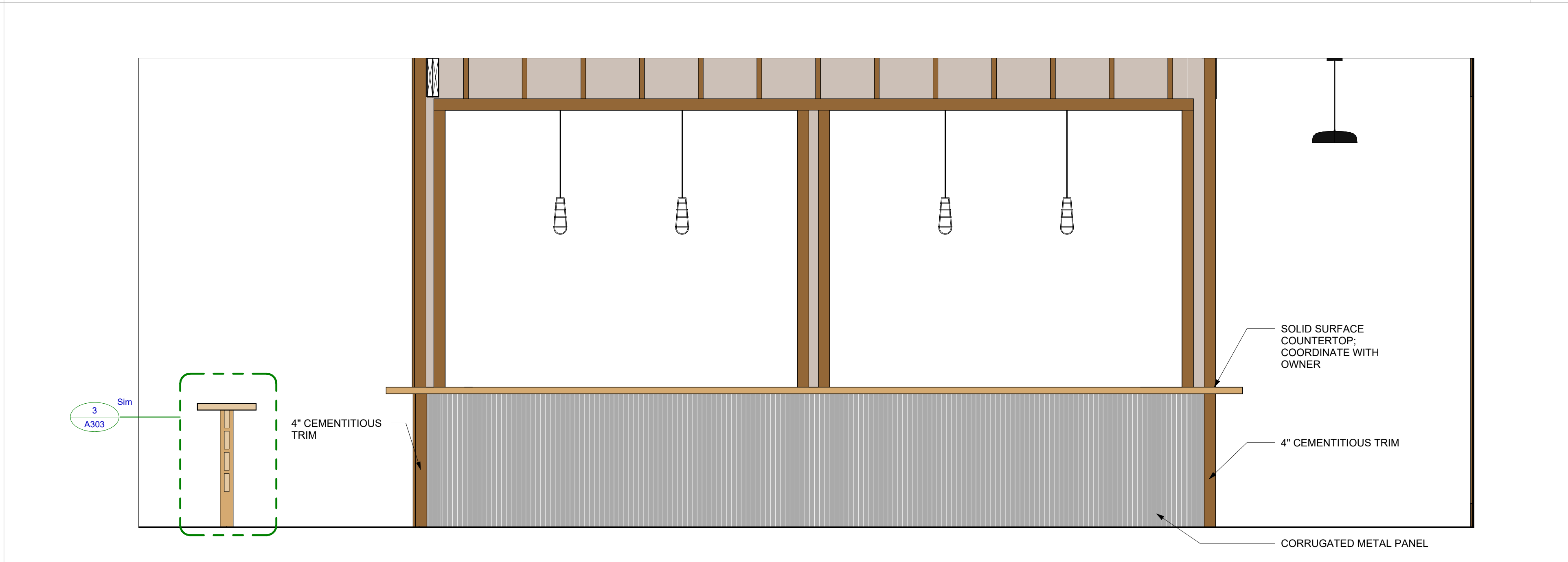
BAR ELEVATION 3
1/2" = 1'-0" 2



BAR ELEVATION 6
1/2" = 1'-0" 5

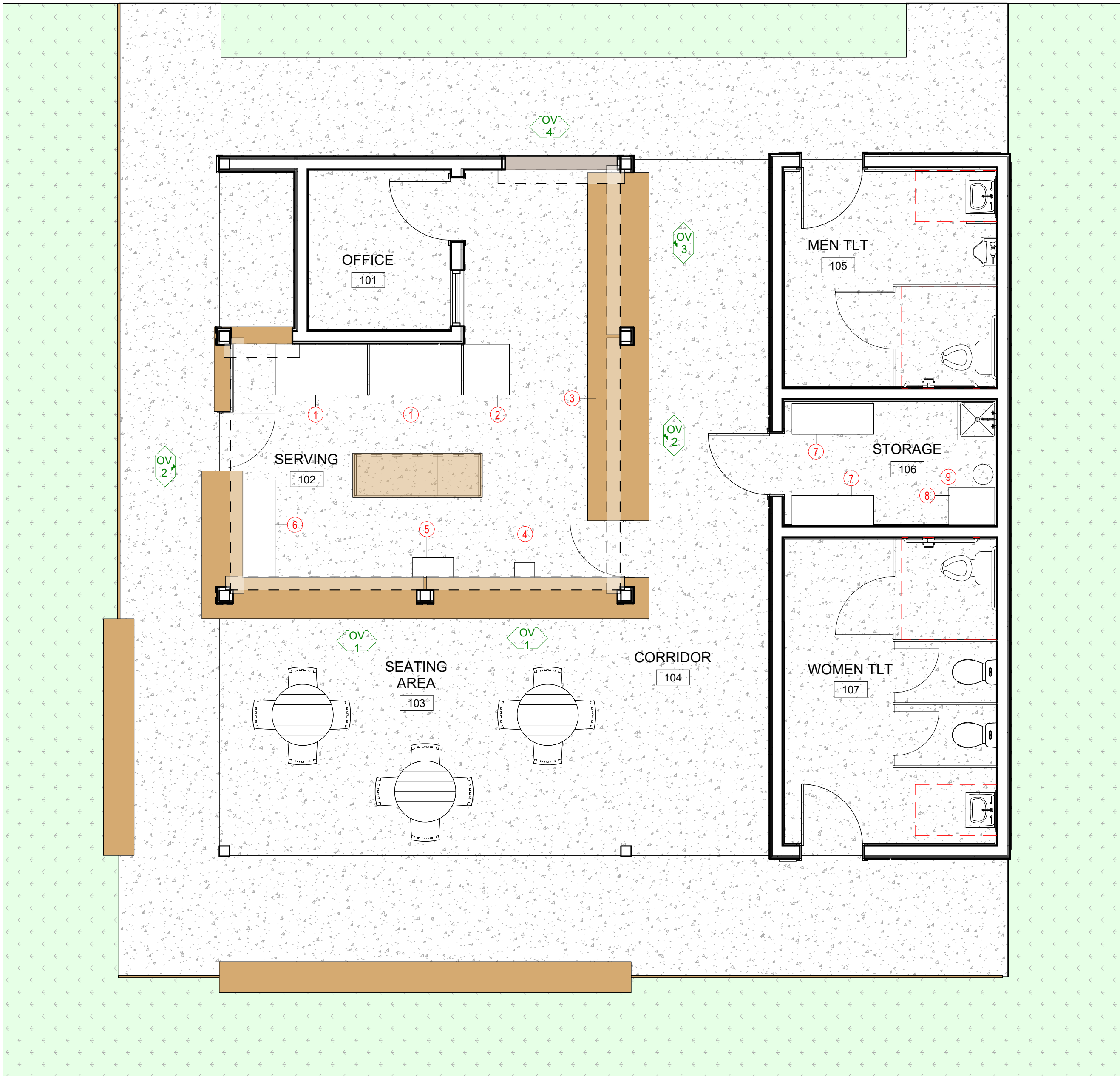
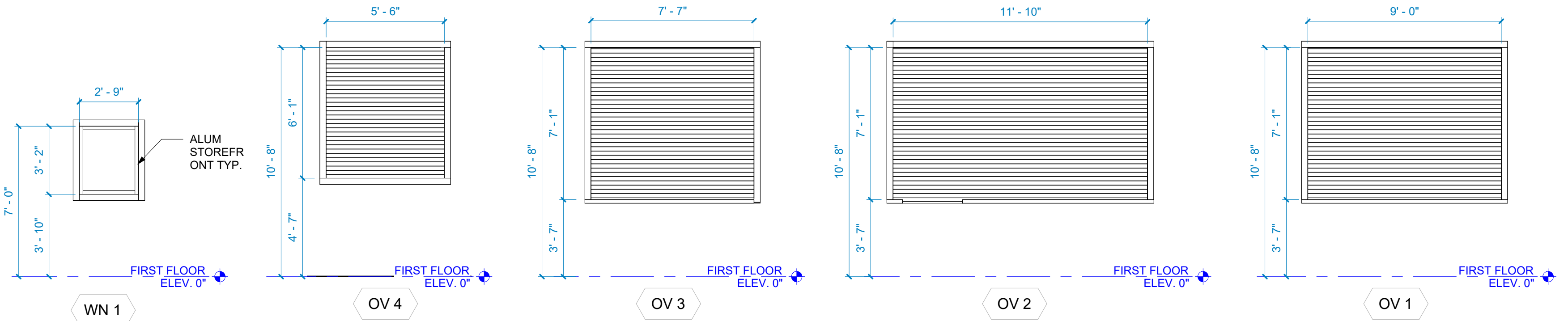


BAR ELEVATION 4
1/2" = 1'-0" 3



BAR ELEVATION 2
1/2" = 1'-0" 1

FINISH SCHEDULE													
#	ROOM NAME	FLOOR	BASE MAT	WALL								CEILING	
		MAT		NORTH		EAST		SOUTH		WEST		MAT	FIN
				MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN		COMMENTS
FIRST FLOOR													
101	OFFICE	CONC	R	GWB	PT	GWB	PT	GWB	PT	GWB	PT	GWB	PT
102	SERVING	CONC	R	GWB	PT	GWB	PT	GWB	PT	GWB	PT	EXP	-
103	SEATING AREA	CONC	-	GWB	PT	GWB	PT	GWB	PT	GWB	PT	EXP	-
104	CORRIDOR	CONC	-	GWB	PT	GWB	PT	GWB	PT	GWB	PT	EXP	-
105	MEN TLT	CONC	R	GWB	PT	GWB	PT	GWB	PT	GWB	PT	GWB	PT
106	STORAGE	CONC	R	GWB	PT	GWB	PT	GWB	PT	GWB	PT	GWB	PT
107	WOMEN TLT	CONC	R	GWB	PT	GWB	PT	GWB	PT	GWB	PT	GWB	PT
108	PHOTOBOOTH	CONC	-	-	-	-	-	-	-	-	-	EXP	-
LEVEL 2													
109	STORAGE	-	-	GWB	PT	GWB	PT	GWB	PT	GWB	PT	EXP	PT

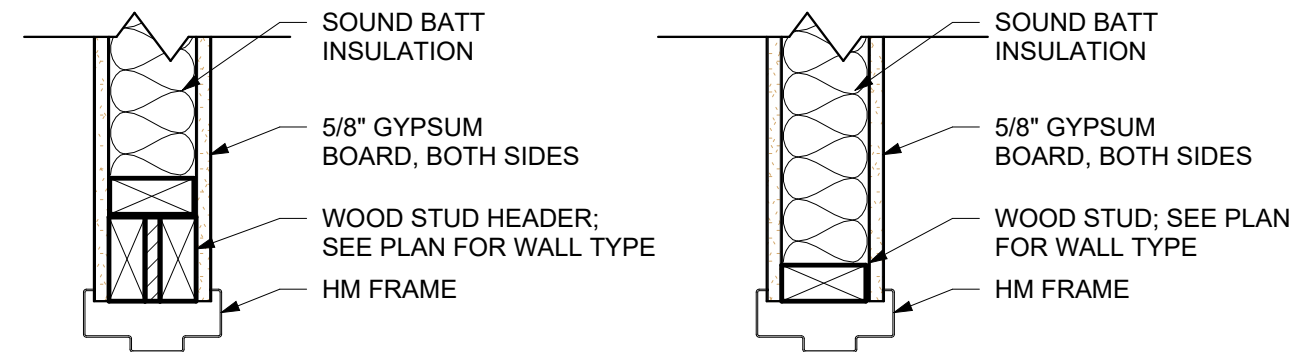


FINISH SCHEDULE LEGEND	
KEY NAME	DESCRIPTION
FLOOR	
-	NOT APPLICABLE / EXISTING TO REMAIN
CD	COMPOSITE DECKING
CONC	CONCRETE WITH SEALER/HARDENER
BASE	
-	NOT APPLICABLE / EXISTING TO REMAIN
R	RESILIENT WALL BASE
WD	WOOD BASE
WALL	
-	NOT APPLICABLE / EXISTING TO REMAIN
CMU	CONCRETE MASONRY UNIT
GWB	GYPSUM WALL BOARD
PT	PAINT
CEILING	
-	NOT APPLICABLE / EXISTING TO REMAIN
EXPO	EXPOSED STRUCTURE, FIRE PROTECTOIN, PLUMBING, MECHANICAL, ELECTRICAL, TECHNOLOGY
GWB	GYPSUM BOARD CEILING
PT	PAINT

FINISH SCHEDULE LEGEND	
KEY NAME	DESCRIPTION
ORIENTATION	
	ON PLANS NORTH WALL IS UP, EAST IS RIGHT, SOUTH IS DOWN, WEST IS LEFT
GENERAL NOTES	
1	WALLS AND CEILINGS MAY CONTAIN MORE THAN ONE MATERIAL OR FINISH AS INDICATED. COORDINATE WITH CONSTRUCTION TYPE AND FINISH SIMILAR TO ADJACENT MATERIALS
2	SEE A102 REFLECTED CEILING PLANS & CEILING NOTES FOR CEILING HEIGHTS, MATERIAL EXTENTS, LOCATIONS AND HEIGHTS OF BULKHEADS, SOFFITS, ETC.
3	PLAN WALL TYPES TAKE PRECEDENCE OVER SCHEDULED WALL FINISH. PROVIDE APPROPRIATE WALL FINISH TO CORRESPOND TO WALL TYPES
4	MOLD AND MOISTURE RESISTANT GYPSUM BOARD SHALL BE USED AT ALL KITCHEN AREAS, TOILET ROOMS AND CUSTODIAN SERVICE CLOSETS SCHEDULED TO HAVE GYPSUM BOARD FINISHES
5	WALL AND CEILING FINISHES SHALL INCLUDE ALL PROJECTIONS, BEAM ENCLOSURES, RECESSES, BULKHEADS, MATERIAL CHANGES, OR OTHER ENCLOSURES. REFER TO REFLECTED CEILING PLANS
6	PROVIDE SEALANT/CAULK AT INTERSECTIONS OF DISSIMILAR MATERIALS AND AS RECOMMENDED BY MANUFACTURERS' GUIDELINES.

DOOR SCHEDULE											
MARK	DOOR					FRAME				DETAIL	
	SIZE	TYPE	MATL	FIN		TYPE	MATL	FIN		HEAD	JAMB
FIRST FLOOR											
101	3' - 0"	7' - 0"	B	HM	PT	1	HM	PT	H1	J1	
105	3' - 0"	7' - 0"	B	HM	PT	1	HM	PT	H1	J1	
106	3' - 0"	7' - 0"	B	HM	PT	1	HM	PT	H1	J1	
107	3' - 0"	7' - 0"	B	HM	PT	1	HM	PT	H1	J1	
LEVEL 2											
109	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT	H1	J1	PAINTED TO MATCH FACADE

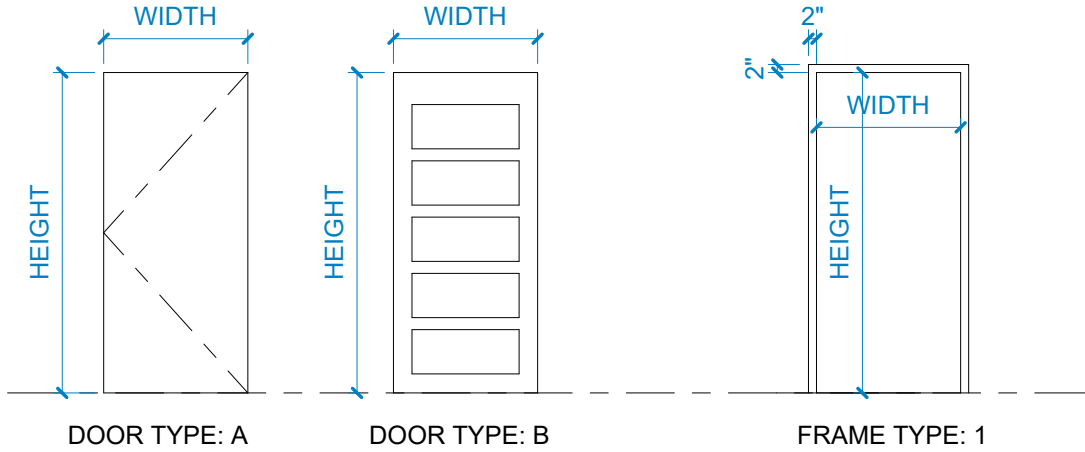
EQUIPMENT LIST				
	ITEM	MANUFACTURER	DIMENSIONS (H x W x D)	QUANT...
1	REFRIGERATED MERCHANDISER	TRUE MFG. - GENERAL FOODSERVICE MODEL GDM-49-HC~TSL01	78.63(h) x 54.13(w) x 29.88(d)	2
2	REFRIGERATED MERCHANDISER	TRUE MFG. - GENERAL FOODSERVICE MODEL GDM-23-HC~TSL01	78.63(h) x 27(w) x 29.88(d)	1
3	HAND SINK	SERV-WARE MODEL HS15S-CWP	13.5(h) x 17(w) x 15(d)	1
4	UNDERBAR SINK UNITS	BK RESOURCES MODEL UB4-18-1014HS12-P-G	32.5(h) x 12(w) x 18(d)	1
5	ICE BIN	BK RESOURCES MODEL UB4-21-1B24	32.5(h) x 24(w) x 21(d)	1
6	BOTTLE COOLER	SERV-WARE MODEL BC-65-HC	35(h) x 64.3(w) x 27(d)	1
7	WIRE SHELVING	SERV-WARE MODEL GR1848CWP	48(w) x 18(d)	10
8	ICE MAKER, CUBE-STYLE	BLUE AIR FSE LLC MODEL BLMI -300A	30.63(h) x 22(w) x 27(d)	1
9	WATER FILTRATION SYSTEM	CUSTOM MODEL SYSTEMS IV CC1 SERIES	N/A	1



H1
INTERIOR SWING DOOR

J1
INTERIOR SWING DOOR

WD STUD HEAD AND JAMB DETAILS
1 1/2" = 1'-0"



DOOR AND FRAME TYPES
1/4" = 1'-0"



SURF'S UP
MINIATURE GOLF STRUCTURES
1360 BRIDGE BARRIER RD.
CAROLINA BEACH, NC 28428

© 2024 MARK LOUDERMILK ARCHITECTURE, PLLC		
Mark	Date	Description
PROJECT NO: 24074		
DATE: 09/26/2024		
SCALE: As indicated		
DRAWN BY: OU		
PROJ MGR: WB		

DOOR AND FINISH SCHEDULE

A601

PLUMBING FIXTURE SCHEDULE

P-#	FIXTURES	SPECIFICATIONS	PIPING REQUIRED		
			WASTE	CW	HW
P-1	WATER CLOSET/ADA FLOOR MOUNTED TANK TYPE - 1.6 GPF	AMERICAN STANDARD "CADET RIGHT HEIGHT" MODEL 2298.012 VITREOUS CHINA TOILET WITH ELONGATED BOWL AND TANK WITH SIDE TRIP LEVER, 16 1/2" RIM HEIGHT, 1.6 GPF, 12" ROUGH-IN, BOLT CAPS, COMPLIES WITH ANSI A112.19.2 & A117.1 SEAT : BEMIS/CHURCH DURAGUARD 2100 NSSC ANTI-MICROBIAL HEAVY DUTY WHITE ELONGATED OPEN FRONT SEAT WITH COVER. VALVE: McGUIRE NO. 2166 3/8"x12" FLEX CLOSET SUPPLY WITH STOP.	3"	1/2"	--
P-2	URINAL - HANDICAP 3/4" TOP SPUD - 1.0 GPF MANUAL FLUSH VALVE	AMERICAN STANDARD "ALLBROOK" MODEL 6541.132 1.0 GPF 3/4" TOP SPUD, WHITE VITREOUS CHINA, 2" IPS OUTLET, WALL HANGER. MOUNT RIM 17" AFF TO COMPLY WITH ADA. VALVE: SLOAN REGAL MODEL 1-186-1-ADA, 1GPF, CHROME FLUSH WITH ADA COMPLIANT HANDLE.	2"	1/2"	--
P-3	LAVATORY - WALL MTD. AUTOMATIC FAUCET ADA	AMERICAN STANDARD "LUCERNE" 0355.012 WALL MTD. WHITE VITREOUS CHINA 20"x18" LAVATORY WITH 4" FAUCET CENTERS. FAUCET: AMERICAN STANDARD "SELECTRONIC" ELECTRONIC LAVATORY FAUCET MODEL 6057.205/6056.205 , VANDAL RESISTANT 0.5 GPM AERATOR, 3/8" O.D. COPPER INLETS, PROVIDE POWER SUPPLY AND THERMOSTATIC MIXING VALVE. SUPPLIES: McGUIRE NO. 165 3/8"x12" FLEX ANGLE SUPPLY WITH STOP STRAINER: McGUIRE NO. 155-A GRID STRAINER WITH 1 1/4" TAILPIECE. TRAP AND SUPPLY INSULATION: McGUIRE PREWRAPPED PROWRAP INSULATION KIT MODEL NO.2150	1-1/2"	1/2"	1/2"
P-4	MOP BASIN 36"x36"x12"	FIAT MODEL TSB-3002, 36"x36"x12" TERRAZZO SERVICE BASIN WITH STAINLESS STEEL CAPS ON ALL CURBS, 12" HIGH WITH 6" DROP FRONT, SELF CAULKING BRASS DRAIN WITH STAINLESS STEEL STRAINER. FAUCET: FIAT MODEL 830-AA CHROME PLATED WITH VACUUM BREAKER, INTEGRAL STOPS, ADJUSTABLE WALL BRACE, PAIL HOOK & 3/4" HOSE THREAD ON SPOUT, HOSE AND HOSE BRACKET MODEL 832-AA 30" LONG FLEXIBLE, HEAVY DUTY 3/8" RUBBER HOSE WITH 3/4" BRASS COUPLING, 18 GAUGE 302 STAINLESS STEEL BRACKET WITH RUBBER GRIP.	3"	1/2"	1/2"

GENERAL PLUMBING SPECIFICATIONS

GENERAL: THE ENTIRE PLUMBING SYSTEM SHALL BE IN ACCORDANCE WITH THE CURRENT NORTH CAROLINA BUILDING PLUMBING CODE. SUBMIT THREE (3) COPIES OF PLUMBING INSPECTION CERTIFICATES TO OWNER. PLUMBING CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED BY GOVERNING AUTHORITIES FOR WORK DONE UNDER THIS CONTRACT. PROVIDE AND INSTALL ALL SUPPORTS, BRACKETS, MATERIALS AND LABOR AS REQUIRED FOR A COMPLETE AND ACCEPTABLE PLUMBING SYSTEM. PLUMBING CONTRACTOR SHALL CLEAN ALL PLUMBING FIXTURES AFTER ALL CONSTRUCTION IS COMPLETE.

SOIL, WASTE AND VENT PIPING: WASTE PIPING AND VENT PIPING SHALL BE P.V.C. - D.W.C. SCHEDULE 40 PIPE. HOWEVER, COEXTRUDED PVC "FOAM CORE", ASTM F891, WILL NOT BE ALLOWED.

ALL PENETRATIONS THROUGH NON-COMBUSTIBLE CONSTRUCTION SHALL BE PACKED WITH NON-COMBUSTIBLE FIRE STOPPING MATERIAL.

GRADE WASTE AND VENT PIPING 1/4 INCH PER FOOT WHERE POSSIBLE BUT NOT LESS THAN 1/8 INCH PER FOOT, UNLESS SPECIFICALLY DIRECTED. MAINTAIN INVERTS WHERE INDICATED.

WATER HEATER. ALL FITTINGS SHALL BE SWEAT TYPE WROUGHT COPPER WITH WALL THICKNESS EQUAL TO PIPE WALL THICKNESS. ALL JOINTS SHALL BE MADE WITH 95-5 SOLDER OR SILVABRITE 100. NO SOLDER W/LEAD SHALL BE PERMITTED.

ALL ROUGHING-IN PIPING SHALL BE RUN CONCEALED. ALL EXPOSED WATER LINES, STOPS, TRAP AND WASTE PIPE AT THE FIXTURES SHALL BE CHROME PLATED BRASS, WHICH FOR THE MOST PART WILL BE FURNISHED WITH THE FIXTURES. CHROME PLATED ESCUTCHEON RINGS SHALL BE USED AT EACH POINT OF ENTRANCE OF CHROME PIPING INTO WALLS, FLOORS, OR CEILINGS. EXPOSED WORK SHALL BE UNIFORM IN HEIGHT AND LOCATION FOR EACH TYPE FIXTURE.

