

CAROLINA BEACH

Planning and Zoning Meeting

Thursday, April 09, 2026 – 6:00 PM

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



AGENDA

CALL TO ORDER

APPROVAL OF MINUTES

1. March 12, 2026 Minutes

STAFF REPORT ON RECENT COUNCIL MEETINGS

STAFF REPORT ON RECENT DEVELOPMENTS

PUBLIC HEARING

2. Conditional Zoning to consider a pickleball court in the Mixed-Use District (MX) at 1608 Bowfin Lane.

Applicant: Atlantic Towers Assn Inc

NON-AGENDA ITEMS

ADJOURNMENT



AGENDA ITEM COVERSHEET

PREPARED BY: Gloria Abbotts, Senior Planner

DEPARTMENT: Community
Development

MEETING: Planning & Zoning – April 9, 2026

SUBJECT: March 12, 2026 Minutes

Action:

Approve March 12, 2026 Minutes

CAROLINA BEACH

Planning and Zoning Meeting

Thursday, March 12, 2026 - 6:00 PM

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



MINUTES

CALL TO ORDER

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

PRESENT

Chairman Jeff Hogan

Vice Chairman Bill Carew

Commissioner Melanie Boswell

Commissioner Ethan Crouch

Commissioner Lynn Conto

Commissioner Brad Jones

ABSENT

Commissioner Todd Piper

ALSO PRESENT

Community Development Director Jeremy Hardison

Senior Planner Gloria Abbotts

Planner Haley Anderson

APPROVAL OF MINUTES

1. January 8, 2026 Minutes

ACTION: Motion to approve the minutes

Motion made by Commissioner Conto, seconded by Vice Chairman Carew

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

Motion passed 6-0

STAFF REPORT ON RECENT DEVELOPMENTS

Ms. Abbotts reported the following:

Permitting

- 100 permits (renovation, repair, grading, additions, fences, etc.)
 - 10 vending
 - 3 Freeman Park
 - 3 Beach Services

- 15 residential new construction
- 10 certificates of occupancy

Demos (all single-family homes)

- 5 Oystershell