WATER PIPING UNDER GROUND OUTSIDE OF BUILDING SHALL BE AT LEAST 24 INCHES BELOW THE FINISHED GRADE SURFACE.

THERMAL INSULATION: ALL HOT AND COLD WATER PIPING INSIDE BUILDING AND IN CRAWL SPACE, ALL HOT WATER PIPING BELOW GRADE, AND COLD WATER PIPING BELOW GRADE WITHIN 3'-0" OF OUTSIDE SHALL BE INSULATED WITH 1" THICK "ARMAFLEX" OR IMCOA WITH SEALED JOINTS OR PREMOLDED FIBERGLASS WITH VAPOR BARRIER JACKET. IN LIEU OF INSULATING WATER PIPING IN HEATED WALLS PIPING MAY BE ENCASED IN BATT INSULATION WITHIN THE WALL OR FLOOR/CEILING.

WATER HEATERS: WATER HEATERS SHALL BE UL LISTED AND COMPLETE WITH ALL STANDARD FEATURES, FIVE (5) YEAR TANK WARRANTY, GLASS-LINED TANK, FOAM INSULATION ON THE TANK, ANODE ROD, AUTOMATIC TEMPERATURE CONTROL, AND AUTOMATIC HIGH-LIMIT SAFETY CUTOFF. INSTALL ASSE 1070 COMPLIANT TEMPERATURE CONTROL VALVE DOWNSTREAM OF ANY HIGH TEMPERATURE FIXTURES AND UPSTREAM OF ALL PUBLIC HANDWASHING FACILITIES.

EACH WATER HEATER SHALL BE PROVIDED WITH AN ASME APPROVED PRESSURE AND TEMPERATURE RELIEF VALVE. UNITS NOT INSTALLED WITH VACUUM BREAKER ON COLD WATER SUPPLY LINE SHALL BE PROVIDED WITH AGA CERTIFIED VACUUM RELIEF VALVE PER ANSI Z21.22. A GATE VALVE SHALL BE INSTALLED ON SAME FLOOR AS UNIT AND NO FURTHER THAN 3 FEET ON THE COLD WATER SUPPLY.

EACH WATER HEATER AND ITS INSTALLATION SHALL COMPLY WITH THE LATEST ISSUE AND ALL ADDENDA THERETO OF THE STATE BOILER INSPECTION LAWS AND REGULATIONS. ALL WIRING AND CONTROLS ASSOCIATED WITH THE HEATERS SHALL BE U.L. APPROVED AND IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE.

EACH HEATER TANK SHALL BE FITTED WITH APPROVED "DIP" TUBE AND LABELED TO SHOW APPROVAL FOR INSTALLATION.

DISCHARGE RELIEF VALVE FROM EACH WATER HEATER SHALL BE PIPED FULL SIZE TO WITHIN SIX (6) INCHES OF THE FLOOR OVER A FLOOR DRAIN, DRIP PAN OR OTHER SAFE LOCATION. DISCHARGE PIPE SHALL BE SUPPORTED AND ANCHORED SO THAT IT WILL NOT PUT UNDUE STRAIN ON THE RELIEF VALVE BODY OR MOUNTING COUPLING.

SUBMITTAL: THE CONTRACTOR SHALL WITHIN (15) DAYS OF RECEIPT OF PROPERLY SIGNED CONTRACT SUBMIT TO THE ARCHITECT/ENGINEER FOR APPROVAL (5) COPIES OF A LIST OF SUPPLIES AND MANUFACTURER'S MATERIAL AND EQUIPMENT TO BE USED ON THIS PROJECT.

SUBSTITUTION OF MATERIALS AND/OR EQUIPMENT FOR THAT SPECIFIED WILL NOT BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL BY THE ARCHITECT/ENGINEER PRIOR TO RECEIPT OF BIDS.

GUARANTEE: THE PLUMBING CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE BY OWNER STATING THE DAY THE GUARANTEE BEGINS AND ENDS.

WATER HEATER (EWH): STATE M/N PCE 30 20LSA, 30 GALLON ELECTRIC WATER HEATER WITH ONE (1) 4.5KW ELEMENT, 240 VOLT, SINGLE PHASE, WITH 3 YEAR WARRANTY. FURNISH WITH A.S.M.E. APPROVED RELIEF VALVE, WATERGUARD EXPANSION TANK M/N ETC-2X, AND DRAIN PAN.

NOTE: PLANS SHOULD NOT BE SCALED FOR DIMENSIONS. COORDINATE ALL ROUGH IN DIMENSIONS WITH EQUIPMENT TO BE INSTALLED AND DIMENSIONED DRAWINGS INCLUDING KITCHEN EQUIPMENT PLANS IF AVAILABLE. CONTACT ENGINEER BEFORE CONSTRUCTION WITH ANY CONFLICTS.

PLUMBING GENERAL NOTES:

BASIS OF DESIGN: UNLESS OTHERWISE NOTED THE PURPOSE OF THESE DRAWINGS IS TO PROVIDE DIRECTION AND BASIS OF DESIGN TO A COMPETENT CONTRACTOR FAMILIAR WITH THE TYPE OF SYSTEMS BEING INSTALLED SUFFICIENT TO INDICATE OWNERS REQUESTS AND CODE REQUIREMENTS. IT IS THE CONTRACTORS RESPONSIBILITY, WHEN OTHERWISE UNDIRECTED, TO FOLLOW STANDARD INDUSTRY PRACTICES AND BASIC CODE COMPLIANCE INCLUDING, BUT NOT LIMITED TO, PROVIDING MATCHING REQUIRED ACCESSORIES TO THE SYSTEMS INDICATED, COORDINATING EXACT ROUTINGS AND LOCATIONS WITH OTHER TRADES AND THE OWNER, SELECTING CODE APPROVED MATERIALS, AND MAKING MINOR OFFSETS/ADJUSTMENTS BASED ON FIELD COORDINATION AND OWNER'S FIELD REQUESTS. CHANGE OF MANUFACTURER TO EQUIVALENT SYSTEMS, WITH OWNER'S APPROVAL, IS ACCEPTABLE. CONTACT ENGINEER WITH ANY CONFLICTS NOT COVERED BY THE ABOVE INSTRUCTIONS.

1. PROVIDE ALL MATERIALS AND LABOR NECESSARY FOR COMPLETE AND PROPERLY FUNCTIONING PLUMBING SYSTEMS. WARRANTY ALL WORK AND ALL MATERIALS, EQUIPMENT AND DEVICES FOR A PERIOD OF ONE YEAR AFTER OWNER'S ACCEPTANCE.

2. WORK SHALL CONFORM TO OR MEET THE REQUIREMENTS OF THE MOST CURRENT EDITION OF:

- NORTH CAROLINA PLUMBING CODE
- ASPE
- UL
- ANSI
- ALL FEDERAL, STATE AND LOCAL CODES AND ORDINANCES

3. DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO BE SCALED FOR DIMENSIONS, UNLESS DIMENSIONED.

4. ALL MATERIALS, EQUIPMENT AND DEVICES SHALL, AS A MINIMUM, MEET THE REQUIREMENTS OF UL WHERE UL STANDARDS ARE ESTABLISHED FOR THOSE ITEMS. ALL ITEMS SHALL BE CLASSIFIED BY UL AS SUITABLE FOR THE PURPOSE USED.

5. ALL ITEMS SHALL BE NEW, UNLESS NOTED OTHERWISE.

6. ALL MATERIALS AND EQUIPMENT SHALL BE CURRENT PRODUCTS BY MANUFACTURERS REGULARLY ENGAGED IN THE PRODUCTION OF SUCH PRODUCTS.

7. COORDINATE LOCATION OF PLUMBING WORK WITH OTHER TRADES TO AVOID CONFLICTS AND INTERFERENCES. COORDINATE WITH SITE WORK TO PROVIDE FULL OPEN WATER SERVICE VALVE WITHIN 5 FEET OF BUILDING ENTRY.

8. INSTALL ALL EQUIPMENT AND MATERIAL IN ACCORDANCE WITH MANUFACTURER'S WRITTEN PRINTED INSTRUCTIONS AND RECOMMENDATIONS. VERIFY, INCLUDING WITH OTHER TRADES, POWER AND/OR FUEL SUPPLY BEFORE ORDERING.

9. COORDINATE WITH AND OBTAIN PERMITS AND INSPECTIONS FROM AUTHORITY HAVING JURISDICTION AND INCLUDE ALL FEES IN BID.

10. PROVIDE OWNER WITH CERTIFICATES OF FINAL INSPECTION AND ACCEPTANCE FROM AUTHORITY HAVING JURISDICTION.

11. ALL EQUIPMENT AND PIPE ABOVE CEILING SHALL BE SUPPORTED FROM BUILDING STRUCTURE ABOVE, UNO.

12. WHERE PIPES PENETRATE FIRE RATED BARRIERS (WALLS, FLOORS AND CEILINGS) SEAL OPENING AROUND PIPES AND DUCTWORK WITH U.L. LISTED FIRE STOPPING MATERIAL TO MAINTAIN THE FIRE RATING OF THE BARRIER. PER NC BUILDING CODE VOLUME 1, PENETRATIONS OF NONRATED WALLS, PARTITIONS AND FLOORS OF NONCOMBUSTIBLE CONSTRUCTION SHALL BE FIRE-STOPPED WITH NONCOMBUSTIBLE MATERIAL.

13. PROVIDE EXPANSION-DEFLECTION JOINTS WHERE PIPE CROSSES BUILDING EXPANSION OR SEISMIC JOINTS.

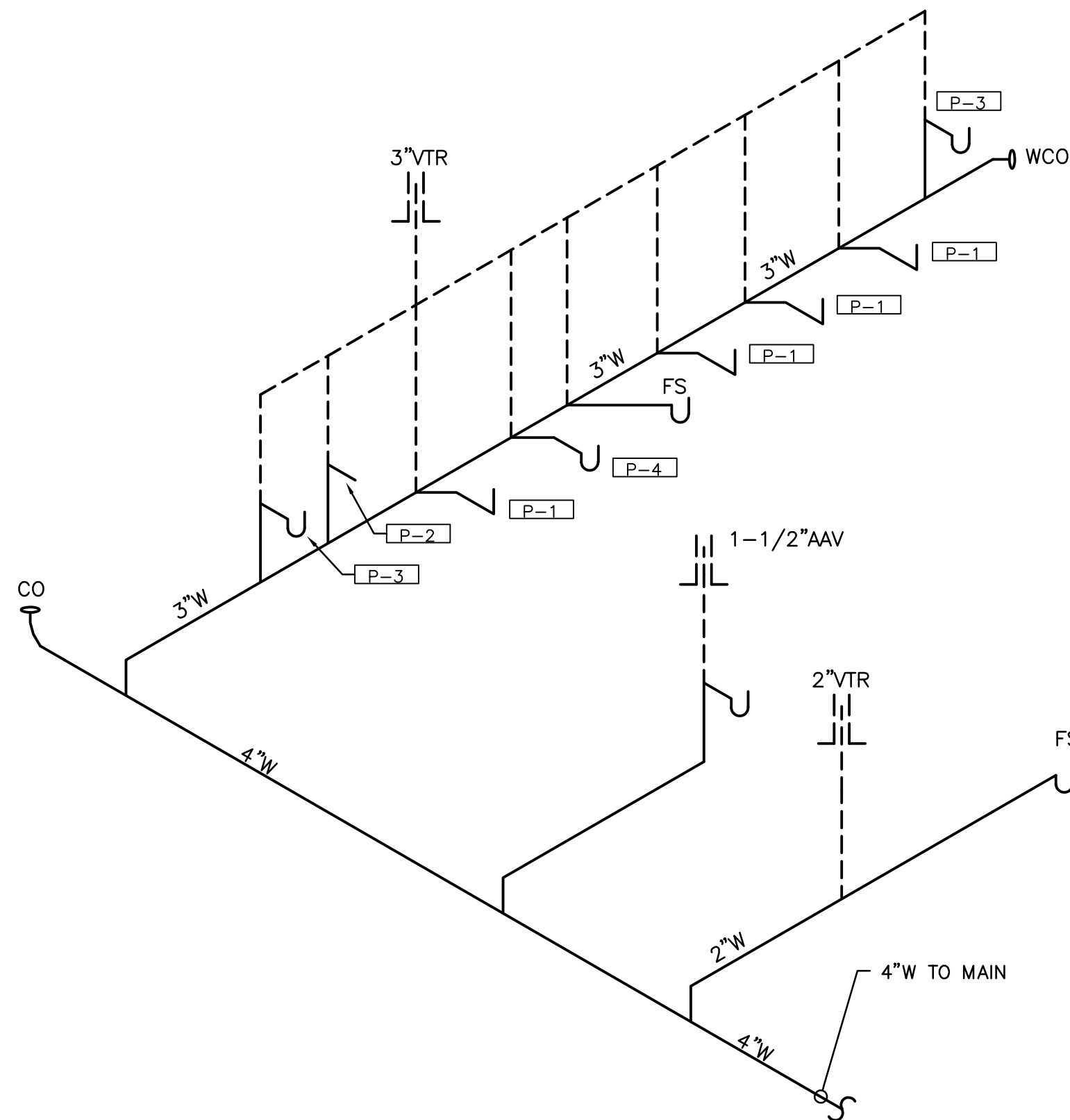
14. PRIOR TO BIDDING, THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL VISIT THE JOBSITE AND SHALL FAMILIARIZE THEMSELVES WITH ALL CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED AND SHALL INCLUDE IN HIS BID ALL LABOR, MATERIAL AND OPERATIONS REQUIRED FOR A COMPLETE JOB. (NOTIFY OWNER AND ENGINEER OF ANY DISCREPANCIES PRIOR TO BID.)

15. CLEANOUTS, LINE SIZE, UNO.

16. FLOOR DRAINS, LINE SIZE, UNO.

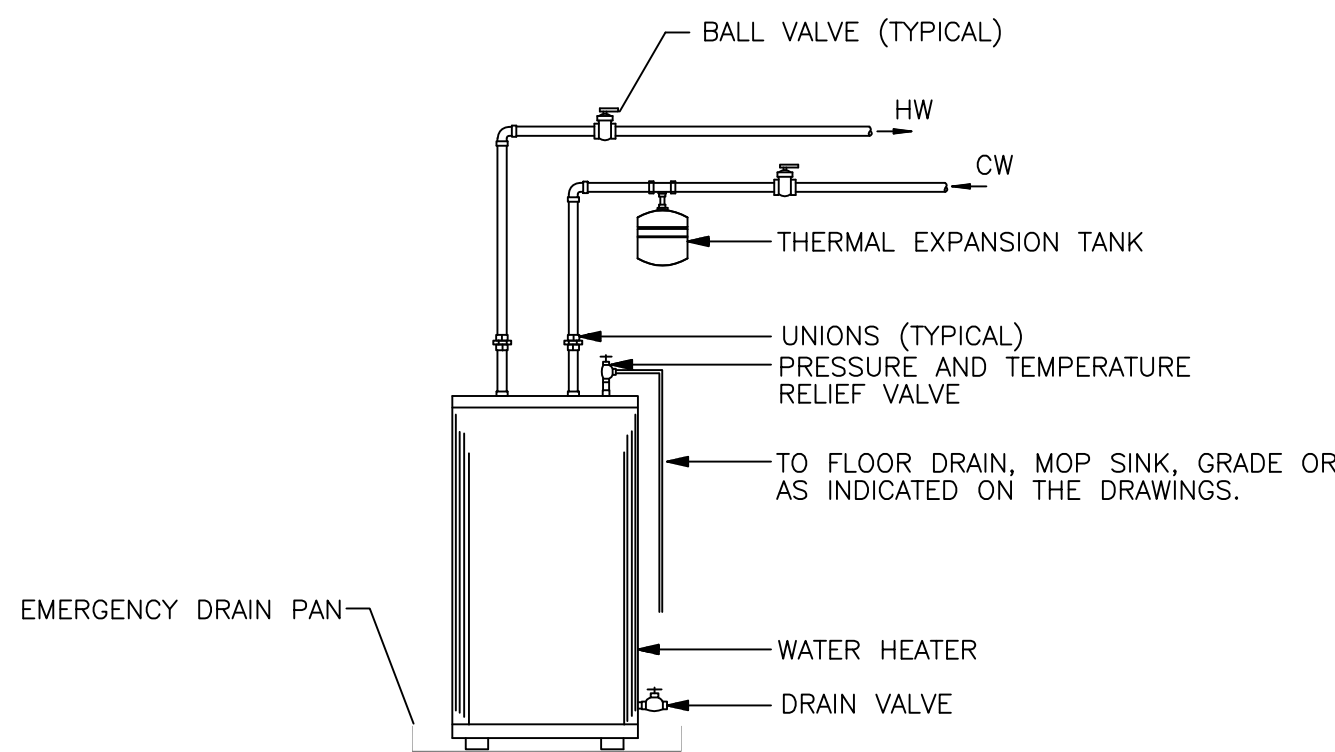
17. FLOOR DRAINS WITH SUBSCRIPT CO TO HAVE INTEGRAL CLEANOUT AND SHALL BE SIMILAR TO REGULAR FLOOR DRAIN SPECIFIED, UNO.

18. FLOOR DRAINS AND FLOOR SINKS SHALL BE PROVIDED WITH TRAP PRIMERS OR ALTERNATE METHODS AS APPROVED BY AUTHORITY HAVING JURSDICTION.



WASTE RISER

SCALE: NONE

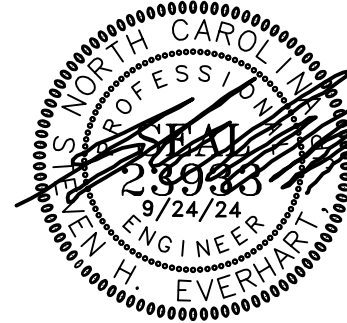


ELECTRIC WATER HEATER

SCALE: NONE

PLUMBING LEGEND

P-#	FIXTURE NUMBER, SEE SCHEDULE
⊗	WATER BALANCE/SHUTOFF VALVE
⊗	HOT WATER TEMPERING VALVE
⊗	FLOOR SINK
VTR	VENT THROUGH ROOF
AAV	AIR ADMITTANCE VALVE
---	NEW COLD WATER PIPE
---	NEW HOT WATER PIPE
---	NEW WASTE PIPE
---	NEW VENT PIPE



SURF'S UP MINIATURE GOLF STRUCTURES

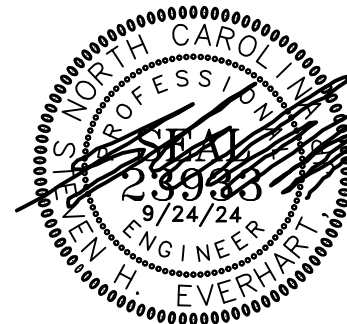
1360 BRIDGE BARRIER RD,
CAROLINA BEACH, NC 28428

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Mark	Date	Description
PROJECT NO:	24074	
DATE:	9/24/2024	
SCALE:		
DRAWN BY:		
PROJ MGR:		

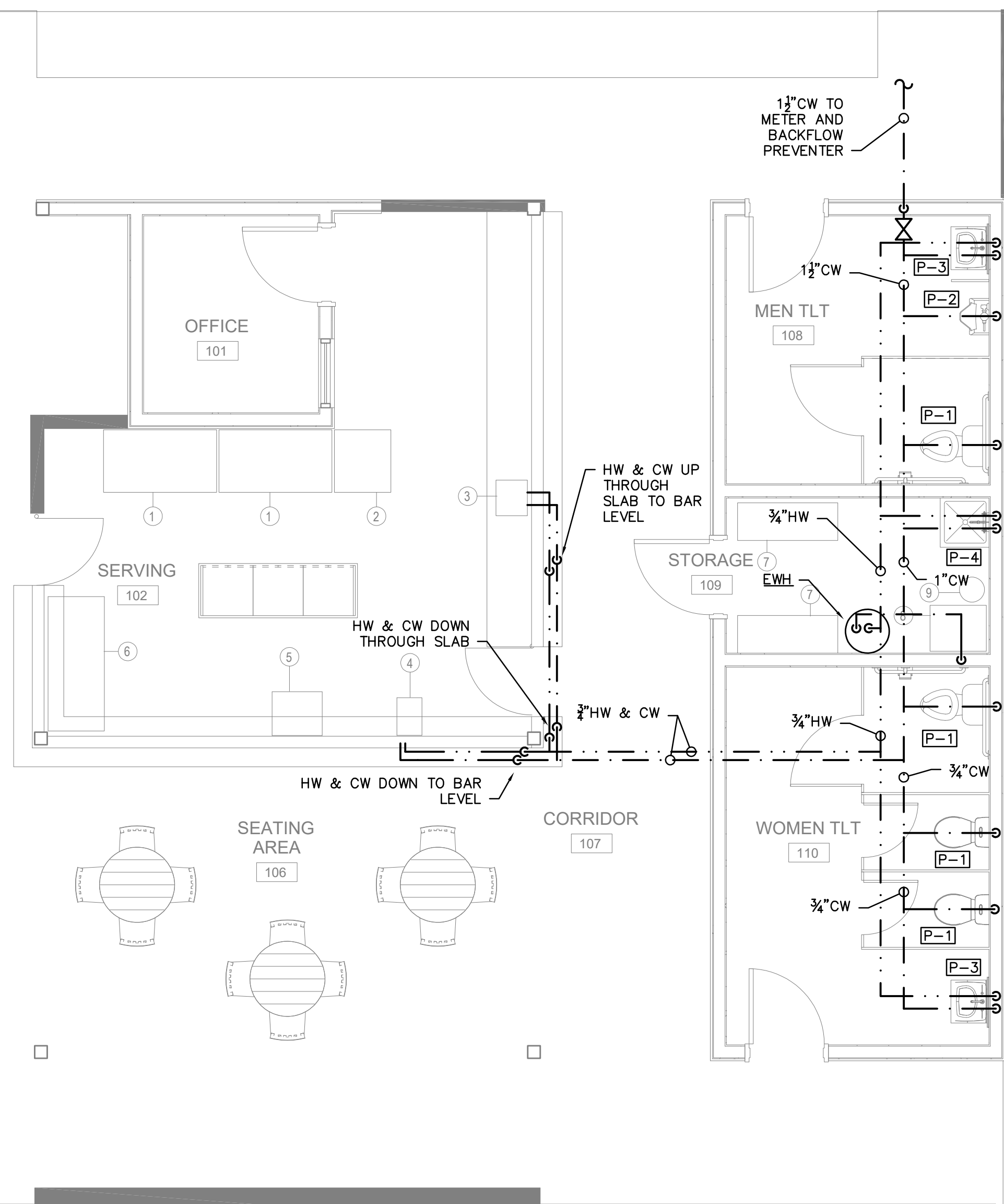
PLUMBING
SCHEDULES,
NOTES & DETAILS

P100

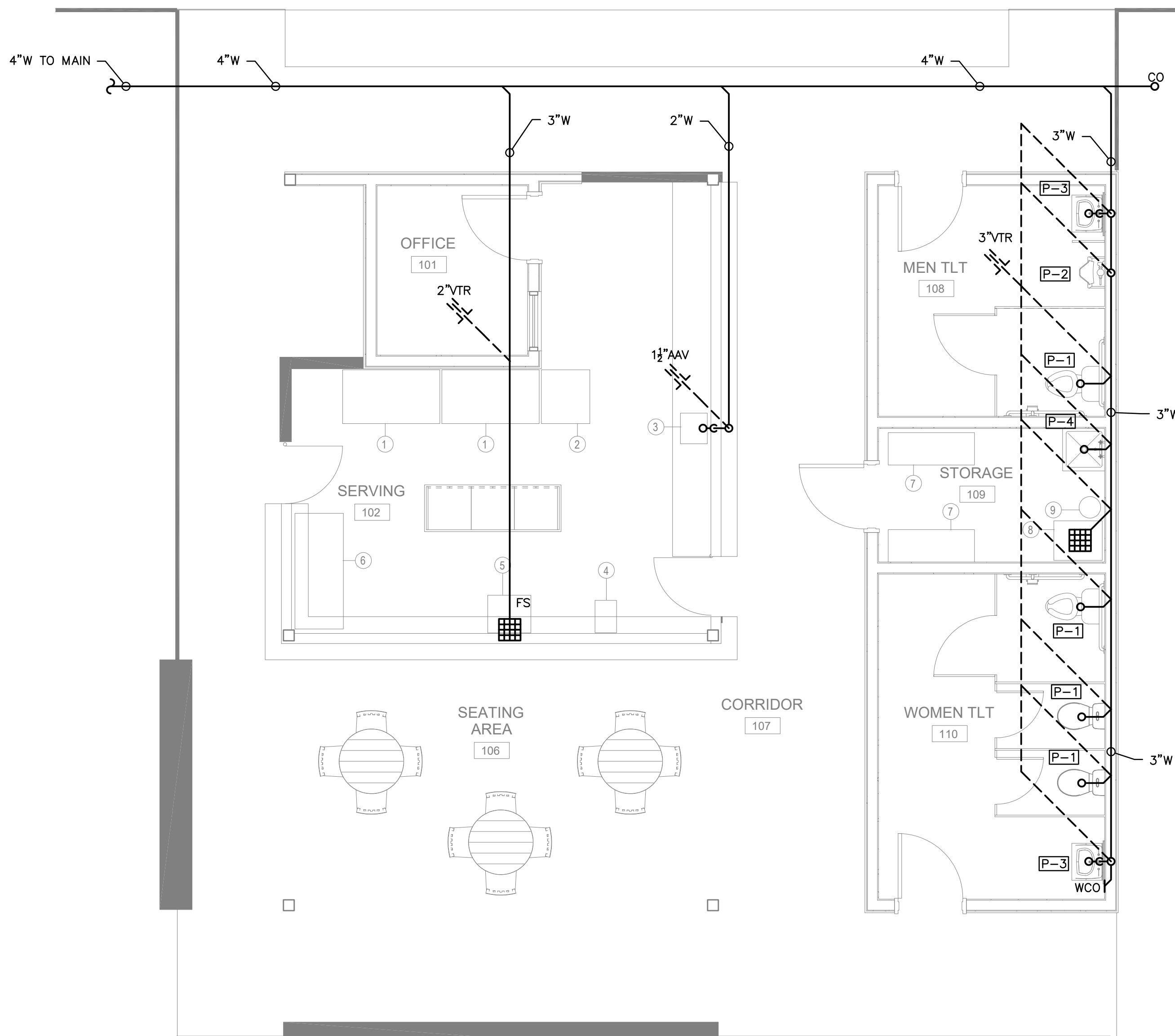


SURF'S UP MINIATURE GOLF
STRUCTURES
1360 BRIDGE BARRIER RD,
CAROLINA BEACH, NC 28428

EQUIPMENT LIST				
	ITEM	MANUFACTURER	DIMENSIONS (H x W x D)	QUANT...
1	REFRIGERATED MERCHANDISER	TRUE MFG. - GENERAL FOODSERVICE MODEL GDM-49-HC~TSL01	78.63(h) x 54.13(w) x 29.88(d)	2
2	REFRIGERATED MERCHANDISER	TRUE MFG. - GENERAL FOODSERVICE MODEL GDM-23-HC~TSL01	78.63(h) x 27(w) x 29.88(d)	1
3	HAND SINK	SERV-WARE MODEL HS15S-CWP	13.5(h) x 17(w) x 15(d)	1
4	UNDERBAR SINK UNITS	BK RESOURCES MODEL UB4-18-1014HS12-P-G	32.5(h) x 12(w) x 18(d)	1
5	ICE BIN	BK RESOURCES MODEL UB4-21-IB24	32.5(h) x 24(w) x 21(d)	1
6	BOTTLE COOLER	SERV-WARE MODEL BC-65-HC	35(h) x 64.3(w) x 27(d)	1
7	WIRE SHELVING	SERV-WARE MODEL GR1848CWP	48(w) x 18(d)	10
8	ICE MAKER, CUBE-STYLE	BLUE AIR FSE LLC MODEL BLMI-300A	30.63(h) x 22(w) x 27(d)	1
9	WATER FILTRATION SYSTEM	CUSTOM MODEL SYSTEMS IV CC1 SERIES	N/A	1



FLOOR PLAN — PLUMBING — WATER
SCALE: 1/4"=1'-0"



FLOOR PLAN — PLUMBING — WASTE
SCALE: 1/4"=1'-0"

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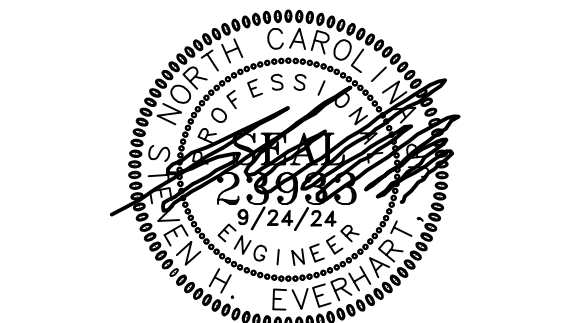
Mark	Date	Description
PROJECT NO:	24074	
DATE:	9/24/2024	
SCALE:		
DRAWN BY:		
PROJ MGR:		

FLOOR PLAN
PLUMBING

P200

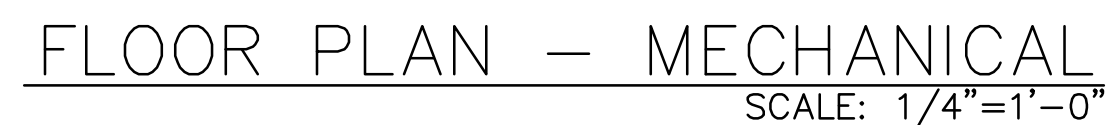


TOPSAIL
ENGINEERING, INC.
P.O. BOX 367 | Hampstead, NC 28443
office@topsailengineering.com
NC License No. C-2546
(910) 270-3747



1360 BRIDGE BARRIER RD.
CAROLINA BEACH, NC 28428

- ① REFRIGERANT PIPING CONCEALED ABOVE CEILING AND IN BUILDING CONSTRUCTION, SIZE AS RECOMMENDED BY UNIT MANUFACTURER. TYP.
- ② 1"CONDENSATE DRAIN PIPING WITH PROPER PITCH. TERMINATE OUTSIDE BUILDING, MIN. 8" ABOVE GRADE WITH ELBOW LOOKING UP. TYP.
- ③ MOUNT UNIT ON 4" CONCRETE PAD OR PAVED SURFACE.
- ④ DUCT CAP TO EXHAUST FAN.



FLOOR PLAN
MECHANICAL

M200

SCOPE: FURNISH ALL MATERIALS, LABOR, TOOLS, EQUIPMENT AND SUPERVISION NECESSARY TO INSTALL COMPLETE ELECTRICAL POWER AND LIGHTING SYSTEM IN THE BUILDING AS FURTHER DESCRIBED ON THE ELECTRICAL CONTRACT DRAWINGS.

SUPPLY ALL MATERIALS, FITTINGS AND HARDWARE NECESSARY FOR COMPLETE OPERATING SYSTEMS WITHIN THE OBVIOUS INTENT OF THE DRAWINGS. NO ATTEMPT HAS BEEN MADE TO DETAIL OR LIST EACH AND EVERY ITEM OF MATERIAL. THE ELECTRICAL CONTRACTOR IS CAUTIONED TO READ THE ENTIRE PROJECT DRAWINGS AND SPECIFICATIONS TO ASSURE HIMSELF OF A THOROUGH KNOWLEDGE OF BUILDING CONSTRUCTION, STRUCTURAL RESTRICTIONS TO ELECTRICAL CONTRACT WORK AND TO ASSURE THAT NO REFERENCE ANYWHERE IN THE PROJECT DRAWINGS AND SPECIFICATIONS TO WORK BY THE ELECTRICAL CONTRACTOR IS OVERLOOKED.

CODES, PERMITS AND INSPECTIONS: THE LATEST EDITION OF THE STATE BUILDING CODE WHICH INCLUDES THE 2020 EDITION OF THE NATIONAL ELECTRICAL CODE IS HEREBY MADE A PART OF THIS SPECIFICATION. CODE REQUIREMENTS SHALL TAKE PRECEDENCE OVER THESE SPECIFICATIONS WHERE THE CODE REQUIREMENTS EXCEED THAT OF THE SPECIFICATIONS. HOWEVER, THE SPECIFICATIONS SHALL BE FOLLOWED WHERE THEY EXCEED CODE REQUIREMENTS. THE ELECTRICAL CONTRACTOR SHALL AT NO ADDITIONAL COST TO THE OWNER, OBTAIN THE SERVICES OF THE LOCAL ELECTRICAL INSPECTOR TO MAKE ALL REQUIRED INSPECTIONS.

MATERIALS AND WORKMANSHIP: ALL MATERIAL BUILT INTO THIS PROJECT SHALL BE NEW OF EQUIVALENT OR BETTER QUALITY THAN THAT SPECIFIED. SPECIFIC NAMES AND CATALOG NUMBERS USED HEREIN ARE TO ESTABLISH THE ITEM FUNCTION, ARRANGEMENT AND QUALITY REQUIRED AND ARE NOT INTENDED TO RESTRICT COMPETITION. ALL MATERIALS SHALL BE UL LISTED AND LABELED FOR THE PARTICULAR APPLICATION AS USED ON THIS PROJECT.

CONDUCTORS: ALL CONDUCTORS SHALL BE COPPER (#10 AWG AND SMALLER SHALL BE SOLID, AND #8 AWG AND LARGER STRANDED) WITH THHN/THWN INSULATION, INSTALLED IN CONDUIT (PANEL FEEDER) OR MC CABLE (BRANCH CIRCUITS). NM CABLE SHALL NOT BE USED. CONDUCTORS SHALL BE #12 AWG MINIMUM EXCEPT WITHIN LIGHT FIXTURES, LOW VOLTAGE CONTROLS OR COMMUNICATION/FIRE ALARM EQUIPMENT. CONDUCTOR COLOR CODE SHALL CONFORM TO THE NEC. CONDUCTORS SHALL BE CONTINUOUS FROM TERMINAL TO TERMINAL OR PULL BOX TO PULL BOX. JOINTS SHALL BE MADE WITH IDEAL "WIRENUTS."

RACEWAYS: RACEWAYS SHALL BE ELECTRICAL METALLIC TUBING (EMT) WITH THREADED STEEL HEXAGONAL COMPRESSION FITTINGS – NEITHER INDENTOR TYPE OR DIE METAL FITTING WILL BE ACCEPTED. CONDUIT UNDER THE FLOOR SLAB AND UNDER GROUND OUTSIDE THE BUILDING MAY BE PVC. FITTINGS IN EMT SHALL BE WEATHER TIGHT (THOMAS AND BETTS SERIES #5123 WITH NYLON INSULATED THROATS), BENDS SHALL BE FACTORY FABRICATED OR MADE "COLD" WITH BENDING TOOL, FREE OF KINKS OR RESTRICTIONS. NO SINGLE BEND SHALL BE IN EXCESS OF 90 DEGREES. THERE SHALL BE NO MORE THAN THE EQUIVALENT OF THREE (3) 90 DEGREE BENDS IN A GIVEN RACEWAY FROM PULL BOX TO PULL BOX. RIGID RACEWAY THREADS SHALL BE CUT STRAIGHT AND TRUE – PIPE ENDS SHALL BE REAMED AND SMOOTHED INSIDE AND OUT.

SUPPORT 1-1/2 INCH AND LARGER CONDUIT 10 FEET O/C OR LESS, AND 1 INCH AND SMALLER 6 FEET O/C MAXIMUM. RACEWAYS SHALL BE SUPPORTED DIRECTLY FROM BUILDING STRUCTURE WITH BOLTS, SCREWS, STRAPS, HANGER RODS AND BRACKETS. ALL METALLIC HARDWARE SHALL BE GALVANIZED OR CADMIUM PLATED. NAILS, WIRE AND/OR PERFORATED STRAPS WILL NOT BE ACCEPTED.

USE THREADED LOCKNUTS OUTSIDE AND THREADED LOCKNUT AND BUSHING INSIDE ALL RACEWAY CONNECTIONS TO BOXES, DEVICES, PANELS AND GUTTERS. USE NON-METALLIC BUSHINGS ON ALL 1-1/4 INCH AND LARGER CONDUIT. EXPOSED CONDUIT SHALL BE RUN STRAIGHT AND TRUE PARALLEL AND PERPENDICULAR TO PRIMARY BUILDING LINES.

BOXES AND DEVICES: ALL BOXES, PANELS AND EQUIPMENT SHALL BE SUPPORTED DIRECTLY FROM THE BUILDING STRUCTURE AND SHALL NOT DEPEND ON THE FEEDER RACEWAYS FOR SUPPORT. ALL ITEMS SHALL BE CAREFULLY ALIGNED SO THAT COVERS WILL FINISH FLUSH AND STRAIGHT. ALL UNUSED KNOCKOUTS SHALL BE CLOSED WITH BLANKING DEVICES. BOXES IN CONCRETE OR MASONRY SHALL BE 3-1/2 INCH DEEP (MINIMUM) SQUARE 16 GAUGE GALVANIZED STEEL – STEEL CITY SERIES GW. BOXES INSTALLED IN WOOD PARTITIONS SHALL BE STEEL CITY 3-1/2 INCH DEEP GANGABLE SQUARE CORNER TYPE. RECEPTACLES SHALL BE HUBBELL 5362 OR EQUAL. SWITCHES SHALL BE HUBBELL 1120 SERIES OR EQUAL. COVER PLATES SHALL BE IMPACT RESISTANT. EXCEPT USE STAINLESS STEEL IN FOOD SERVICE AREAS.

PULL BOXES SHALL BE 14 GAUGE GALVANIZED STEEL WITH BLANK COVER SIZED AS REQUIRED BY NATIONAL ELECTRICAL CODE. LOCATE DEVICES AND EQUIPMENT ABOVE FINISHED FLOOR AS FOLLOWS UNLESS OTHERWISE SPECIFICALLY NOTED ON PLANS:

- WALL SWITCHES – 4'-0" OR TO NEAREST MASONRY COURSE JOINT.
- RECEPTACLES – 1'-6" OR TO NEAREST MASONRY COURSE JOINT.
- LIGHT FIXTURES – AS NOTED ON FIXTURE SCHEDULE.

GROUNDING: THE ELECTRICAL SYSTEM AND ALL ELECTRICAL EQUIPMENT SHALL BE GROUNDED IN ACCORDANCE WITH ARTICLE 250 OF THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE. GREEN EQUIPMENT GROUND WIRE SHALL BE USED WITH ALL FEEDERS AND BRANCH CIRCUITS.

LIGHTING FIXTURES: LIGHTING FIXTURES AND LAMPS SHALL BE PROVIDED AND INSTALLED AS PER SCHEDULE. ALL FIXTURES SHALL BE CLEANED ON COMPLETION OF INSTALLATION.

TESTS: THE CONTRACTOR SHALL MEGGER ALL BUSWAYS, CABLES AND CONTROL CONNECTIONS TO PROVE INSULATION RESISTANCE IS OF ACCEPTABLE VALUE.

PANELBOARDS: PROVIDE PANELS AS SCHEDULED EQUAL TO SQUARE D NQ00.

SAFETY SWITCHES: SWITCHES SHALL BE EQUAL TO SQUARE D TYPE GD WITH RATINGS AND FUSING PROVISIONS AS INDICATED.

IDENTIFICATION AND NAMEPLATES: PROVIDE ENGRAVED, LAMINATED BAKELITE (WHITE LETTERS ON BLACK SURFACE) NAMEPLATES SCREWED TO EACH PIECE OF ELECTRICAL DISTRIBUTION EQUIPMENT AS FOLLOWS:

A. PANELBOARDS, SWITCHBOARDS – DESIGNATION L1, P1, ETC.,VOLTAGE, PHASE NUMBER OF WIRES, ETC.; WORDING EXAMPLE: PANEL L1-208V-3 PHASE, 4 WIRE.

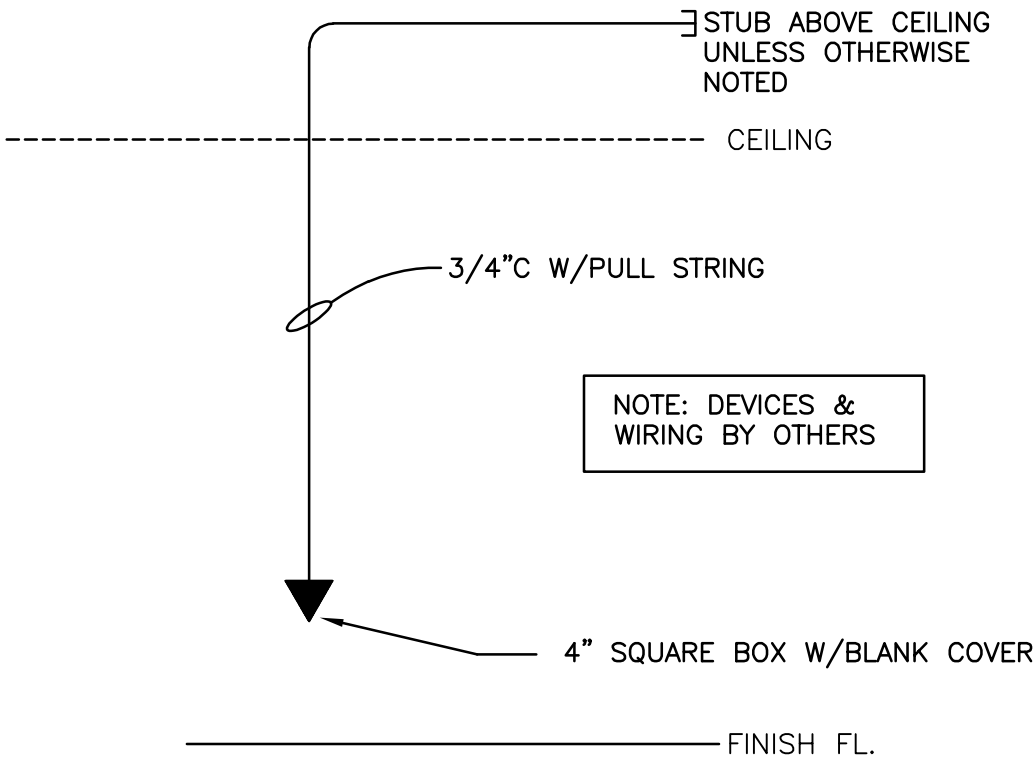
B. MOTOR STARTERS, DISCONNECT SWITCHES – UNLESS MOUNTED DIRECTLY ON OR ADJACENT TO IDENTIFY EQUIPMENT; WORDING EXAMPLE: EXHAUST FAN 1, MAKE-UP AIR UNIT.

EQUIPMENT CONNECTIONS: THIS CONTRACTOR SHALL BRING ALL REQUIRED ELECTRICAL SERVICE TO ALL EQUIPMENT ITEMS FURNISHED UNDER OTHER SECTIONS OF THESE SPECIFICATIONS OR BY THE OWNER, MAKE FINAL CONNECTIONS, AND LEAVE EQUIPMENT READY FOR OPERATION. THIS CONTRACTOR SHALL COORDINATE WITH ANY AFFECTED TRADE TO ASSURE CORRECT OPERATION OF THE EQUIPMENT ITEM.

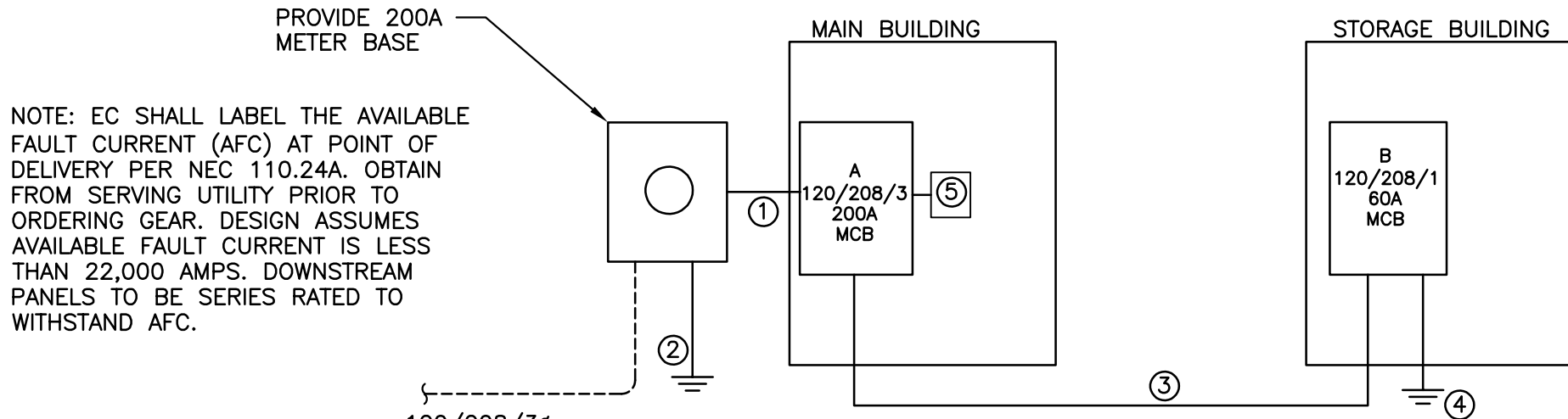
CONTROL AND INTERLOCK WIRING: EXCEPT AS OTHERWISE INDICATED ON THE DRAWINGS, ALL CONTROL AND INTERLOCK WIRING SHALL BE PERFORMED BY THE RESPECTIVE CONTRACTORS.

THE ELECTRICAL SUBCONTRACTOR SHALL INSTALL ALL STARTERS, PILOT SWITCHES, CONTROL DEVICES AND MISCELLANEOUS ITEMS OF ELECTRICAL EQUIPMENT FURNISHED UNDER OTHER SECTIONS OF THESE SPECIFICATIONS THAT ARE NOT INTEGRALLY MOUNTED WITH THEIR ASSOCIATED EQUIPMENT.

SERVICE: THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING SERVICE WITH THE UTILITY COMPANY. PROVIDE UTILITY REQUIRED METERING PROVISIONS. EC SHALL WORK DIRECTLY WITH THE UTILITY AND SHALL COMPLETE AND SUBMIT ALL LOAD DATA SHEETS REQUIRED FOR SERVICE APPLICATION.



TYPICAL DATA/COMM OUTLET
NTS



POWER RISER
NTS

- ① 4 #3/0, #4 GND, 2°C
- ② #4 GND PER NEC 250. SEE DETAIL
- ③ 3 #6, #10 GND, 1"
- ④ #8 GND PER NEC 250. SEE DETAIL
- ⑤ PROGRAMMABLE ELECTRONIC TIMECLOCK FOR COURSE LIGHTING

ELECTRICAL SUMMARY

ELECTRICAL SYSTEM AND EQUIPMENT

METHOD OF COMPLIANCE:

Energy Code: ☒ Prescriptive ☐ Performance

Lighting schedule

lamp type required in fixture See Fixture Schedule

number of lamps in fixture See Fixture Schedule

ballast type used in the fixture See Fixture Schedule

number of ballasts in fixture See Fixture Schedule

total wattage per fixture See Fixture Schedule

total interior wattage specified vs allowed 1737/1746

total exterior wattage specified vs allowed 2590/5440

Additional

Efficiency Package Options

☒ C406.2 More Efficient HVAC Equipment Performance

☐ C406.3 Reduced Lighting Power Density

☐ C406.4 Enhanced Digital Lighting Controls

☐ C406.5 On-Site Renewable Energy

☐ C406.6 Dedicated Outdoor Air System

☐ C406.7 Reduced Energy Use in Service Water Heating

☐ N/A EXISTING/RENOVATION

DESIGNER STATEMENT:

To the best of my knowledge and belief, the design of this building complies with the requirements of Section C405 of the 2018 North Carolina State Energy Code.

SIGNED: Gregory McDowell

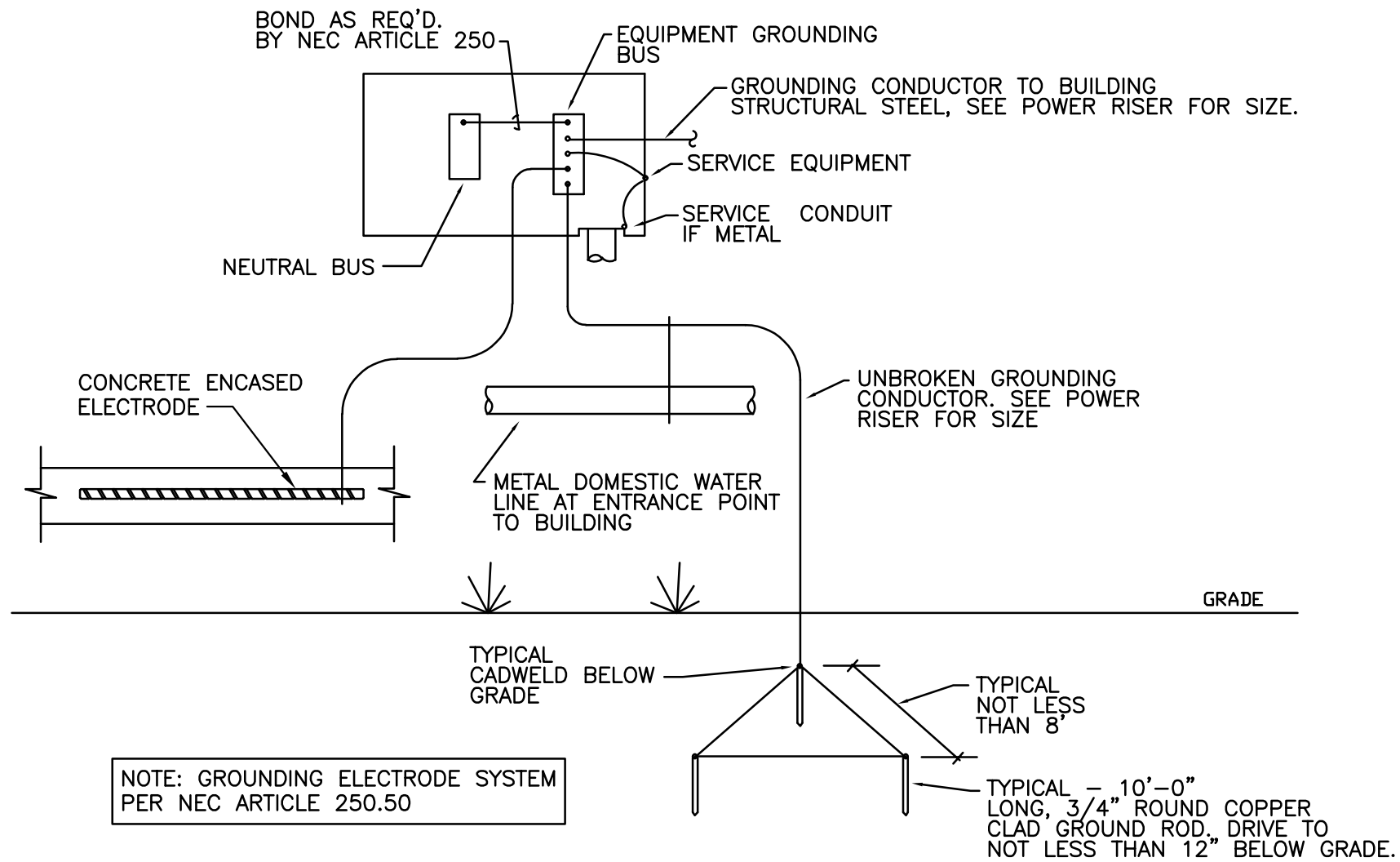
NAME: Gregory McDowell

TITLE: Professional Engineer

ELECTRICAL LEGEND

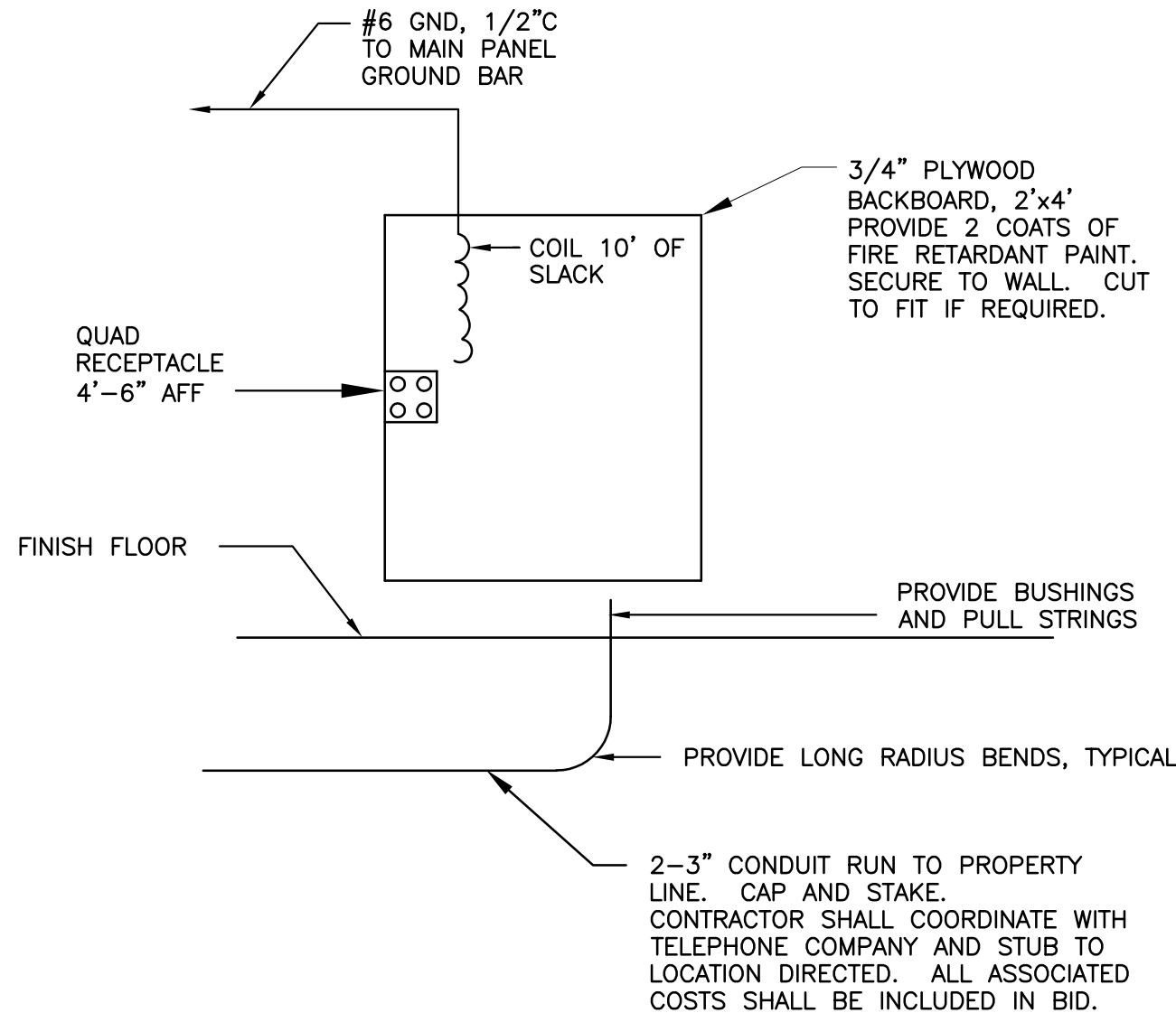
SYMBOL	DESCRIPTION
----	CONDUIT
-----	CONDUIT UNDERFLOOR OR UNDERGROUND
	ARROW INDICATES HOMERUN, TICKMARKS: NEUTRAL,PHASE,GND.
	POWER PANEL
	JUNCTION BOX
	DISCONNECT SWITCH; FUSED; NONFUSED
	MOTOR TOGGLE SWITCH
	MOTOR
	LIGHT FIXTURE
	ABOVE FINISHED FLOOR
	DUPLEX RECEPT , ABOVE COUNTER
	WEATHERPROOF , GROUND FAULT
	DATA/COMM OUTLET

SEE LIGHTING PLAN FOR ADDITIONAL SYMBOLS



ELECTRICAL SERVICE GROUNDING DETAIL

SCALE: NTS

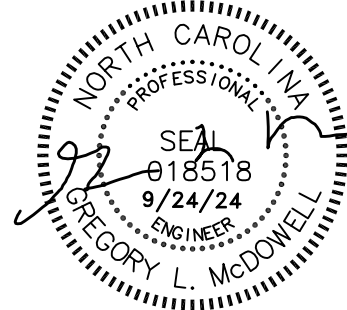


TELEPHONE SERVICE DETAIL

NTS

Mark	Date	Description
PROJECT NO:	24074	
DATE:	9/24/2024	
SCALE:		
DRAWN BY:		
PROJ MGR:		

ELECTRICAL
SCHEDULES,
NOTES & DETAILS



SURF'S UP MINIATURE GOLF
STRUCTURES
1360 BRIDGE BARRIER RD,
CAROLINA BEACH, NC 28428

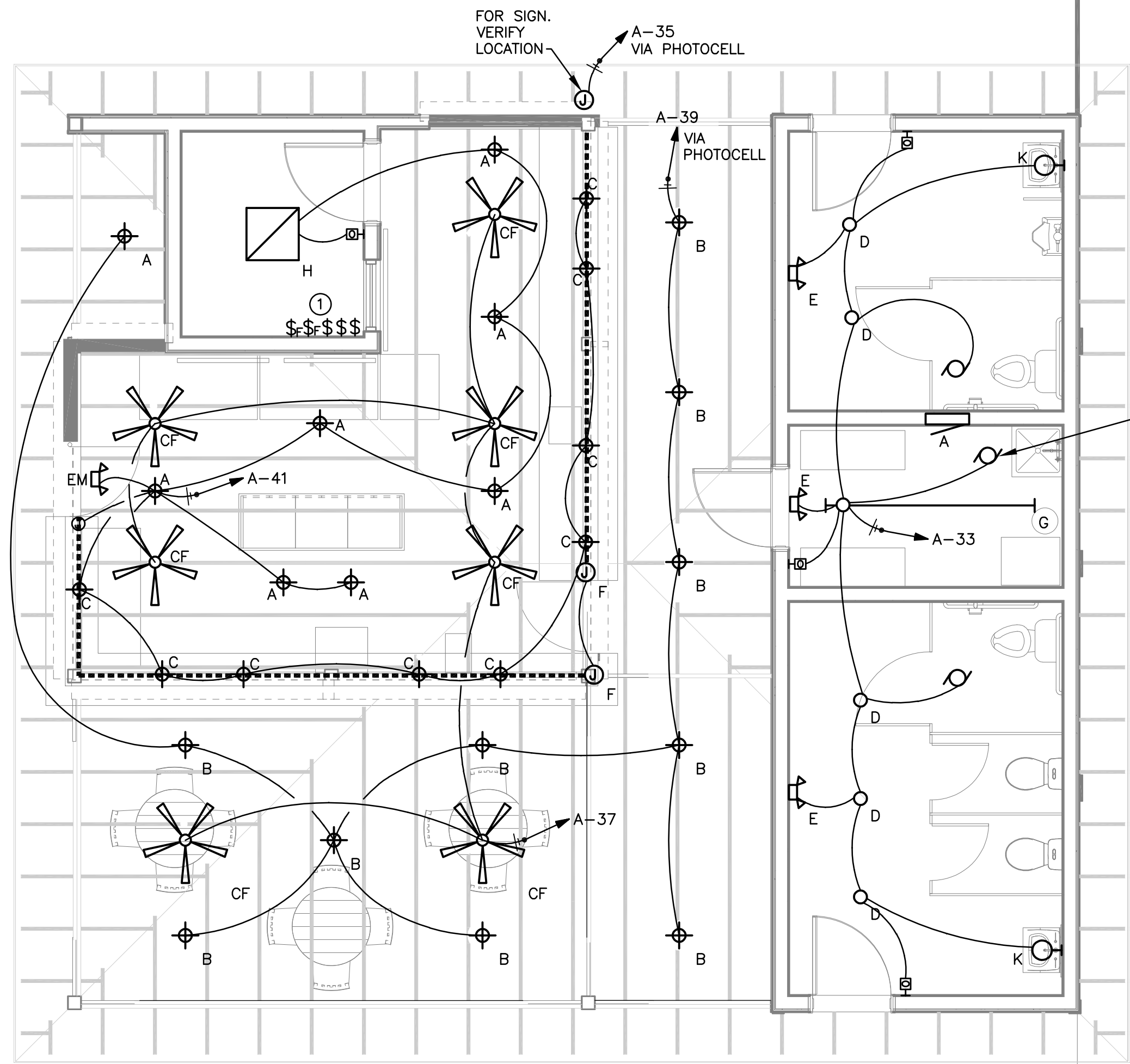
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Mark	Date	Description
PROJECT NO:	24074	
DATE:	9/24/2024	
SCALE:		
DRAWN BY:		
PROJ MGR:		

FLOOR PLAN
ELECTRICAL

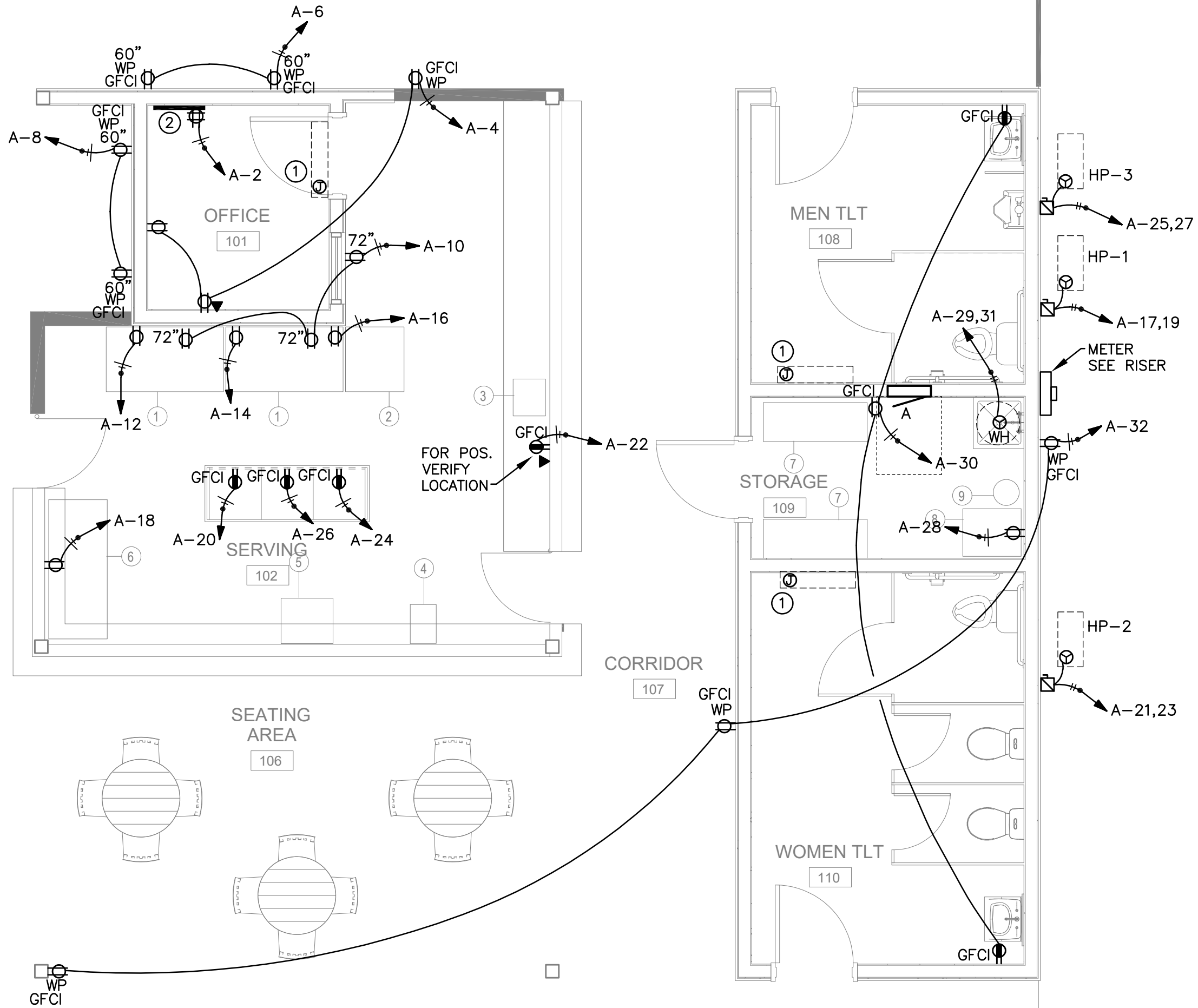
E200

NOTE: ALL SINGLE-PHASE RECEPTACLES RATED 150V TO GROUND OR LESS, 50 AMPERES OR LESS IN SERVING AREA SHALL BE GROUND-FAULT PROTECTED. GFCI RECEPTACLES MUST BE READILY ACCESSIBLE. PROVIDE GFCI BREAKERS WHERE THIS REQUIREMENT CAN NOT BE MET



SWITCH SCHEDULE	
SYMBOL	NOTE 1
\$ _F	FAN SPEED CONTROLLER TO CONTROL MULTIPLE FANS
SW	SENSORWORX SWX-121 WALL SWITCH OCCUPANCY SENSOR
\$	SINGLE POLE SWITCH

REFERENCE NOTES - LIGHTING:
① PROVIDE SWITCHES AT THIS LOCATION TO CONTROL CEILING FANS AND FIXTURES "A","C"&"F"



REFERENCE NOTES - POWER:
① CONNECT INDOOR MINI-SPLIT THROUGH OUTDOOR UNIT PER MANUFACTURER'S INSTRUCTIONS
② TELEPHONE BOARD. SEE DETAIL ON DRAWING E100

FLOOR PLAN - LIGHTING
SCALE: 1/4"=1'-0"

FLOOR PLAN - POWER
SCALE: 1/4"=1'-0"

A											
MOUNTING RECESSED FED FROM UTILITY NOTE			VOLTS 208Y/120V 3P 4W BUS AMPS 200 NEUTRAL 100%				AIC 22,000 MAIN BRKR 200 LUGS STANDARD				
CKT #	CKT BKR	CIRCUIT DESCRIPTION	LOAD KVA			CKT #	CKT BKR	CIRCUIT DESCRIPTION	LOAD KVA		
			A	B	C				A	B	C
1	30/2	ROCK WATERFALL PUMP *	2.04	2.04		2	20/1	QUAD - TEL BD	0.36	0.54	
3						4	20/1	RECS - OFFICE			0.36
5	30/2	FOUNTAIN PUMP *			2.04	6	20/1	RECS - HIGH ON WALL OUTSIDE			
7			2.04			8	20/1	RECS - HIGH ON WALL OUTSIDE	0.36		
9	30/2	FOUNTAIN PUMP *		2.04		10	20/1	RECS HIGH ON WALL *		0.54	
11					2.04	12	20/1	MERCHANDISER *			1.02
13	20/1	ANIMATRONICS	1.2	1.2		14	20/1	MERCHANDISER *	1.02		
15	20/1	ANIMATRONICS				16	20/1	MERCHANDISER *		0.6	
17	30/2	MINI-SPLIT 1			2.5	18	20/1	BOTTLE COOLER *			0.84
19			2.5			20	20/1	DRINK MACHINE	1.1		
21	30/2	MINI-SPLIT 2		2.5		22	20/1	POS		0.18	
23					2.5	24	20/1	FUTURE EQUIPMENT			1.1
25	30/2	MINI-SPLIT 3		2.5		26	20/1	SLUSHI MACHINE	1.1		
27					2.5	28	20/1	ICE MAKER *		1.2	
29	30/2	WATER HEATER			2.25	30	20/1	RECS - TLTS, STORAGE			0.54
31			2.25	0.436		32	20/1	RECS - OUTSIDE	0.54		
33	20/1	LTG - TLTS, STORAGE				34	20/1	COURSE LTG & RECS **		1.1	
35	20/1	SIGN			1.2	36	20/1	COURSE LTG & RECS ***			1.1
37	20/1	CLG FANS	1.05			38	20/1	RECEPT AT PUMP	0.18		
39	20/1	LTG - SEATING		0.28		40	60/2	PANEL B		1.25	
41	20/1	LTG - SERVING, OFFICE			1.33	42					0.36
43	20/1	COURSE LTG & RECS ***	1.1			44	20/1	SPARE	0		
45	20/1	COURSE LTG & REC ***		1.1		46	20/1	SPARE		0	
47	20/1	SPARE *			0	48	20/1	SPARE			0
49	20/1	SPARE *	0			50	-/1	SPACE	0		
51	20/1	SPARE		0		52	-/1	SPACE		0	
53	20/1	SPARE			0	54	-/1	SPACE			0
TOTAL CONNECTED KVA BY PHASE									19.3	17.5	19.2
CONN KVA			CALC KVA			CONN KVA			CALC KVA		
LIGHTING			8.13	10.2	(125%)	KITCHEN EQUIPMENT			7.98	5.19	(65%)
LARGEST MOTOR			5	1.25	(25%)	CONTINUOUS			6.9	8.63	(125%)
MOTORS			12.2	12.2	(100%)	HEATING			15	15	(100%)
RECEPTACLES			5.76	5.76	(50%>10)	COOLING			15	0	(0%)
TOTAL LOAD									58.2		
BALANCED 3-PHASE LOAD									162 A		

* GFCI BREAKER, ** VIA PHOTOCCELL, *** VIA PROGRAMABLE ELECTRONIC TIMECLOCK

B											
MOUNTING SURFACE FED FROM A NOTE LOAD CENTER			VOLTS 208/120V 2P 3W BUS AMPS 60 NEUTRAL 100%			AIC 10,000 MAIN BRKR 60 LUGS STANDARD					
CKT #	CKT BKR	CIRCUIT DESCRIPTION	LOAD KVA			CKT #	CKT BKR	CIRCUIT DESCRIPTION	LOAD KVA		
			A	B					A	B	
1	20/1	SIGN	1.2			2	20/1	LIGHTING	0.046		
3	20/1	RECEPTS		0.36		4	-/1	SPACE			0
5	20/1	SPARE	0			6	-/1	SPACE	0		
7	20/1	SPARE		0		8	-/1	SPACE			0
TOTAL CONNECTED KVA BY PHASE									1.25	0.36	
CONN KVA			CALC KVA			CONN KVA			CALC KVA		
LIGHTING			1.25	1.56	(125%)	TOTAL LOAD			1.92		
RECEPTACLES			0.36	0.36	(50%>10)	BALANCED LOAD			9.22 A		

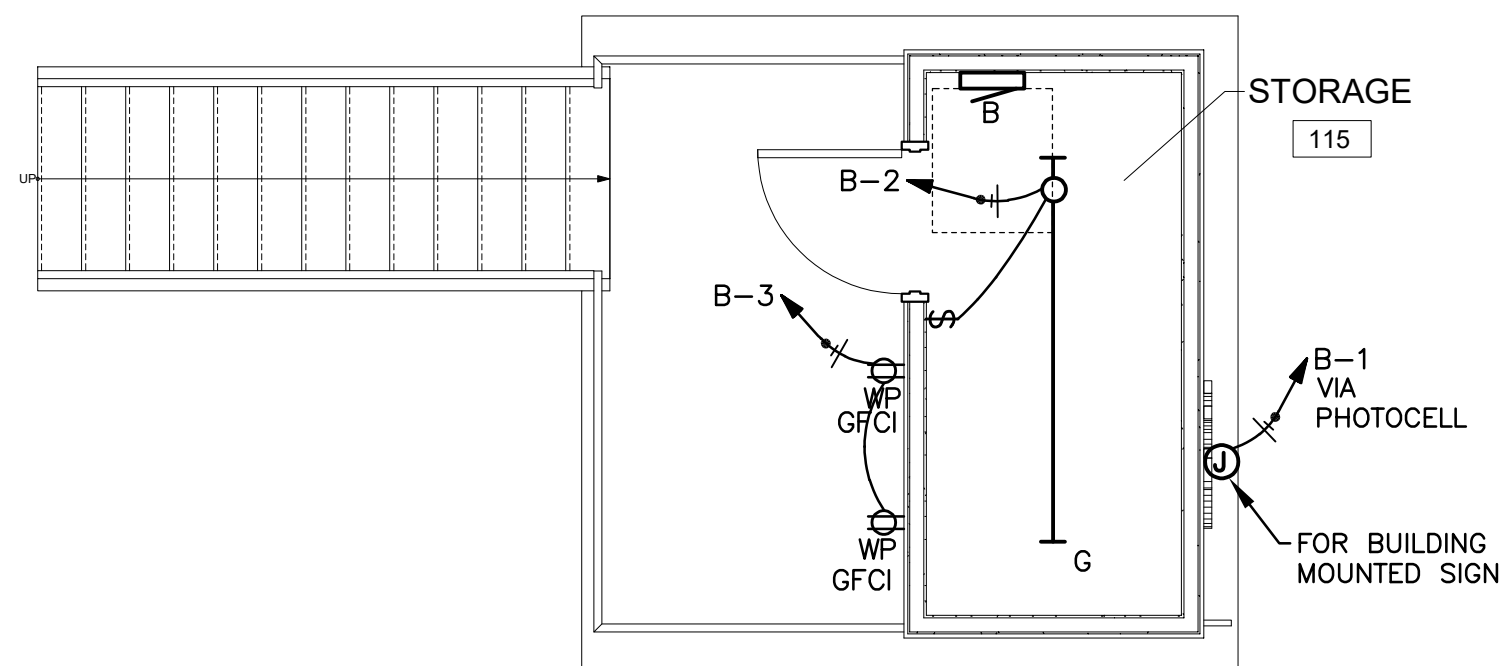
GENERAL LUMINAIRE SCHEDULE

CALLOUT	LAMP	DESCRIPTION	MOUNTING	MODEL	TOTAL VA	VOLTS	NOTE 1
A	LED	CYLINDER DOWNLIGHT	PENDANT	TRULY GREEN SOLUTIONS AQR	50	120	
B	LED	DOME DOWNLIGHT	PENDANT	BROCK LIGHTING 514	23	120	23W MAX
C	A19	DOWNLIGHT	PENDANT	DESIGN HOUSE AJAX	60	120	
CF		CEILING FAN	CEILING	SELECTED BY OWNER	150	120	
D	LED	DOWNLIGHT	SURFACE	TRULY GREEN SOLUTIONS 880918	24	120	
E	LED INCLUDED	EMERGENCY	WALL	SURE-LITES SELHP 100R3	0	120	90 MINUTE BATTERY
EM	LED INCLUDED	EMERGENCY	WALL	SURE-LITES AP2SQLED30	0	120	90 MINUTE BATTERY. UL DAMP LABEL
F	LED	TAPE LIGHT	SURFACE	KELVIX	200	120	PROVIDE LOW VOLTAGE TRANSFORMER AND ALL HARDWARE AS RECOMMENDED BY SUPPLIER FOR INSTALLATION IN LOCATIONS SHOWN
G	LED 6800 LUMENS	8' STRIP	SURFACE	H.E. WILLIAMS FS8	46	120	
H	LED	2x2 FLAT PANEL	SURFACE	H.E. WILLIAMS BP22	40	120	
K	AS REQUIRED	VANITY	WALL ABOVE MIRROR	SELECTED BY OWNER	60	120	60W MAX
OA	LED	AREA LIGHT	POLE	NAFCO NF-SLS-185-50-MV-5W-BX-6R (TWO)	370	120	PROVIDE NAFCO NP-RSAA-16-4040-D-AB-SB-FP-BK-D2
OB	LED	AREA LIGHT	POLE	NAFCO NF-SLS-185-50-MV-4M-BK-6R	185	120	PROVIDE NAFCO NP-RSAA-16-4040-D-AB-SB-FP-BK-D2

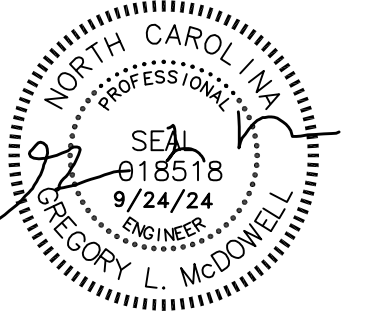
EQUIPMENT CONNECTION SCHEDULE

EQUIPMENT TAG	EQUIPMENT DESCRIPTION	SYMBOL	VOLTS	AMPS	KVA	CIRCUIT	WIRE CALLOUT	MCA	MOCP	DISCONNECT	DISCONNECT DESCRIPTION
HP-1	MINI-SPLIT 1		208V 2P 2W	24.04	5	A-17,19	1/2"C,2#12,#12G	11	30	FUSED	240/30/2/3R
HP-2	MINI-SPLIT 2		208V 2P 2W	24.04	5	A-21,23	1/2"C,2#12,#12G	11	30	FUSED	240/30/2/3R
HP-3	MINI-SPLIT 3		208V 2P 2W	24.04	5	A-25,27	1/2"C,2#12,#12G	11	30	FUSED	240/30/2/3R
P1	ROCK WATERFALL PUMP		208V 2P 2W	19.62	4.08	A-1,3	3/4"PVC,2#8,#8G			FUSED	240/30/2/3R
P2	FOUNTAIN PUMP		208V 2P 2W	19.62	4.08	A-5,7	3/4"PVC,2#8,#8G			FUSED	240/30/2/3R
P3	FOUNTAIN PUMP		208V 2P 2W	19.62	4.08	A-9,11	3/4"PVC,2#8,#8G			FUSED	240/30/2/3R
WH	WATER HEATER		208V 2P 2W	21.63	4.5	A-29,31	1/2"C,2#10,#10G			HARDWIRED CONNECTION	BREAKER WITH-IN SIGHT

DISCONNECTS FOR WATER PUMPS SHALL BE NON-METALLIC OR COMPLY WITH NEC 682.33(A) FOR EQUIPOTENTIAL PLANE REQUIREMENTS.

STORAGE BUILDING - ELECTRICAL
SCALE: 1/4"=1'-0"

REV. NUM.	DATE	REVISION DESCRIPTION
	12-06-24	PLAN REVIEW COMMENTS



SURF'S UP MINIATURE GOLF STRUCTURES

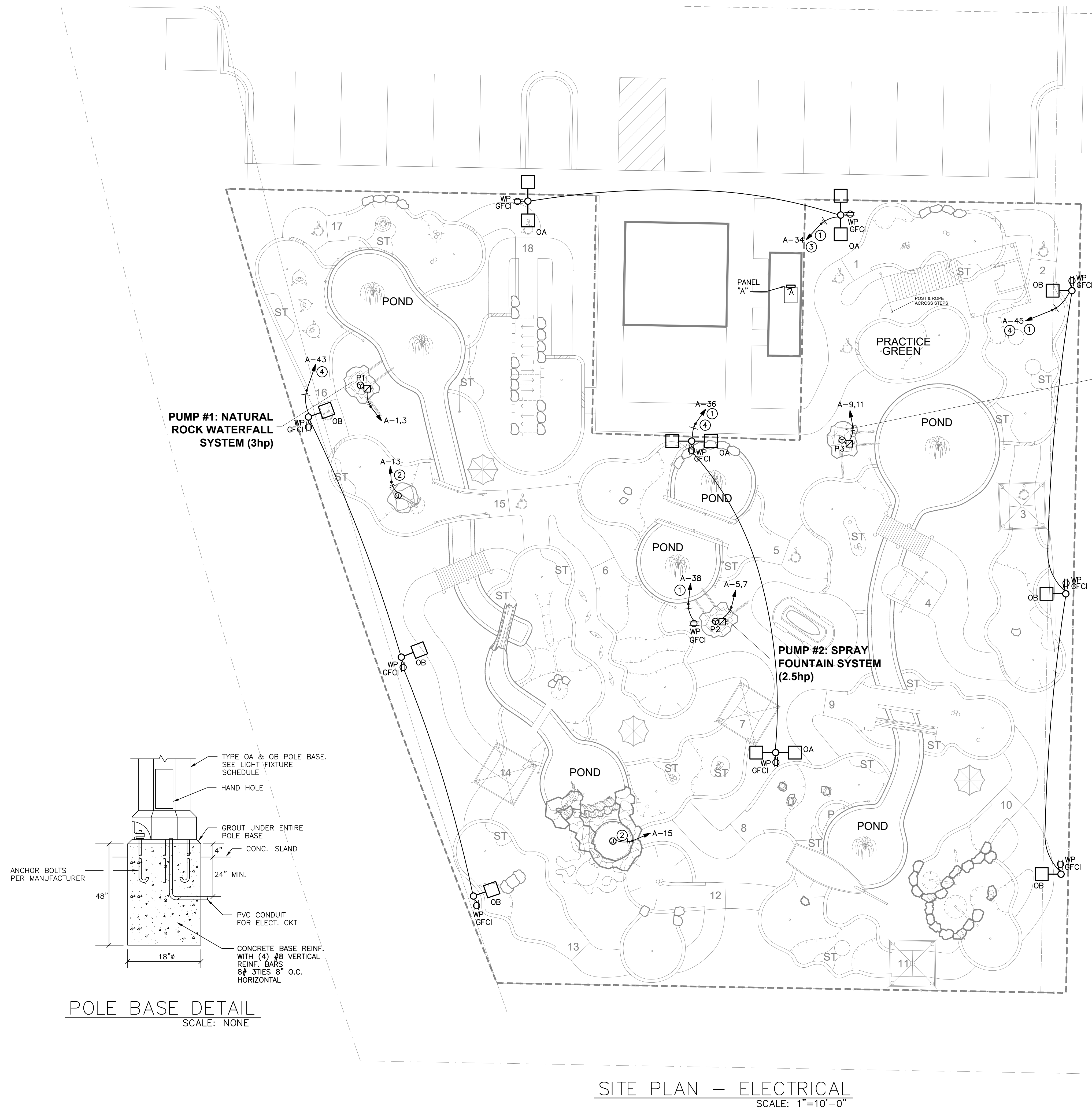
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CAROLINA BEACH, NC 28428

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Mark	Date	Description
PROJECT NO:	24074	
DATE:	9/24/2024	
SCALE:		
DRAWN BY:		
PROJ MGR:		

SITE PLAN ELECTRICAL

E300



Feb 3, 2025

Dear TDS of Charleston LLC,

You are invited to attend a public meeting to discuss the Conditional Zoning Application for Secret Sand Castles Unlimited and Surfs Up Miniature Golf Course located at 1360 Bridge Barrier Road – Carolina Beach, NC 28428.

The project is fully approved, and we expect to begin construction in the next few weeks. We are now seeking a variance for a Beer & Wine license which is what this meeting will discuss.

This is an opportunity to learn more about the project have any questions answered.



Meeting Details

Saturday February 15, 2025, at 3:00pm

1360 Bridge Barrier Road

Key Discussion Points

- Overview of Surfs Up Mini Golf
- Application for Beer & Wine License
- Question and Answers

Please feel free to contact me at MikeM@BiggerCrowds.com with any questions or thoughts.

Best regards,

Mike Matsinger

Secret Sand Castles Unlimited
PO Box 1098 - Carolina Beach, NC 28428

Feb 3, 2025

Dear David Weimer,

You are invited to attend a public meeting to discuss the Conditional Zoning Application for Secret Sand Castles Unlimited and Surfs Up Miniature Golf Course located at 1360 Bridge Barrier Road – Carolina Beach, NC 28428.

The project is fully approved, and we expect to begin construction in the next few weeks. We are now seeking a variance for a Beer & Wine license which is what this meeting will discuss.

This is an opportunity to learn more about the project have any questions answered.



Meeting Details

Saturday February 15, 2025, at 3:00pm

1360 Bridge Barrier Road

Key Discussion Points

- Overview of Surfs Up Mini Golf
- Application for Beer & Wine License
- Question and Answers

Please feel free to contact me at MikeM@BiggerCrowds.com with any questions or thoughts.

Best regards,

Mike Matsinger

Secret Sand Castles Unlimited
PO Box 1098 - Carolina Beach, NC 28428

Feb 3, 2025

Dear Federal Point Medial Ctr,

You are invited to attend a public meeting to discuss the Conditional Zoning Application for Secret Sand Castles Unlimited and Surfs Up Miniature Golf Course located at 1360 Bridge Barrier Road – Carolina Beach, NC 28428.

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Mike Matsinger

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Feb 3, 2025

Dear Hammil Const. Company,

You are invited to attend a public meeting to discuss the Conditional Zoning Application for Secret Sand Castles Unlimited and Surfs Up Miniature Golf Course located at 1360 Bridge Barrier Road – Carolina Beach, NC 28428.

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Mike Matsinger

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PO Box 1098 - Carolina Beach, NC 28428

Feb 3, 2025

Dear Jeffrey and Mary Lou Wilborn,

You are invited to attend a public meeting to discuss the Conditional Zoning Application for Secret Sand Castles Unlimited and Surfs Up Miniature Golf Course located at 1360 Bridge Barrier Road – Carolina Beach, NC 28428.

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Mike Matsinger

Secret Sand Castles Unlimited
PO Box 1098 - Carolina Beach, NC 28428

Feb 3, 2025

Dear Deerfield Village LLC,

You are invited to attend a public meeting to discuss the Conditional Zoning Application for Secret Sand Castles Unlimited and Surfs Up Miniature Golf Course located at 1360 Bridge Barrier Road – Carolina Beach, NC 28428.

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Best regards,

Mike Matsinger

Secret Sand Castles Unlimited
PO Box 1098 - Carolina Beach, NC 28428

Feb 3, 2025

Dear Kent & Cynthia Gause,

You are invited to attend a public meeting to discuss the Conditional Zoning Application for Secret Sand Castles Unlimited and Surfs Up Miniature Golf Course located at 1360 Bridge Barrier Road – Carolina Beach, NC 28428.

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Best regards,

Mike Matsinger

Secret Sand Castles Unlimited
PO Box 1098 - Carolina Beach, NC 28428

Feb 3, 2025

Dear Treca Holdings LLC,

You are invited to attend a public meeting to discuss the Conditional Zoning Application for Secret Sand Castles Unlimited and Surfs Up Miniature Golf Course located at 1360 Bridge Barrier Road – Carolina Beach, NC 28428.

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Please feel free to contact me at MikeM@BiggerCrowds.com with any questions or thoughts.

Best regards,

Mike Matsinger

Secret Sand Castles Unlimited
PO Box 1098 - Carolina Beach, NC 28428

Feb 3, 2025

Dear Nebo Investments,

You are invited to attend a public meeting to discuss the Conditional Zoning Application for Secret Sand Castles Unlimited and Surfs Up Miniature Golf Course located at 1360 Bridge Barrier Road – Carolina Beach, NC 28428.

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Best regards,

Mike Matsinger

Secret Sand Castles Unlimited
PO Box 1098 - Carolina Beach, NC 28428



PUBLIC NOTICE MEETING

BEER & WINE VARIANCE

Saturday February 15, 2025
3:00pm – 4:00pm

Meeting Outline

- How Surfs Up came to be
- Overview of the course & plans
- Opening June 2025
- Giving Back
- Beer & Wine Variance
- Open Forum – Questions/Comments

Thanks so much for joining us!

MEETING SUMMARY

February 15, 2025

- We waited from 3:00pm – 3:45pm but no one showed up.
- We printed copies of the above outline and the building plans or the course.

BUSINESS**OWNER'S NAME**

Bojangles

TDS of Charleston LLC

David Weimer

Federal Point Medial Ctr

Federal Point Medial Ctr

Hammil Const Company

Hammil Const. Company

Jeffrey and Mary Lou Wilborn

Deerfield Village LLC

Kent & Cynthia Gause

Treca Holdings LLC

Nebo Investments

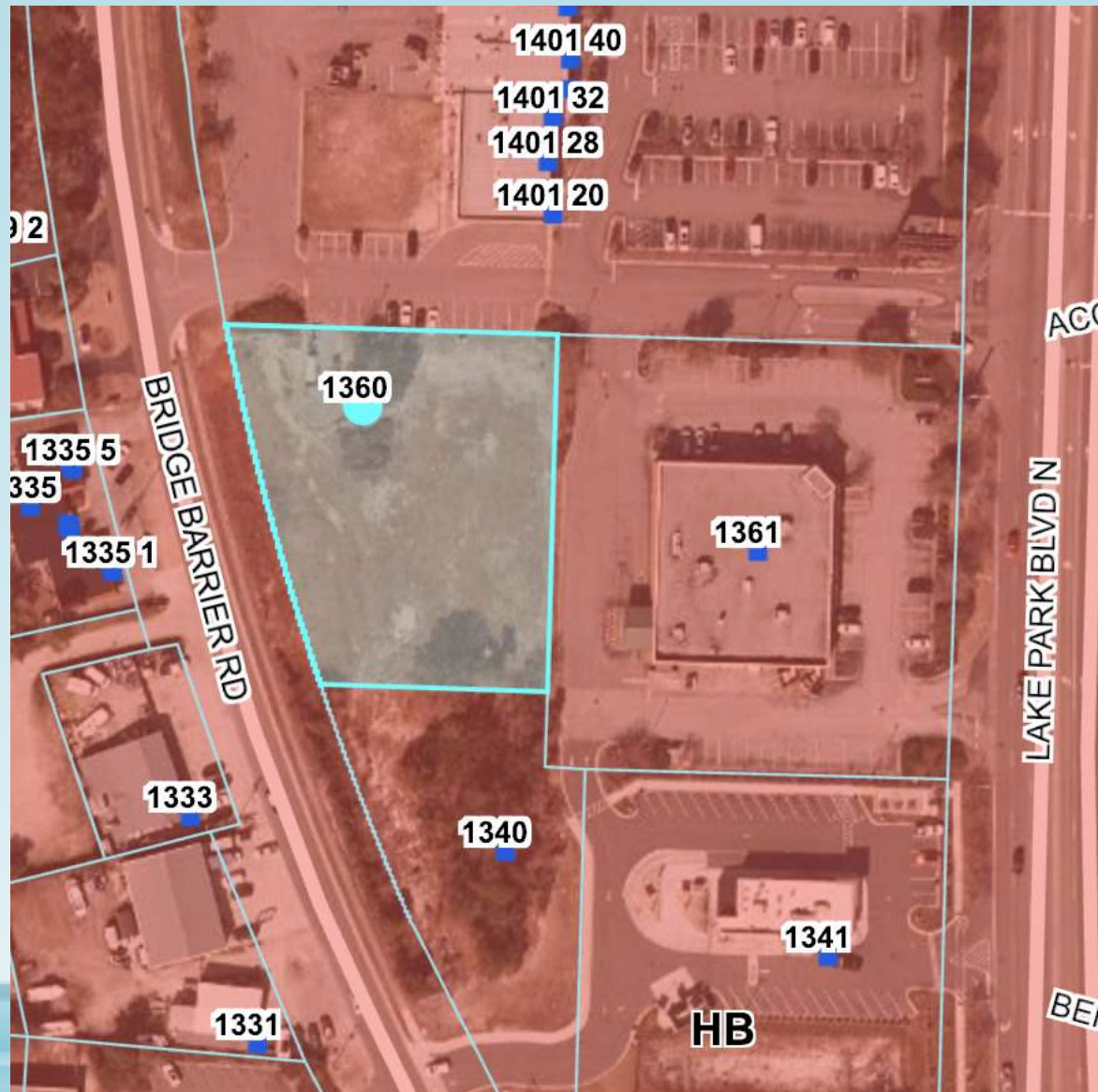
ADDRESS	CITY	STATE	ZIP
1164 Porchers Bluff Rd	Mt Pleasant	SC	29466
105 Rum Cay Road	Carolina Beach	NC	28428
PO Box 135	Carolina Beach	NC	28428
5051 St Stephens Road	Gold Hill	NC	28071
715 Cape Fear Blvd	Carolina Beach	NC	28428
94 Merchants Circle - Suite 202	Hampstead	NC	28433
PO Box 882	Carolina Beach	NC	28428
4140 College Road	Wilmington	NC	28412
6911 Finian Dr	Wilmington	NC	28409



Conditional Zoning to consider a bar/tavern at 1360 Bridge Barrier Rd in the Highway Business Zoning District

Applicant: Secret Sand Castles, LLC

1360 Bridge Barrier Rd



Current Use: Mini Golf

Highway Business District:

Accommodates businesses oriented toward the motoring public, supports the entire community and beyond. Along major thoroughfares and can be conveniently reached by automobile.



Adjacent properties

Item 13.



3.4. Table of uses

USES OF LAND	HB
Bars and taverns	CZ

Ordinance

3.10 Eating and/or drinking establishments

C. A conditional zoning shall be required if an eating and/or drinking establishment meets any of the following:

1. Meets the criteria for a bar/tavern

D. Standards for bars/taverns:

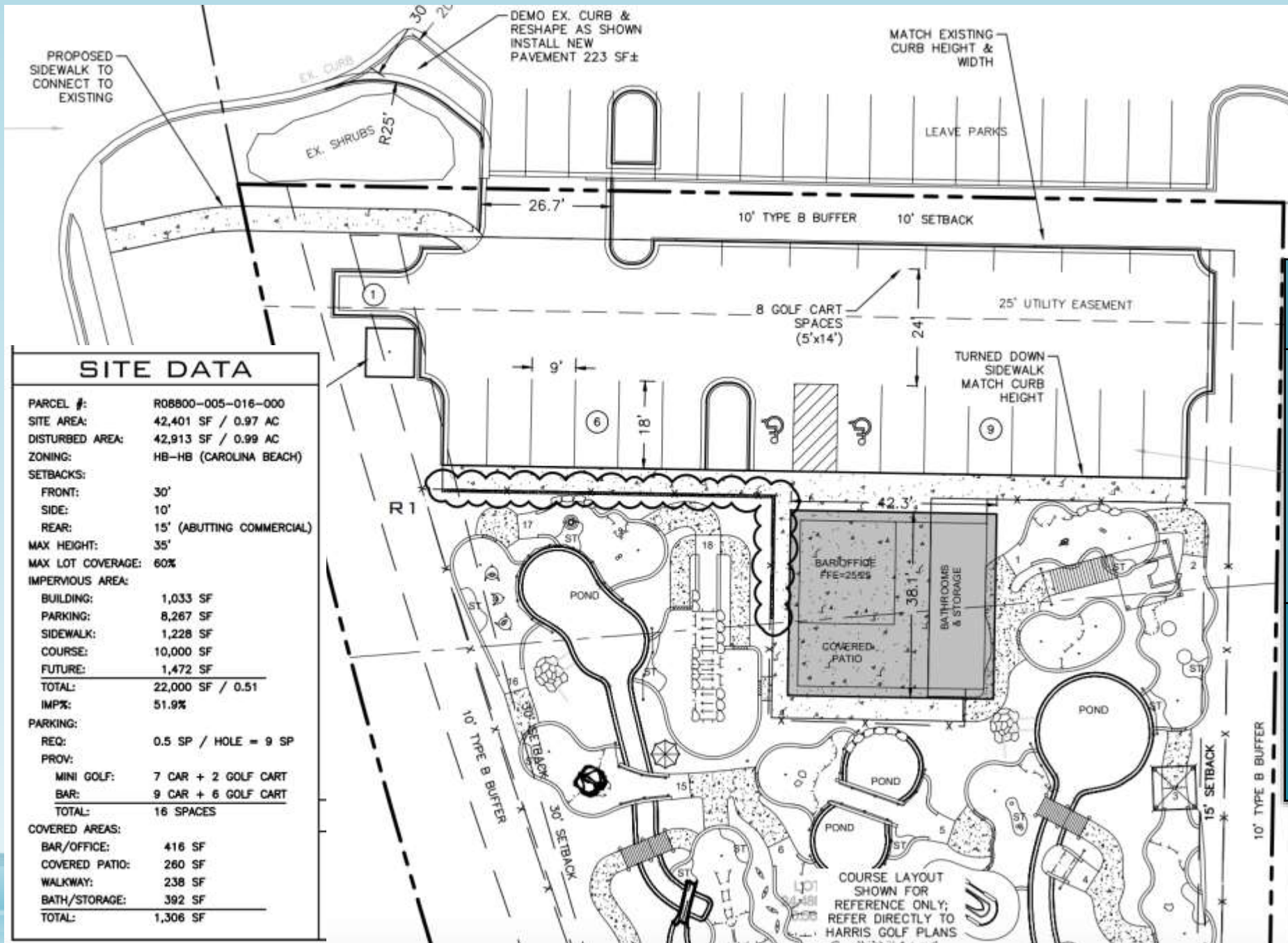
1. Bars/taverns which because of their nature may have serious adverse secondary impacts, and are therefore required to meet the separation requirements

a) 200 feet of an established church or school

b) 200 feet of any residential district

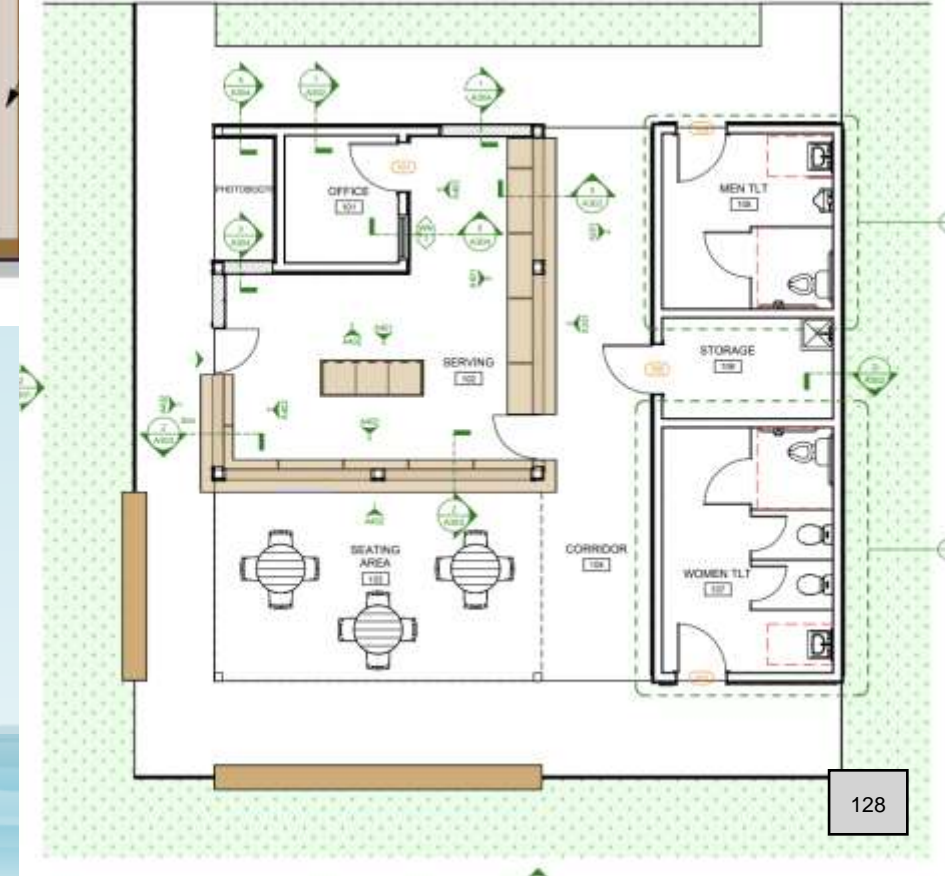
7.3. Definitions

Bars and taverns means establishments primarily engaged in the sale and service of alcoholic beverages for on-premises consumption during any period of the day as permitted by law. The incidental sale or provision of food or snacks shall not entitle such a use to be considered a restaurant under other provisions of this Code. Synonyms: Private club as defined by the ABC commission, tavern, saloon, barroom, inn, pub, watering hole, drinking hole, gin mill, tap room.



	Required	Proposed
Parking	1 per 110sf indoor GFA + 1 per 220 outdoor GFA + .5 spaces per hole = 19 spaces	24 spaces (8 golf cart spaces)
Landscaping	10' Type B Buffer	Provided & Cleaned Ditch





Criteria

- When evaluating, Council shall consider the following:
 - 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.
 - The potential impacts and/or benefits on the surrounding area, adjoining properties.
 - The report of results from the public input meeting.



Conditional Zoning Process

Item 13.

- Public Meeting – February 15, 2025
- No one attended
- No concerns or changes to plans



Conditions

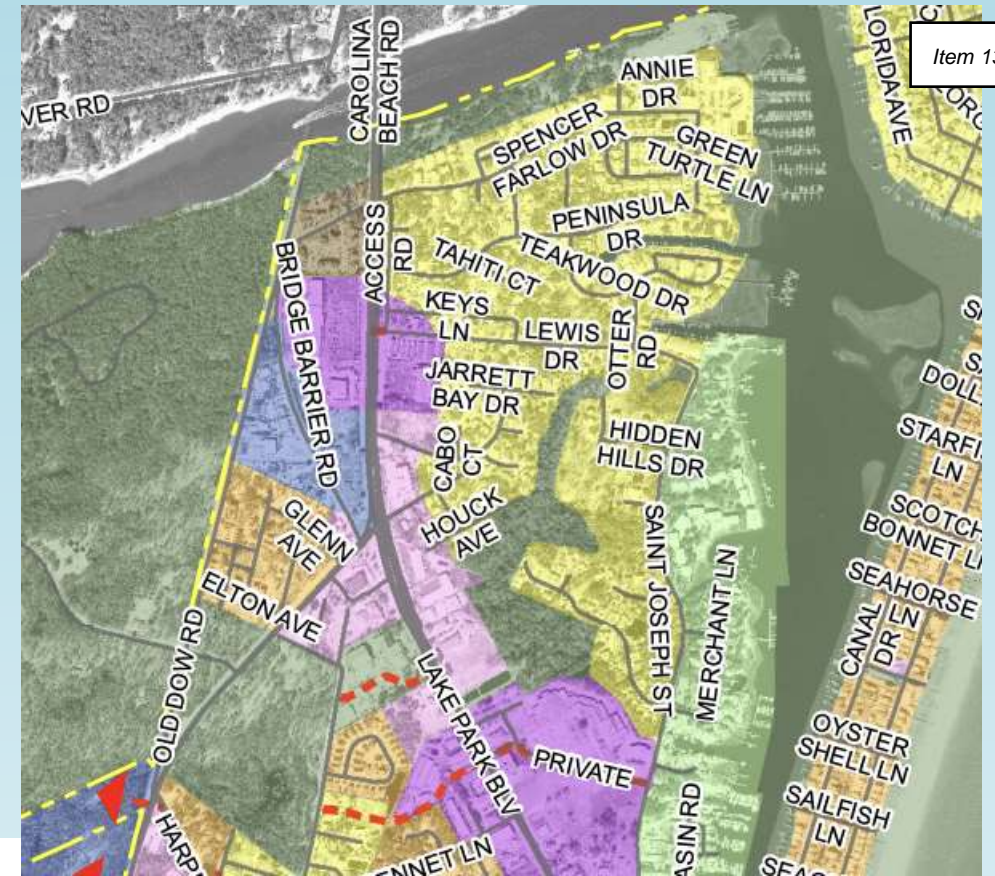
Staff Proposed Conditions

1. All federal, state, and local ordinances shall be met.
2. Outdoor artificial lighting fixtures shall not be designed and positioned so that the point source of light (light bulb) is directly visible from adjacent properties & rights-of-way.
3. Provide a bike rack with a minimum of 4 spaces.
4. Any proposed signage will have to meet all standards.
5. Refuse collection shall be enclosed on 3 sides with a 6' opaque fence.

Council may include additional standards such as landscaping, design guidelines, buffers, infrastructure improvements (i.e. water), pedestrian, street and right-of-way improvements.

Land Use Plan

- The project is in general conformity with the 2020 Land Use Plan for the Office, Industrial, & Employment Character Area.
- Staff recommends approval.
- P&Z recommends unanimous approval.



Office, Industrial, & Employment

Mix of office, commercial, light industrial, and employment-generating uses. Typical uses include higher intensity offices, workspaces, indoor manufacturing/fabrication, microbrewery, and freight/transport. 3-4 story purpose-built structures. Streets accommodate truck traffic and balance the needs of pedestrians and automobiles.



MOTION:

Approval - whereas in accordance with the provisions of the NCGS, the Town Council does hereby find and determine that the adoption of the Conditional Use District to allow for a bar located at 1360 Bridge Barrier 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.



AGENDA ITEM COVERSHEET

PREPARED BY: Gloria Abbotts, Sr Planner

DEPARTMENT: Community Development

MEETING: Planning & Zoning – April 10, 2025

SUBJECT: **Text Amendment** to amend Article 3: Zoning and Article 7: Definitions of the UDO to address water-oriented businesses and personal watercraft sales and rental.

Applicant: Town of Carolina Beach

BACKGROUND:

During the UDO rewriting process, staff and the Planning and Zoning Commission identified the need to address water-oriented businesses in the ordinance. To facilitate a more focused discussion, this text amendment is being introduced currently, after the UDO has been adopted.

The goal of this text amendment is to clarify water-oriented businesses and related uses. Prior to this text amendment, there were multiple uses that were similar with different requirements and parking calculations. Staff have reorganized the text to group similar uses together into categories that clearly state parking requirements and development standards for each activity.

The automotive use category includes all establishments engaged in vehicle sales, repair, and servicing with the proposed addition of boat sales, boat repair, and car washing. The rental of boats and personal watercraft (PWC), golf carts, mopeds, e-bikes, and scooters are a separate use with separate use standards and parking requirements. Additionally, the text amendment addresses what constitutes a wet boat slip. Wet boat slips include residential, commercial, and transient slips for the purposes of calculating required parking.

LAND USE PLAN:

The text amendment is in general conformity with the CAMA Land Use Plan. The recreational and working waterfront are major drivers in the town's economy. The plan recommends preserving traditional water dependent uses like marinas.

ACTION REQUESTED:

Consider recommending approval or denial of the text amendment.

MOTION:

Approval – to amend Article 3: Zoning and Article 7: Definitions to address water-oriented businesses and personal watercraft sales and rental.

Denial – to amend Article 3: Zoning and Article 7: Definitions to address water-oriented businesses and personal watercraft sales and rental.

Ordinance 25-1257

Town of Carolina Beach
Town Council



AN ORDINANCE TO AMEND ARTICLE 3: ZONING AND ARTICLE 7: DEFINITIONS OF THE UDO TO ADDRESS
WATER-ORIENTED BUSINESSES

3.4 TABLE OF USES

Table 3.2: Table of Uses	P = Permitted by Right; CZ = Conditional Zoning (Use Standard noted); PS = Permitted Use with a Use Standard														Use Standard
Uses of Land	R-1	R-1B	R-2	R-3	C	MH	MF	MX	CBD	NB	HB	MB-1	T-1	I-1	
Nonresidential Uses (Section 3.9)															
Automotive, major (including motorcycles, RVs, and other consumer motor vehicles)										CZ	PS			PS	3.9.C
Automotive, minor									PS	PS	PS	PS		PS	3.9.D
Boat and personal water craft (PWC) sales and rental									P CZ		P CZ	P CZ	P CZ	P CZ	3.9.E
Boat sales and personal water craft (PWC) and repair facility											PS	PS		PS	3.9. G F
Marinas, docks and/or piers, public and private	P	P	P		CZ P				P			P			

Town of Carolina Beach
Ordinance No. 25-1257

1 | Page

Ordinance 25-1257

Town of Carolina Beach
Town Council

Marinas, docks and/or piers, public or commercial	CZ				CZ		CZ		PS			CZ			3.9.N
Rental of any item, the sale of which is permitted in the district									P		P	P			
Repair of any item, the sale of which is permitted in the district									P		P	P			
Retail Sales								P	P	P	P	P		P	
Water oriented businesses									CZ			CZ			

3.9 NONRESIDENTIAL USE STANDARDS

C. AUTOMOTIVE, ~~MAJOR~~ [\(including motorcycles, RVs, and other consumer motor vehicles\)](#)

- ~~1. All work shall be conducted entirely within an enclosed structure so as to protect surrounding properties and uses from objectionable characteristics of repair activity.~~
- ~~2.~~ 1. No outside storage of junk vehicles or parts shall be permitted.
- ~~3. In applicable districts, wrecked or inoperable automobiles actually in process of repair may be stored outside, provided that such vehicles shall be concealed from view by a fence, wall, or vegetative buffer at least six (6) feet high and offering 100% opacity.~~
2. Limitations shall be placed on outdoor repair areas to protect surrounding properties and uses from any objectionable characteristics resulting from repair activities.
 - a) The size of outdoor repair area shall not exceed 30% of the lot.
 - b) Minimum setbacks for outdoor repair areas shall be 15 feet from all property lines.
 - c) Any outdoor repair areas shall be completely shielded from streets and adjacent properties by buildings and/or fencing that is at least six (6) feet high and offers 100% opacity.

Town of Carolina Beach
Ordinance No. 25-1257

2 | Page

Ordinance 25-1257

Town of Carolina Beach
Town Council

~~4. Vehicle sales and rental lots shall be subject to the following:~~

- ~~a) d) No encroachments of displayed vehicles within 20 feet from the street right-of-way or within areas designated as vehicle sight distance at street or driveway intersections.~~
- ~~e) Provide egress and ingress to and from the property in a forward movement.~~
- ~~c) All display surface areas to be paved or stoned and proper drainage provided.~~
- ~~d) Provide buffering of vegetation or fencing, or combination thereof, along all side and rear property lines in conformance with this ordinance.~~
- ~~f) All lighting shall be directed to the interior of the property so as not to cause impact upon adjacent properties or to street rights-of-way.~~
- ~~f) No establishment shall contain outdoor storage of junk vehicles, vehicles in disrepair, or other items associated thereto.~~
- ~~g) Areas utilized for wash areas shall provide for the proper drainage and retention of water runoff. No water shall leave the site. Any wash areas shall be comprised of a hardscape surface not to include gravel, turf, or vegetative ground cover. Washing, vacuuming, drying, and polishing facilities may not be located in any required setback or buffer area.~~
- ~~h) All structures shall be subject to the requirements of the zoning districts, building codes, and other applicable regulations of the town.~~

~~D. AUTOMOTIVE, MINOR~~

~~1. Car wash facilities shall be subject to the following requirements:~~

- ~~a) Car wash facilities shall only be permitted as an accessory to an automotive use in the CBD and NB zoning districts. No principal use car wash shall be permitted in those respective zoning districts.~~
- ~~b) Vacuuming, drying, and polishing facilities may not be located in any required setback or buffer area.~~
- ~~c) At least two (2) staging spaces and one (1) drying space per wash bay shall be provided.~~
- ~~d) Hours of operation may be from 8:00 AM to 9:00 PM only, when adjoining a residential zoning district.~~
- ~~e) All vehicular accessible areas on the lot shall be at least 100 feet from any interior lot line separating the lot from a residential zoning district.~~
- ~~f) Security light must be shielded from adjacent residential zoned properties to prevent undue bright lights from shining onto/into dwellings.~~

Town of Carolina Beach
Ordinance No. 25-1257

3 | Page

Ordinance 25-1257

Town of Carolina Beach
Town Council

~~2. Minor automotive establishments engaged in repair work shall be prohibited from the storage of vehicles on-site for more than 10 days, otherwise such use shall be deemed a major automotive use or outdoor storage yard.~~

~~E. D.~~ BED AND BREAKFAST INNS

E. BOAT AND PERSONAL WATER CRAFT (PWC) RENTAL

1. Any operation, whether as principal or accessory, that plans to rent boats and PWC, shall meet the following requirements:

- a) No rental item shall be permitted to encroach into any public right-of-way or site triangle in accordance with the off-street parking design and construction standards for vision clearance.
- b) All exterior display areas shall be paved or stoned with proper drainage provided.
- c) All lighting shall be directed to the interior of the property and shall not impact adjacent properties or public rights-of-way.
- d) Rental, maintenance, and all related functions shall be conducted within a permanent on-site building having restrooms facilities for patrons and employees.
- e) Any rental item that is viewable by a patron, whether inside or outside, shall be considered "displayed for rent" and shall meet the requirements for on-site parking where applicable. Display areas may be indoors or outdoors, but shall not be located in required parking or landscape buffer areas.
- f) It shall be the responsibility of the operator to ensure that all federal, state, and local safety and motor vehicles laws are adhered to.
- g) All boat slips shall be shown on the site plan.

F. BOAT AND PERSONAL WATER CRAFT (PWC) SALES AND REPAIR FACILITY

- 1. Limitations shall be placed on outdoor repair areas to protect surrounding properties and uses from any objectionable characteristics resulting from repair activities.
 - a) The size of outdoor repair area shall not exceed 30% ~~lot coverage~~ of the lot.
 - b) Minimum setbacks for outdoor repair areas shall be 15 feet from all property lines.
 - c) Any outdoor repair areas shall be completely shielded from streets and adjacent properties by buildings and/or fencing that is at least six (6) feet high and offers 100% opacity.
 - d) No outside storage of junk boats, trailers, or parts shall be permitted.

Town of Carolina Beach
Ordinance No. 25-1257

Ordinance 25-1257

Town of Carolina Beach
Town Council

N. MARINA, COMMERCIAL

1. Any operation shall meet the following requirements:

- a) Parking shall be provided in accordance with the requirements of this Article.
- b) Restroom facilities shall be provided for the exclusive use of the commercial marina patrons.
- c) Properly screened and adequately sized solid waste disposal facilities shall be provided for the exclusive use of commercial marina patrons.
- d) Water, electricity, & sewer pump out shall be provided.
- e) The slips used for charter boats, dive boats, dinner cruises, scenic cruises, boat taxis, etc. must be identified on the site plan. Any changes to the site plan require a major modification to the conditional zoning.

3.24 OFF-STREET PARKING

Table 3.6 Minimum Off-Street Parking Spaces Required	
Types of Uses	Number of Required Parking Spaces
Nonresidential uses	
Automotive <u>(including motorcycles, RVs, and other consumer motor vehicles);</u> major and minor	2 per station + 4 per service bay <u>1 per 200 square feet of actual retail/sales area and 1 per 500 square feet of indoor repair area</u>
<u>Boat and personal water craft (PWC) rental</u>	<u>1.5 per boat or PWC</u>
<u>Boat and personal water craft (PWC) sales and repair services</u>	1 per 200 square feet of actual retail/sales area and 1 per 500 square feet of indoor repair area
Commercial marina	1 <u>.75</u> per wet boat storage space slip , 1 per 2 dry storage space , 1 per service bay + required for all other on-site uses
Dry stack storage facilities	1 per 5 <u>2</u> dry storage space

7.3 DEFINITIONS

Unless otherwise specifically provided, or unless clearly required by the context, the words and phrases defined in this section shall have the meaning indicated when used in this ordinance.

Automotive, ~~major~~ means establishments engaged in vehicle sales (including motorcycles, RVs, and other consumer motor vehicles), automotive rental, towing, washing, servicing and ~~major~~ repair such as transmission, engine repair, bodywork, and repainting. Retail items customarily sold at service stations

Town of Carolina Beach
Ordinance No. 25-1257

Ordinance 25-1257

Town of Carolina Beach
Town Council

are included. Rental of [boats and personal watercraft \(PWC\)](#), golf carts, mopeds, e-bikes, and scooters shall not be included.

~~Automotive, minor means establishments that are primarily engaged in washing cars, fuel dispensing, tire sales, minor repair such as diagnostic work, lubricating, wheel alignment, and inspections, but no vehicle sales or rental. Retail items customarily sold at service stations are included.~~

Boat (vessel) [and personal watercraft \(PWC\)](#) means watercraft of any type or size specifically designed to be self-propelled, whether by engine, sail, oar, paddle, or other means, used to travel from place to place by water. A boat or vessel shall also include any machine designed or intended to travel over water by self-propulsion.

Boat repair facility means a facility where boats are repaired and stored until repairs are completed.

Boat and personal water craft (PWC) sales and rental means a maritime retail sales and rental establishment in which boats are rented or sold.

Marina, docks and/or piers, commercial means any marina, pier, or dock which caters to the general public, provides goods or services for sale, and/or, if located in a private residential development, makes available marina facilities to other persons besides occupants of said residential development shall be regarded as a commercial marina. Fishing piers available to the general public are included as part of this use type. [Examples of uses shall include but not be limited to the following on or off-site activities/services: charter boats, dive boats, dinner cruises, scenic cruises, boat taxis, etc.](#)

Marina, docks and/or piers, private [residential](#) means a boat basin with facilities for berthing, securing or storing various types of watercraft for the exclusive purpose of the [residential](#) owners or renters thereof rather than the public at large.

[Marina, docks, and/or piers, public means any marina, pier, or dock owned/operated by a government entity, which caters to the general public.](#)

Retail sales means use types involved in the sale, [repair](#), or lease of new or used products to the general public. Accessory uses may include offices, display of goods, limited assembly, processing, or repackaging of goods for on-site sale. Retail sales does not include the following:

- 1.Repair and service establishments, including automotive and marine related uses.
- 2.Bars, taverns, restaurants, wine/beer shop with on-site consumption, and similar eating establishments.
- 3.Personal service establishments.

Ordinance 25-1257

Town of Carolina Beach
Town Council

4. An establishment that involves the sale, distribution, or presentation of materials, or activities emphasizing sexually explicit content.

~~Water oriented businesses means any boat that can be rented for off-site use or offers off-site activities from the property. Examples shall include but not be limited to the following uses or activities: charter boats, boat rentals, dive boats, dinner cruises, boat taxi, etc.~~

Wet boat slip. A space used to moor, store, or park a single watercraft in or over water. Includes residential, commercial, and transient slips.

Be it ordained by the Town Council of the Town of Carolina Beach. Adopted this 13th day of May, 2025.

TOWN OF CAROLINA BEACH

Albert L. Barbee, Mayor

ATTEST:

Kimberlee Ward, Town Clerk



Item 14.

Text Amendment to address Water Oriented Businesses

Applicant: Town of Carolina Beach
Town Council 5.13.25

Table of uses

1. Clarified the automotive category. Combined major and minor.
2. Boats and personal watercraft rental are Conditional Zoning in CBD, HB, MB-1, T-1, and I-1.
3. Boat sales and repair are permitted by right with standards in Neighborhood Business, Marina Business, and Industrial.
4. Removed the rental and repair of any item and clarified the definition of retail sales to include repair.

Off street parking

1. Boats rental, sale, or repair are not included in automotive; a parking standard was created to accommodate all automotive uses.
2. Boat and PWC rentals require 1.5 spaces per boat or PWC.
3. Commercial marinas require .75 spaces per wet slip plus requirements for dry stack and all other uses on site.
4. Dry stack storage facilities require 1 per 2 spaces to align with the requirement for commercial marinas.

Added separate boat rental standards

1. The business shall operate in a permanent on-site building.
2. All boat slips must be shown on the site plan.
3. All other standards are consistent with the automotive development standards.

Added standards for Commercial Marinas

1. Parking, restrooms, refuse, water, electricity, and sewer pump outs are required.
2. Slips used for charter boats, dive boats, dinner cruises, scenic cruises, boat taxis, etc. must be identified on the site plan. Any changes to the site plan requires major modification to the Conditional Zoning Permit for the Marina.

Definitions

1. Clarified in automotive definition that rental of boats, personal water craft, golf carts, mopeds, e bikes, and scooters shall not be included.
2. Added a definition for public marinas operated by a government entity.
3. Added a definition of wet boat slip because it is used in the off-street parking table. A single water craft in or over water, whether it is residential, commercial, or transient, constitutes a wet boat slip for the purpose of calculating parking requirements.

Other communities

Item 14.

Community	Use	Requirement
Southport*	Marina, commercial	1 space per wet slip,
Morehead City	Marina and/or boat storage	1 space per 2 wet slips
Brunswick County	Marina	1.5 per wet slip
Topsail Beach	Marina Class II – private	1 space per wet slip
Beaufort	Marina	1 space per 3 wet slips
Oak Island	Marina	1 space per wet slip
Wrightsville Beach	Marina/boatominiums	1 space per 2 wet slips
Atlantic Beach	Marina	1 space per 2 wet slips
Emerald Isle	Marina and other watercraft related facilities	1 space per 2 wet slips
Ocean Isle Beach	Marinas and docks	1 space per 2 wet slips
Wilmington	Marinas	1 space per 2 wet slips
Carteret County	Boating Club	0.50 spaces per wet slip
Surf City	Watercraft rentals	1 space per rental unit

* UTILIZATION OF BOAT SLIPS AS REQUIRED PARKING

A boat slip is defined herein as a space designed for the mooring of a single watercraft and usually projecting from a dock. Eating and drinking establishments and water-oriented retail businesses may utilize boat slips to meet off- street parking requirements with standards

Land Use Plan Consistency

The text amendment is in general conformity with the CAMA Land Use Plan. The recreational and working waterfront are major drivers in the town's economy. The plan recommends preserving traditional water dependent uses like marinas.

Significant Themes

Highway and
Appearance

Stormwater and
Flooding

Redevelopment

Environment

Healthy Year-
round Economy

Traffic
Congestion and
Parking

Sea Level Rise
and Erosion



Motion

Approval

- The Town Council, Whereas in accordance with the provisions of the NCGS, does hereby find and determine that the adoption of the following ordinance amendment to amend Article 3: Zoning and Article 7: Definitions of the UDO to address water-oriented businesses is consistent with the goals and objectives of the adopted Land Use Plan and other long-range plans or

Denial

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

Further Direction/Discussion

Staff recommends approval of the text amendment as proposed.

P&Z recommends approval of the text amendment as proposed.

Table 3.2: Table of Uses	P = Permitted by Right; CZ = Conditional Zoning (Use Standard noted); PS = Permitted Use with a Use Standard														Use Sta Item 14.
Uses of Land	R-1	R-1B	R-2	R-3	C	MH	MF	MX	CBD	NB	HB	MB-1	T-1	I-1	
Nonresidential Uses (Section 3.9)															
Automotive, major (including motorcycles, RVs, and other consumer motor vehicles)										CZ	PS			PS	3.9.C
Automotive, minor									PS	PS	PS	PS		PS	3.9.D
Boat and personal water craft (PWC) sales and rental									P <u>CZ</u>		P <u>CZ</u>	P <u>CZ</u>	P <u>CZ</u>	P <u>CZ</u>	<u>3.9.E</u>
Boat sales and personal water craft (PWC) and repair facility											PS	PS		PS	3.9. G <u>F</u>
Marinas, docks and/or piers, public and private	P	P	P		CZ <u>P</u>				P			P			
Marinas, docks and/or piers, public or commercial	CZ				CZ		CZ		<u>PS</u>			CZ			<u>3.9.N</u>
Rental of any item, the sale of which is permitted in the district									P		P	P			
Repair of any item, the sale of which is permitted in the district									P		P	P			
Retail Sales								P	P	P	P	P		P	
Water oriented businesses									CZ			CZ			

7.3 Definitions

Automotive, ~~major~~ means establishments engaged in vehicle sales (including motorcycles, RVs, and other consumer motor vehicles), automotive rental, towing, washing, servicing and ~~major~~ repair such as transmission, engine repair, bodywork, and repainting. Retail items customarily sold at service stations are included. Rental of boats and personal watercraft (PWC), golf carts, mopeds, e-bikes, and scooters shall not be included.

~~*Automotive, minor* means establishments that are primarily engaged in washing cars, fuel dispensing, tire sales, minor repair such as diagnostic work, lubricating, wheel alignment, and inspections, but no vehicle sales or rental. Retail items customarily sold at service stations are included.~~

Boat (vessel) and personal watercraft (PWC) means watercraft of any type or size specifically designed to be self-propelled, whether by engine, sail, oar, paddle, or other means, used to travel from place to place by water. A boat or vessel shall also include any machine designed or intended to travel over water by self-propulsion.

Boat repair facility means a facility where boats are repaired and stored until repairs are completed.

Boat and personal water craft (PWC) sales and rental means a maritime retail sales and rental establishment in which boats are rented or sold.

Marina, docks and/or piers, commercial means any marina, pier, or dock which caters to the general public, provides goods or services for sale, and/or, if located in a private residential development, makes available marina facilities to other persons besides occupants of said residential development shall be regarded as a commercial marina. Fishing piers available to the general public are included as part of this use type. Examples of uses shall include but not be limited to the following on or off-site activities/services: charter boats, dive boats, dinner cruises, scenic cruises, boat taxis, etc.

Marina, docks and/or piers, private residential means a boat basin with facilities for berthing, securing or storing various types of watercraft for the exclusive purpose of the residential owners or renters thereof rather than the public at large.

Marina, docks, and/or piers, public means any marina, pier, or dock owned/operated by a government entity, which caters to the general public.

Retail sales means use types involved in the sale, repair, or lease of new or used products to the general public. Accessory uses may include offices, display of goods, limited assembly, processing, or repackaging of goods for on-site sale. Retail sales does not include the following:

- 1.Repair and service establishments, including automotive and marine related uses.
- 2.Bars, taverns, restaurants, wine/beer shop with on-site consumption, and similar eating establishments.
- 3.Personal service establishments.
- 4.An establishment that involves the sale, distribution, or presentation of materials, or activities emphasizing sexually explicit content.

~~*Water oriented businesses* means any boat that can be rented for off-site use or offers off-site activities from the property. Examples shall include but not be limited to the following uses or activities: charter boats, boat rentals, dive boats, dinner cruises, boat taxi, etc.~~

Wet boat slip. A space used to moor, store, or park a single watercraft in or over water. Includes residential, commercial, and transient slips.

Table 3.6 Minimum Off-Street Parking Spaces Required	
Types of Uses	Number of Required Parking Spaces
Nonresidential uses	
Automotive (<u>including motorcycles, RVs, and other consumer motor vehicles</u>) major and minor	2 per station + 4 per service bay <u>1 per 200 square feet of actual retail/sales area and 1 per 500 square feet of indoor repair area</u>
<u>Boat and personal water craft (PWC) rental</u>	<u>1.5 per boat or PWC</u>
<u>Boat and personal water craft (PWC) sales and</u> Repair services	1 per 200 square feet of actual retail/sales area and 1 per 500 square feet of indoor repair area
Commercial marina	1 <u>.75</u> per wet boat storage space <u>slip</u> , 1 per 2 dry storage <u>space</u> , 1 per service bay + required for all other on-site uses
Dry stack storage facilities	1 per 5 <u>2</u> dry storage space

3.9 Nonresidential Use Standards

- c. ~~AUTOMOTIVE, MAJOR~~ (including motorcycles, RVs, and other consumer motor vehicles)
- ~~1. All work shall be conducted entirely within an enclosed structure so as to protect surrounding properties and uses from objectionable characteristics of repair activity.~~
 - ~~2.~~ 1. No outside storage of junk vehicles or parts shall be permitted.
 - ~~3. In applicable districts, wrecked or inoperable automobiles actually in process of repair may be stored outside, provided that such vehicles shall be concealed from view by a fence, wall, or vegetative buffer at least six (6) feet high and offering 100% opacity.~~
 2. Limitations shall be placed on outdoor repair areas to protect surrounding properties and uses from any objectionable characteristics resulting from repair activities.
 - a) The size of outdoor repair area shall not exceed 30% lot coverage.
 - b) Minimum setbacks for outdoor repair areas shall be 15 feet from all property lines.
 - c) Any outdoor repair areas shall be completely shielded from streets and adjacent properties by buildings and/or fencing that is at least six (6) feet high and offers 100% opacity.
 - ~~4. Vehicle sales and rental lots shall be subject to the following:~~
 - ~~a) d) No encroachments of displayed vehicles within 20 feet from the street right-of-way or within areas designated as vehicle sight distance at street or driveway intersections.~~
 - e) Provide egress and ingress to and from the property in a forward movement.
 - ~~e) All display surface areas to be paved or stoned and proper drainage provided.~~
 - ~~d) Provide buffering of vegetation or fencing, or combination thereof, along all side and rear property lines in conformance with this ordinance.~~
 - f) All lighting shall be directed to the interior of the property so as not to cause impact upon adjacent properties or to street rights-of-way.
 - ~~f) No establishment shall contain outdoor storage of junk vehicles, vehicles in disrepair, or other items associated thereto.~~
 - g) Areas utilized for wash areas shall provide for the proper drainage and retention of water runoff. No water shall leave the site. Any wash areas shall be comprised of a hardscape surface not to include gravel, turf, or vegetative ground cover. Washing, vacuuming, drying, and polishing facilities may not be located in any required setback or buffer area.
 - ~~h) All structures shall be subject to the requirements of the zoning districts, building codes, and other applicable regulations of the town.~~

3.9 Nonresidential Use Standards (cont.)

E. BOAT AND PERSONAL WATER CRAFT (PWC) RENTAL

Any operation, whether as principal or accessory, that plans to rent boats and PWC, shall meet the following requirements:

- a) No rental item shall be permitted to encroach into any public right-of-way or site triangle in accordance with the off-street parking design and construction standards for vision clearance.
- b) All exterior display areas shall be paved or stoned with proper drainage provided.
- c) All lighting shall be directed to the interior of the property and shall not impact adjacent properties or public rights-of-way.
- d) Rental, maintenance, and all related functions shall be conducted within a permanent on-site building having restrooms facilities for patrons and employees.
- e) Any rental item that is viewable by a patron, whether inside or outside, shall be considered "displayed for rent" and shall meet the requirements for on-site parking where applicable. Display areas may be indoors or outdoors, but shall not be located in required parking or landscape buffer areas.
- f) It shall be the responsibility of the operator to ensure that all federal, state, and local safety and motor vehicles laws are adhered to.
- g) All boat slips shall be shown on the site plan.

3.9 Nonresidential Use Standards Cont.

N. MARINA, COMMERCIAL

1. Any operation shall meet the following requirements:

- a) Parking shall be provided in accordance with the requirements of this Article.
- b) Restroom facilities shall be provided for the exclusive use of the commercial marina patrons.
- c) Properly screened and adequately sized solid waste disposal facilities shall be provided for the exclusive use of commercial marina patrons.
- d) Water, electricity, & sewer pump out shall be provided.
- e) The slips used for charter boats, dive boats, dinner cruises, scenic cruises, boat taxis, etc. must be identified on the site plan. Any changes to the site plan require a major modification to the conditional zoning.



AGENDA ITEM COVERSHEET

PREPARED BY: Jeremy Hardison, Community Development Director

DEPARTMENT: Community Development

MEETING: Town Council – May 13, 2025

SUBJECT: Consider Amending ARTICLE V. - STOPPING, STANDING AND PARKING to create an allowance to authorize public on street parking spaces to be specifically designated for hotel/motel uses.

Applicant: Dan Tollens, Carolina Beach Inn, LLC

BACKGROUND:

The applicant Dan Tollens of Carolina Beach Inn, LLC applied to dedicate public parking spaces for exclusive rights for hotel guests only to utilize located at 205 Harper Ave (Carolina Beach Inn). The Property was purchased by the applicant in 2022. The use of the property is defined as a Hotel/Motel. Prior to the purchase it was formerly the Mt Vernon Inn. According to New Hanover County records the structure was built in 1951. The property does not have any parking spaces on site. The Inn consists of 12 rental rooms. Historically the Inn has used public parking spaces located on Harper Ave for their guests. This is currently allowed, and Harper Ave is dedicated as free parking for anyone to utilize. After the purchase staff noticed signs that were erected stating resident parking only. Staff notified the owner that the ordinance does not authorize dedicating public parking spaces for private businesses. The town recently delineated parking spaces along Harper Ave to count towards the number needed to provide public spaces to the general public to meet the Army Corps of Engineers criteria for a Coastal Storm Damage Reduction project. This included the placement of wheel stops in front of Carolina Beach Inn.

The applicant's request is to dedicate parking spaces in front of the building located in the Harper Ave right-of-way. The property has 85' of property frontage on Harper Ave. There are 7 spaces in front of the Inn. The Town will still meet the USACE requirements if this is approved. There are currently 4 other hotels that were built on or before 1952. They all have parking spaces onsite.

The current ordinance allows only for year-round residents that do not have onsite parking on their property. They can have up to 2 spaces assigned if it was built prior to 1980 with approval by the Town Manager.

ACTION REQUESTED

Included is a draft ordinance for Town Council's consideration. Town staff are concerned

- That non-conforming residential rental property will make similar requests to use the parking exemption.
- Decreases the number of public spaces that are available to the general public.
- Reduce the number of spaces that can count towards the USACE Program.
- Creates conflicts with the continued use of the public right-of-way.

MOTION:

Motion for approval or denial of text amendment to ARTICLE V. - STOPPING, STANDING AND PARKING



Amendment Number: _____

Item 15.

**PETITION FOR A TEXT AMENDMENT**

Petitions shall be submitted for review to the Department of Planning and Development located at 1121 N. Lake Park Blvd., Carolina Beach, NC 28428. Only complete petitions will be processed.

PETITIONER

Petitioner's Full Name: Dan Tollens, (Carolina Beach Inn, LLC) Phone #: 843 442 0809
Street Address: 205 Harper Ave
City: Carolina Beach State: NC Zip: 28428
Email: dan@thetowninvestors.com

REQUESTED TEXT AMENDMENT

Town Code Section(s) Requested to be Amended:
Sec. 16-164. - Paid Parking program and other forms of parking

Please provide a general proposal for the amendment to the Town Code Section(s) stated above which you believe will result in improved regulations for all the residents of the Town of Carolina Beach:

See attached

See attached

See attached


See attached

See attached

This petition will be scheduled for the next possible meetings with the following boards: (1) Technical Review Committee, (2) Planning and Zoning Commission and (3) Town Council. The petitioner or a representative should be present at all meetings to answer any questions. Contact the Department of Planning and Development for a schedule of meeting times and submittal deadlines. All meetings are held at the Municipal Administration Building, 1121 N. Lake Park Boulevard, Carolina Beach, NC 28428. Petitioners will be informed of any changes in date, time, or location of meetings.

I understand that the fee for review is nonrefundable.

Fee: to be submitted with application in accordance with the Town's annually adopted Rates and Fee Schedule

Signature of Petitioner:  Date: 2/11/25

PROPOSED AMENDING OF THE USE OF TOWN RIGHT OF WAY AND PARKING PASSES REQUIREMENTS

WHEREAS, The Carolina Beach Inn has historically utilized the town right of way in front of 205 Harper Avenue for guest parking purposes since 1949; and

WHEREAS, The right of way in front of the property at 205 Harper Avenue has been designated for use as a guest parking area, specifically from the concrete driveway entrance to the left of the property, extending to the concrete driveway of the property on the right of said location; and

WHEREAS, The property owner seeks to establish clear guidelines for the use of town right of ways, including the use of parking passes and the continued use of the right of way in front of 205 Harper Avenue for guest parking by The Carolina Beach Inn.

NOW, THEREFORE, BE IT ORDAINED by the Town Council of Carolina Beach as follows:

1. Parking Pass Requirements:

Town-issued parking passes shall be required in all undesignated right of ways located in the following areas:

- **a.** Lake Park Blvd, going west to the Town limits, and beginning at and including Alabama Ave, going north to and terminating at Atlanta Ave.
- **b.** Third Street, going west to the Town limits, and beginning at and including Atlanta Ave, going north to and including Goldsboro Ave and Harper Ave.

2. Use of Town Right of Way for Guest Parking (205 Harper Avenue):

The Carolina Beach Inn is hereby authorized to continue the use of the town right of way in front of 205 Harper Avenue for guest parking purposes. This right of way is defined specifically from the concrete driveway entrance to the left of the property, extending to the concrete driveway of the property on the right.

3. Historical Use of the Right of Way:

The use of the town right of way for guest parking at this location has been historically established since 1949, and this practice shall continue without interruption as long as the right of way is used solely for guest parking by The Carolina Beach Inn.

4. Limitation on Use:

The right of way in front of 205 Harper Avenue may only be used for guest parking by The Carolina Beach Inn and shall not be used for any other purposes unless authorized by the Town of Carolina Beach.

5. Maintenance of the Right of Way:

The Carolina Beach Inn shall be responsible for the maintenance and upkeep of the portion of the right of way used for guest parking to ensure it remains in good condition and does not obstruct public access or create safety hazards.

Ordinance 25-1258

Town of Carolina Beach
Town Council



AN ORDINANCE TO ALLOW FOR THE DESIGNATION OF ON STREET PARKING FOR HOTEL AND MOTEL USES

Sec. 16-164. Paid parking program and other forms of parking.

- (a) *Designated parking.* except for those that may qualify for residential exceptions based on written criteria established by the Town Manager, time limited public parking areas for marked, on-street spaces are designated as follows:
 - (1) *Two-hour paid parking.* The Town has two-hour paid parking spaces and two-hour unpaid parking spaces in various locations throughout the Town. The two-hour maximum parking per space per block is implemented to encourage turnover of these spaces. These locations are identified on the Official Carolina Beach Parking Map which is adopted and amended by the Town Council from time to time.
 - (2) *Daily on-street parking spaces.* The Town has installed parking signage in various on-street parking locations throughout the Town. Designated parking may have reduced buffers from conflicts (i.e., intersections, crosswalks, etc.) only after review and approval by the Town Manager and/or their designee. Daily on-street parking spaces require that payment be made at all times when the vehicle is occupying a space except for those times outside of enforcement periods. These signed locations are identified on the Carolina Beach Parking Map which is adopted and amended by the Town Council from time to time. Below are other regulations for paid parking spaces:
 - a. An approved payment inclusive of a registered license plate shall be made during the enforcement time periods to be valid.
 - b. Parking for time periods greater than 24 continuous hours in duration is prohibited unless otherwise specified by the Carolina Beach Annual Budget Rates and Fees Schedule.
- (b) *Designated parking spaces in public parking lots.*
 - (1) The Town owns or leases numerous parking lots throughout the Town. These parking lots are typically equipped with pay stations, and/or pay by cell phone signage with payment instructions. Motorists that park in these lots must pay for the privilege of parking during times and dates of enforcement. Fees for paid parking lots are set forth by the Carolina Beach Annual Budget Rates and Fees Schedule and subject to periodic change by the Town Council.
 - (2) Town issued passes are valid in identified public parking lot locations. Parking passes will be valid for not more than 24 consecutive hours in public parking lots. Pay by the day vehicles must be removed by 8:00 a.m. the next morning. Lots are subject to the following provisions:
 - a. Time must be on the space during enforcement time periods to be valid.
 - b. Parking for time periods greater than 24 continuous hours in duration is prohibited (i.e., no residential overflow).
- (c) *Undesignated parking.*

Town of Carolina Beach
Ordinance No. 25-1258

Ordinance 25-1258

Town of Carolina Beach
Town Council

- (1) Town issued parking passes shall be required in all undesignated right of ways that are located in the following location:
 - a. Lake Park Blvd going west to the Town limits, and begins at and includes Alabama Ave going north to include and terminating at Atlanta Ave; and
 - b. Third Street going west to the Town limits, and begins at and includes Atlanta Ave going north to include Goldsboro Ave and Harper Ave.
- (d) *Resident on-street parking.* The special residential exception is primarily intended to assist owner-occupied, single-family residents where existing development on nonconforming lots or uses create parking hardships. It is not intended to alleviate parking requirements for poorly planned rental property nor to serve as guest parking in residential areas.
 - (1) Reasonable consideration for special residential exceptions to allow parking in no parking or time limited parking areas will be given by the Town Manager when the following criteria can be met:
 - a. Applicant is a year-round resident in a nonconforming single-family dwelling or multi-unit rental structure established before 1980 and continuously in use for those purposes since established, provided subsection [(d)1. a. through d.] of this section are also met.
 - b. No off-street parking option is available on the applicant's property or by private arrangement within 500 feet of the property. (Documentation of private efforts to otherwise accommodate parking needs is required.)
 - c. Chief of Police and Fire Chief verifies that on-street parking will not pose substantial safety problems for emergency vehicles.
 - d. Parking requests for more than one vehicle per adult year-round resident otherwise meeting the above criteria will not qualify for exceptions. In no instance shall more than two public spaces be allocated for a single property.
- (e) *Hotel/motel on-street parking.* The purpose of this ordinance is to establish an annual agreement to designate on-street parking spaces for hotel/motel uses that do not have a parking facility.
 - (1) The hotel/motel shall meet the following criteria:
 - a. Established prior to 1952.
 - b. No off-street parking option is available on the applicant's property or by private arrangement within 500 feet of the property. A signed affidavit shall be provided to the Town stating that the property owners within 500 feet are not willing to lease parking spaces equal to or less than current town parking rates.
 - c. The designated parking spaces shall only be located adjacent to the use's property within the right-of-way and not extend past the subject's perpendicular property lines.
 - d. Current business registration.
 - (2) Conditions of the agreement:

Ordinance 25-1258

Town of Carolina Beach
Town Council

- a. [The Town will continue to maintain the designated parking. The Town reserves the right to continue to utilize and maintain utilities and pedestrian access.](#)
- b. [Fees associated with commercial parking permits will be determined by the day rate in the Carolina Beach Annual Budget Rates and Fees Schedule.](#)
- c. [Renewals shall be based on the calendar year.](#)
- d. [Enforcement of public parking area approved to be designated for private uses shall meet Article VII wrecker/towing services and impoundment and storage.](#)
- e. [All enforcement shall be the responsibility of the hotel/motel owner.](#)

[\(f\)](#) *Taxi only parking area.* The designation and location of such locations shall be approved by the Town Manager.

[\(g\)](#) *Police parking areas.* The designation and such locations shall be approved by the Police Chief.
(Ord. No. 22-1185, 10-11-2022)

Adopted this 13th day of May, 2025.

Albert L. Barbee, Mayor

Attest: Kimberlee Ward, Town Clerk

SURVEY REFERENCE

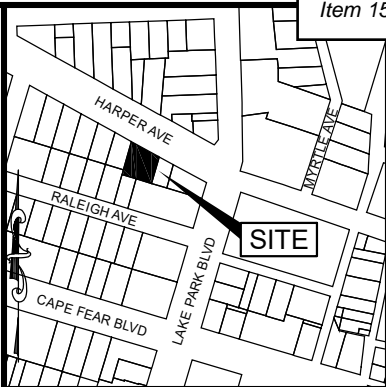
DB 6564 PG 1457
MB 2 PG 6
MB 15 PG 44

BUILDING SETBACKS

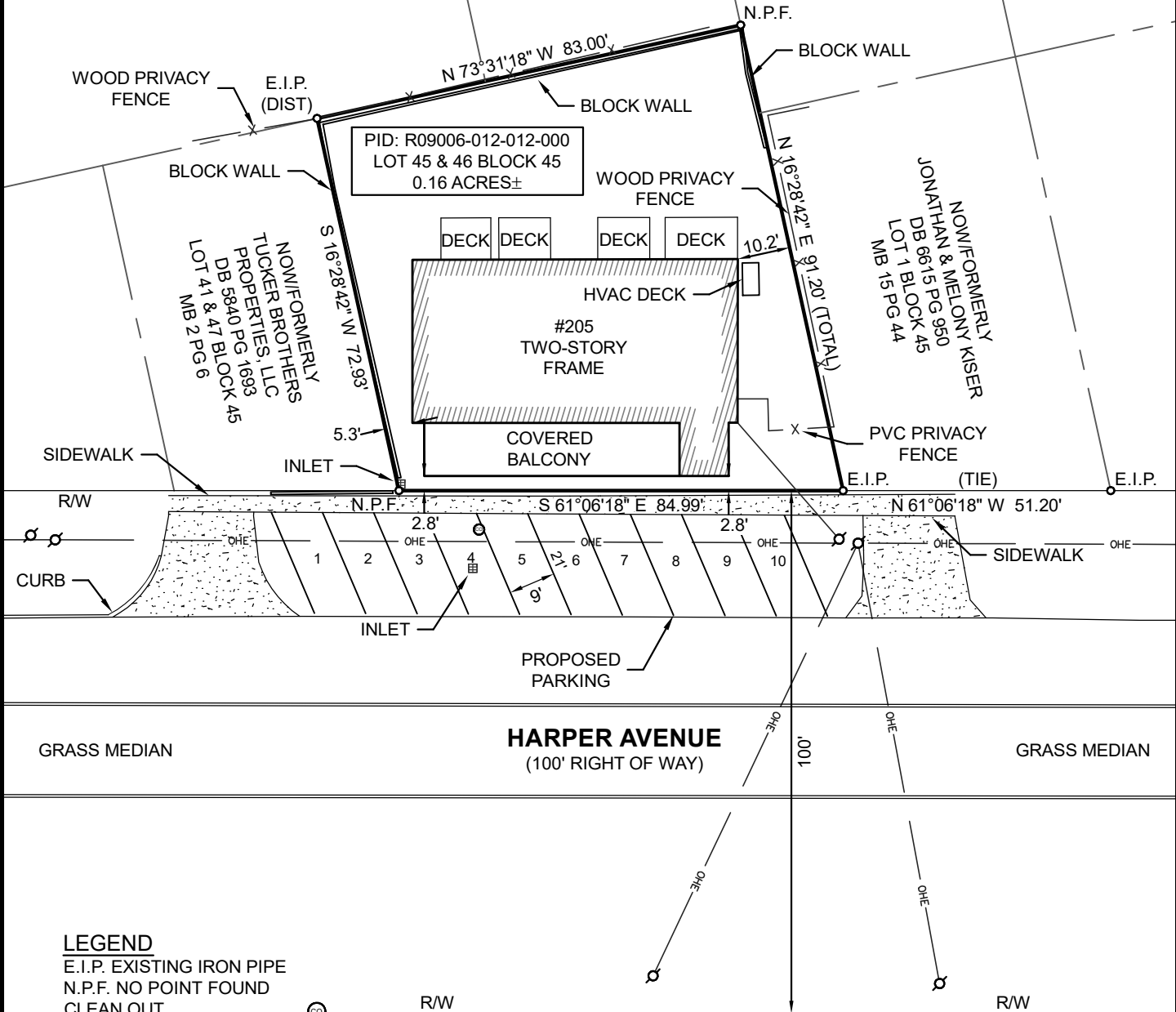
TOWN OF CAROLINA BEACH MX
FRONT = 20'
SIDE = 7.5'
REAR = 10'

NOW/FORMERLY
J & J MURPHY, LLC
DB 6261 PG 568
LOT 39, 40, 42 & 43 BLOCK 45
MB 2 PG 6

NOW/FORMERLY
JEN PROPERTIES, LLC
DB 3422 PG 836
LOT 44 BLOCK 45
MB 2 PG 6



VICINITY MAP NO SCALE



LEGEND

- E.I.P. EXISTING IRON PIPE
- N.P.F. NO POINT FOUND
- CLEAN OUT
- UTILITY POLE
- OVERHEAD ELECTRIC — OHE —
- R/W RIGHT OF WAY — — — —
- FENCE LINE — x —
- PROPERTY LINE — — — —



Preliminary Plot Plan For:

DAN TOLLENS
LOT 45 & 46 BLOCK 45
KURE PROPERTY
MAP BOOK 2 PAGE 6
TOWNSHIP
NEW HANOVER COUNTY
NORTH CAROLINA

Address: 205 Harper Avenue Carolina Beach, NC 28428

INTRACOASTAL LAND SURVEYING, PLLC

108 N. Kerr Ave.
Suite F4
Wilmington, NC 28405

chris@intracoastallandsurveying.com
NC Firm # P-2342
910-769-0009

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NOTES

- THIS PLAT IS FOR PERMITTING PURPOSES ONLY.
- BEARINGS AND DISTANCES SHOWN HEREON WERE TAKEN FROM RECORD DATA REFERENCED.
- SETBACKS DISPLAYED ARE SUBJECT TO REVIEW BY ALL INTERESTED PARTIES.
- THIS LOT IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, OR COVENANTS OF RECORD.
- THIS LOT IS LOCATED IN AN "AE" FLOOD ZONE PER FIRM NUMBER 3720313000K BEARING EFFECTIVE DATE 8/28/2018.
- OWNERSHIP OF FENCE ALONG PROPERTY LINE UNKNOWN TO SURVEYOR.
- CURRENT OWNER: CAROLINA BEACH INN, LLC

**PRELIMINARY
NOT FOR REAL ESTATE
SALES OR CONVEYANCE**

CHRISTOPHER L. CARROLL
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER L-5411

Create an allowance to use public parking in the right-of-way for Hotel/Motel use only

Amending Sec. 16-164. Paid parking program and other forms of parking.

Applicant: Dan Tollens, Carolina Beach Inn

05/13/2025



Carolina Beach Inn

Item 15.

- Formally Mt. Vernon Inn
- Built in 1951
- MX Zoning
- Non-conforming (parking, setbacks)
- 85' frontage



Adjacent Uses

Item 15.



East



West

Harper Ave (100' ROW)

Item 15.



Rubber Parking Stops = 8 spaces



Designated ROW for private business use



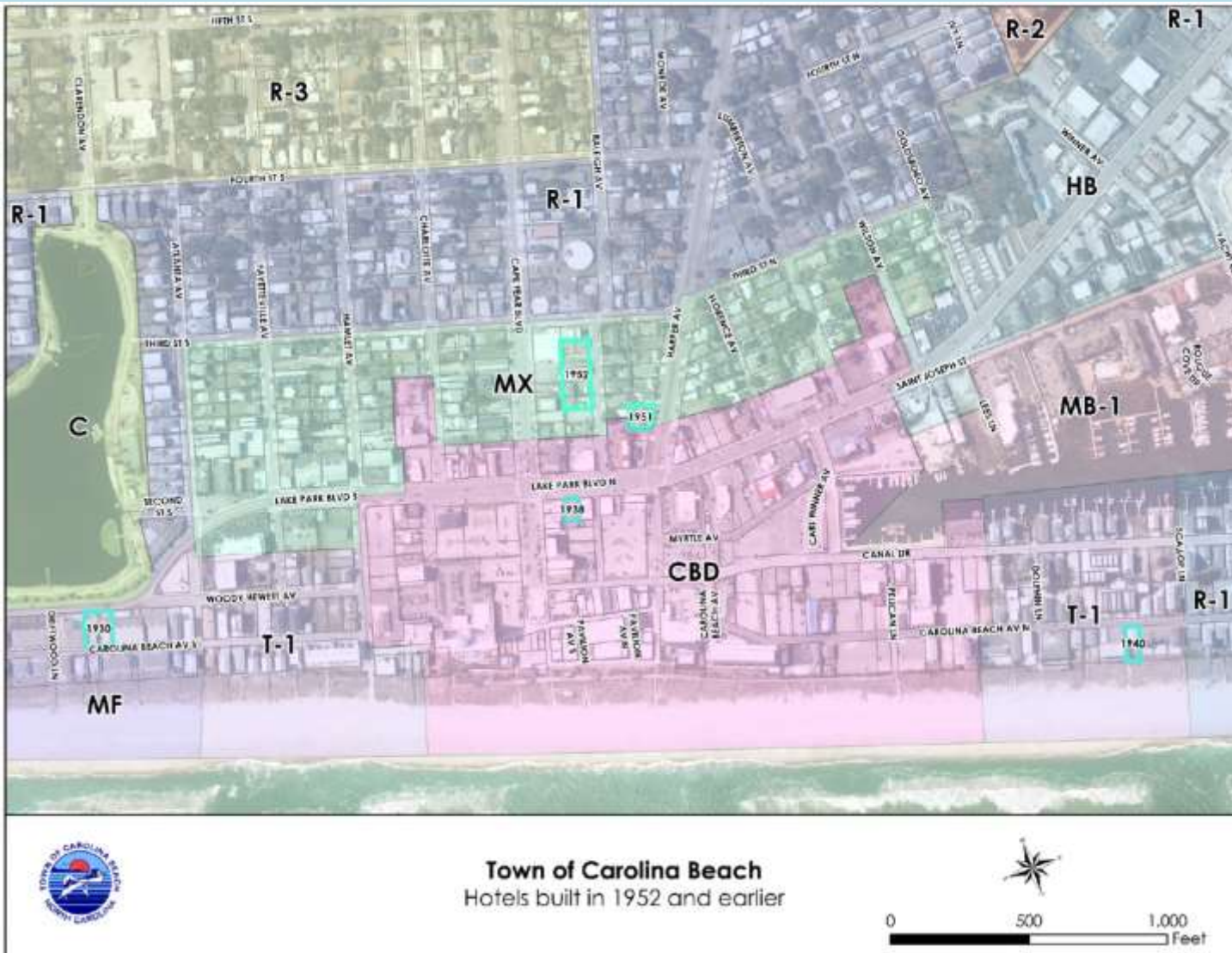
Proposed Ordinance

Item 15.

Hotel/motel on-street parking. The purpose of this ordinance is to establish an annual agreement to designate on-street parking spaces for hotel/motel uses that do not have a parking facility.

(1)The hotel/motel shall meet the following criteria:

- A. Established prior to 1952.
- B. No off-street parking option is available on the applicant's property or by private arrangement within 500 feet of the property. A signed affidavit shall be provided to the Town stating that the property owners within 500 feet are not willing to lease parking spaces equal to or less than current town parking rates.
- C. The designated parking spaces shall only be located adjacent to the use's property within the right-of-way and not extend past the subject's perpendicular property lines.
- D. Current business registration.



Proposed Ordinance

(2) Conditions of the agreement:

- A. The Town will continue to maintain the designated parking. The Town reserves the right to continue to utilize and maintain utilities and pedestrian access.
- B. Fees associated with commercial parking permits will be determined by the day rate in the Carolina Beach Annual Budget Rates and Fees Schedule.
- C. Renewals shall be based on the calendar year.
- D. Enforcement of public parking area approved to be designated for private uses shall meet Article VII wrecker/towing services and impoundment and storage.
- E. All enforcement shall be the responsibility of the hotel/motel owner.

(B) Fees associated with commercial parking permits will be determined by the day rate in the Carolina Beach Annual Budget Rates and Fees Schedule.

Item 15.

Type of Pass	Rate	Fee based on 8 spaces
Parking Space	\$25/day	\$48,000
Premium Parking Lots	\$ 7/hour or \$35/day	
Bus, Limo, and oversized vehicle	\$10/hour or \$40/day	
On-Street Parking:	\$ 5/hour	\$105,600
Weekly Visitor Parking Pass	\$100	\$27,428
Annual Residential Parking Pass	\$ 30	\$240
Annual LSV/Golf Cart Pass	\$100	\$800
CBD Employees	\$100	\$800
Fee Waived		\$0

Concerns

- That non-conforming residential rental property will make similar requests to use the parking exemption.
- Decreases the number of public spaces that are available to the general public.
- Reduce the number of spaces that can count towards the USACE Program.
- Creates conflicts with the continued use of the public right-of-way.

Motion

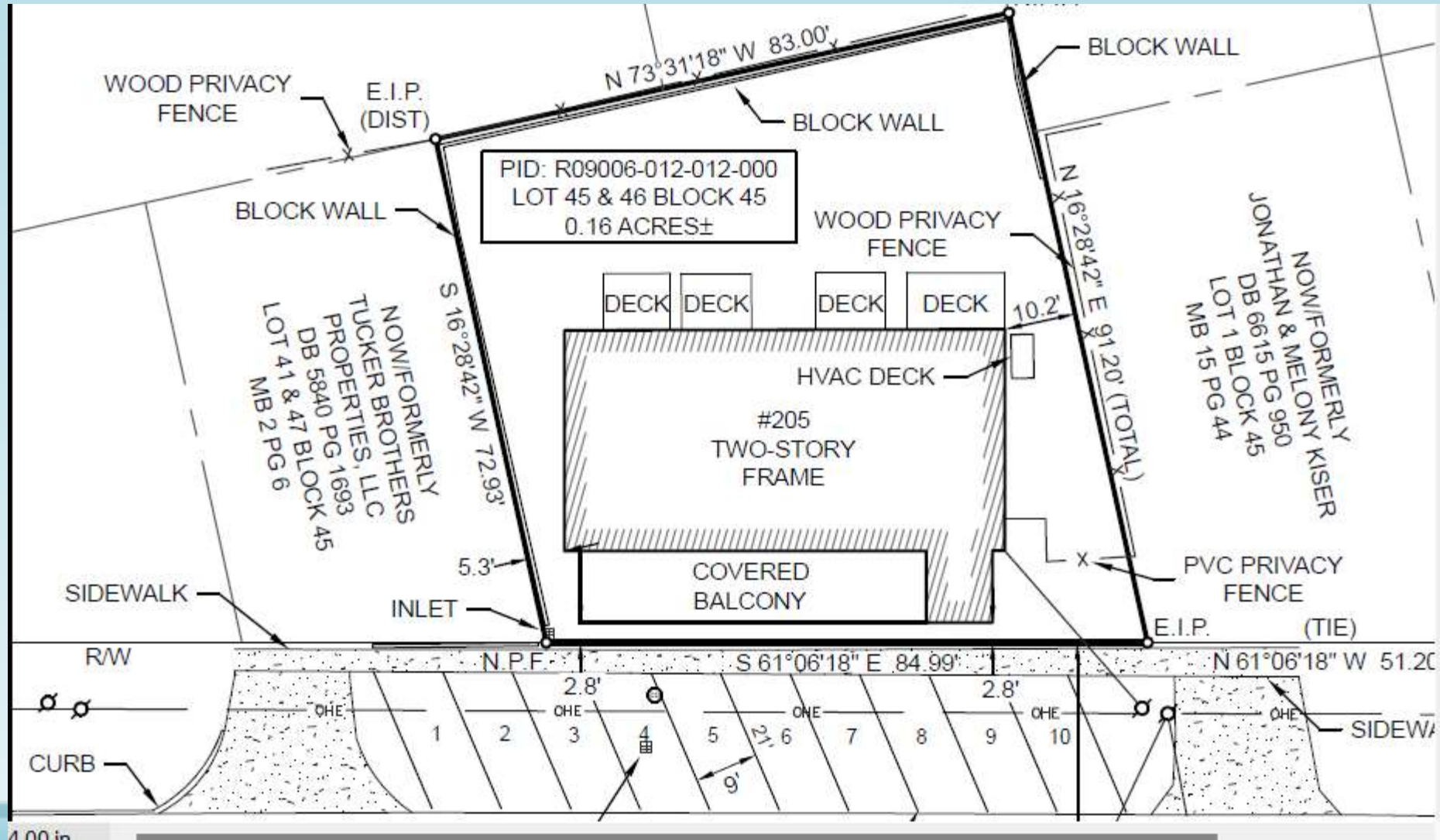
Item 15.

ORDINANCE NO. 25-1258 MOTION FOR APPROVAL OR DENIAL OF TEXT
AMENDMENT TO ARTICLE V. - STOPPING, STANDING AND PARKING TO
CREATE AN ALLOWANCE TO USE PUBLIC PARKING IN THE RIGHT-OF-WAY
FOR HOTEL/MOTEL USE

IF APPLICABLE

AMEND THE RATES AND FEES SCHEDULE TO CREATE A FEE TO
DESIGNATE TOWN PARKING SPACES FOR HOTEL/MOTEL USES .









Carolina Beach Inn

- Mt Vernon Inn
- Harper Ave
- MX Zoning
- Non-conforming (parking, setbacks)





AGENDA ITEM COVERSHEET

PREPARED BY: Ed H. Parvin, Deputy Manager

DEPARTMENT: Executive

MEETING: Town Council – 13 MAY 2025

SUBJECT: Expanding the Residential Parking Zone

BACKGROUND:

In 2023, Town Council added new regulations for areas of the Town that experience cars parking on the grass adjacent to the edge of the road. These areas are described in our town code as “undesigned” right of way. In other words, it is the grass shoulder of the road that does not have parking delineated. People parking in these areas are typically visitors that do not live in one of the houses adjacent to where they are parking. The ordinance adopted and in place now allows for parking in these areas only by residents.

As originally adopted into Town code anyone parking in the undesigned areas were required to have residential passes. This year, the Town Council changed the requirement to only allow vehicles with re-entry passes to park in the undesigned areas. The undesigned areas impacted by this ordinance are enforced on a complaint basis by our parking ambassadors from PIVOT. The program has seemed to work well to keep tourists in designated parking areas and preserves the undesigned areas in our neighborhoods for the residents.

ACTION REQUESTED:

The community has enjoyed the results of the new program and many of the residents of the far north end have requested their neighborhood be included. At the budget retreat, Town Council requested staff develop an ordinance to expand the program to this area. The included ordinance will add the requested area to this program.

RECOMMENDED MOTION:

Adopt Ordinance 25-1254 to include Delaware, Florida, Georgia, Virginia, and Maryland as undesigned right of way that requires Town issued passes to park vehicles.

Sec. 16-153. Definitions.

Designated parking means parking spaces either on-street or in lots that have been delineated with striping, wheel stops, or other similar methods.

Undesignated parking means unmarked parallel parking areas of the right of way adjacent to drive aisles, that are unmarked, a minimum of eight feet wide and are not otherwise rendered unauthorized by this article.

Unauthorized parking means public vehicle parking that is not in compliance with local, state, or federal code.

(Ord. No. 22-1185, 10-11-2022)

Sec. 16-164. Paid parking program and other forms of parking.

- (a) *Designated parking.* except for those that may qualify for residential exceptions based on written criteria established by the Town Manager, time limited public parking areas for marked, on-street spaces are designated as follows:
- (1) *Two-hour paid parking.* The Town has two-hour paid parking spaces and two-hour unpaid parking spaces in various locations throughout the Town. The two-hour maximum parking per space per block is implemented to encourage turnover of these spaces. These locations are identified on the Official Carolina Beach Parking Map which is adopted and amended by the Town Council from time to time.
 - (2) *Daily on-street parking spaces.* The Town has installed parking signage in various on-street parking locations throughout the Town. Designated parking may have reduced buffers from conflicts (i.e., intersections, crosswalks, etc.) only after review and approval by the Town Manager and/or their designee. Daily on-street parking spaces require that payment be made at all times when the vehicle is occupying a space except for those times outside of enforcement periods. These signed locations are identified on the Carolina Beach Parking Map which is adopted and amended by the Town Council from time to time. Below are other regulations for paid parking spaces:
 - a. An approved payment inclusive of a registered license plate shall be made during the enforcement time periods to be valid.
 - b. Parking for time periods greater than 24 continuous hours in duration is prohibited unless otherwise specified by the Carolina Beach Annual Budget Rates and Fees Schedule.
- (b) *Designated parking spaces in public parking lots.*
- (1) The Town owns or leases numerous parking lots throughout the Town. These parking lots are typically equipped with ~~pay stations, and/or~~ pay by cell phone signage with payment instructions. Motorists that park in these lots must pay for the privilege of parking during times and dates of enforcement. Fees for paid parking lots are set forth by the Carolina Beach Annual Budget Rates and Fees Schedule and subject to periodic change by the Town Council.
 - (2) Town issued passes are valid in identified public parking lot locations. Parking passes will be valid for not more than 24 consecutive hours in public parking lots. Pay by the day vehicles must be removed by 8:00 a.m. the next morning. Lots are subject to the following provisions:
 - a. Time must be on the space during enforcement time periods to be valid.
 - b. Parking for time periods greater than 24 continuous hours in duration is prohibited (i.e., no residential overflow).
- (c) *Undesignated parking.*
- (1) ~~Town issued parking passes shall be required in~~ All undesignated right of ways ~~that are located~~ in the following locations shall allow for vehicle parking by passholders only. Pass design and cost shall be defined in the annually adopted rates and fees schedule:
 - a. Lake Park Blvd going west to the Town limits, and begins at and includes Alabama Ave going north to include and terminating at Atlanta Ave; and

- b. Third Street going west to the Town limits, and begins at and includes Atlanta Ave going north to include Goldsboro Ave and Harper Ave.
 - c. [Delaware, Florida, Georgia, Virginia, and Maryland](#)
- (d) *Resident on-street parking.* The special residential exception is primarily intended to assist owner-occupied, single-family residents where existing development on nonconforming lots or uses create parking hardships. It is not intended to alleviate parking requirements for poorly planned rental property nor to serve as guest parking in residential areas.
- (1) Reasonable consideration for special residential exceptions to allow parking in no parking or time limited parking areas will be given by the Town Manager when the following criteria can be met:
- a. Applicant is a year-round resident in a nonconforming single-family dwelling or multi-unit rental structure established before 1980 and continuously in use for those purposes since established, provided subsection [(d)1. a. through d.] of this section are also met.
 - b. No off-street parking option is available on the applicant's property or by private arrangement within 500 feet of the property. (Documentation of private efforts to otherwise accommodate parking needs is required.)
 - c. Chief of Police and Fire Chief verifies that on-street parking will not pose substantial safety problems for emergency vehicles.
 - d. Parking requests for more than one vehicle per adult year-round resident otherwise meeting the above criteria will not qualify for exceptions. In no instance shall more than two public spaces be allocated for a single property.
- (e) *Taxi only parking area.* The designation and location of such locations shall be approved by the Town Manager.
- (f) *Police parking areas.* The designation and such locations shall be approved by the Police Chief.

PARKING, RE-ENTRY, LSV, GOLF CART, AND FREEMAN PARK FEES

Re-entry, parking, golf cart, and Freeman Park permits must be renewed annually. Costs are listed below:

Re-Entry Decal (annual/sticker)

CB Resident/Property/Business Owner

Fee

Jan 1-Mar 31: Free/Apr 1-Dec 31: \$20 each

Parking Pass (annual/LPR)

Resident/Property/Business Owner (includes LSV)

Fee

\$40.00*

*CB and KB property owners/residents may purchase a parking pass for every vehicle registered in Carolina Beach or Kure Beach. Non-resident property owners may purchase only one pass for vehicle(s) not registered in Carolina Beach.

Non-Resident

Fee

CBD-Employee (may only be purchased by business owner/manager; employees only-no contract/1099 staff)

\$100.00

Visitor parking pass (good for 7 days)

\$100/week

Golf Cart Permit (annual)*

Resident/Property/Business Owner:

Fee

Non-State Registered Golf Carts (decal)

\$100.00

*Effective July 1, 2023, only golf cart owners that have purchased permits in the previous calendar year may continue to renew their permit; no new permit applicants shall be allowed; golf cart permit sales will end December 31, 2027 and only state registered low speed vehicles will be permitted.

Parking Lots

Fee

March 1 - October 31 (9AM-8PM)

Vehicles/Small Trucks

\$6/hour or \$25/day

Limos & Oversize Vehicles

\$10/hour or \$40/day

November 1 - February 28

Free

Designated Premium Parking Lots

January 1 - December 31 (9AM-8PM)

\$7/hour or \$35/day

Designated On-Street Parking

Fee

March 1 - October 31 (9AM-8PM)

\$5/hr

November 1 - February 28

Free

Undesignated Parking

Re-entry decal required for areas identified in
Sec 16-164 of the Town Code





AGENDA ITEM COVERSHEET

PREPARED BY: Lynn Barbee, Mayor

DEPARTMENT: Council

MEETING: Town Council 5/13/2025

SUBJECT: Resolution Opposing Legislative Preemption of Local Government Planning and Zoning – House Bill 765

BACKGROUND:

Several bills have been introduced in the 2025 session of the North Carolina General Assembly (SB495, SB497, SB 498, SB 688, and HB765) that change many aspects of local planning and zoning and dramatically affect the ability of local governments to reflect the will of their citizens. Local governments have historically been the final guardian of the rights of the people and local government zoning has made in-person attendance and comment easier for proponents and opponents of zoning decisions, allowing citizens to participate in matters that affect them through the Public Hearing process. The Bills now pending in the General Assembly will effectively mandate many planning and zoning decisions that are now made by local governments through the public participation process and will change the process, thereby eroding the community's authority to uphold public health, safety and welfare.

ACTION REQUESTED:

Approve the consent agenda which includes a Resolution opposing these House Bills.

RECOMMENDED MOTION:

Motion to approve Resolution 25-2331.

Resolution



Town of Carolina Beach
Town Council

RESOLUTION NO. 25-2331

A RESOLUTION OPPOSING LEGISLATIVE PREEMPTION OF LOCAL GOVERNMENT PLANNING AND ZONING

WHEREAS, multiple bills have been introduced in the 2025 session of the North Carolina General Assembly, that undermine the fundamental authority for local planning and zoning and the ability of local elected officials to manage community growth as expressed by the Town's Land Use Plan; and

WHEREAS, these bills have been introduced without consultation with municipal elected officials, planning staff or local constituents on the negative impact they will have on community growth, property values, preserving community character and sound community planning; and

WHEREAS, these bills usurp current town planning and zoning ordinances that promote the health, safety, and general welfare of the residents of the Town of Carolina Beach through its thoughtful and deliberate approach to manage growth as expressed in a number of our local planning documents including the town's comprehensive land use plan, small area plans, overlay development plans, greenway plan, parks master plan and other adopted plans; and

WHEREAS, this legislation would largely undo years of thoughtful and consistent local land-use planning and regulation, remove necessary local regulatory standards and in many cases allow unregulated development inconsistent with current local planning and zoning ordinances; and

WHEREAS, this legislation imposes inflexible rules statewide without regard to the differences between North Carolina's small towns and larger cities and how these rules will affect each community differently, often with negative consequences; and

WHEREAS, proposed changes in the local planning and zoning approval process will severely restrict or destroy the ability for residents to participate in the planning and zoning process; and

WHEREAS, provisions in this legislation will subject local elected and appointed officials to the threat of legal retribution having a chilling effect of discouraging well-intentioned individuals from serving in public office.

NOW, THEREFORE, BE IT RESOLVED, that the Carolina Beach Town Council urges the sponsors of this legislation to reconsider SB495, SB497, SB499, SB688 and HB765 and to consult with local municipalities to develop meaningful and appropriate solutions that do not usurp local authority and to respect the interest of the residents they represent.

Resolution



Town of Carolina Beach
Town Council

RESOLUTION NO. 25-2331

BE IT FURTHER RESOLVED that the Town of Carolina Beach calls upon local elected officials and residents across the state to voice their concerns to the North Carolina General Assembly and advocate for the preservation of local planning and zoning authority that align with local community values and sound long-term development goals.

ADOPTED, this 13th day of May, 2025.

TOWN OF CAROLINA BEACH

Albert L. Barbee, Mayor

ATTEST:

Kimberlee Ward, Town Clerk



AGENDA ITEM COVERSHEET

PREPARED BY: Kim Ward, Town Clerk

DEPARTMENT: Clerk

MEETING: Town Council 5/13/2025

SUBJECT: Closed Session – Attorney/Client

RECOMMENDED MOTION:

Motion to go into closed session to discuss an attorney/client matter in accordance with NCGS 143.318.11(a)(3). The matter being discussed is 23 CVS 3744 Carolina Beach Landholdings, LLC vs. Town of Carolina Beach as well as general attorney/client purposes.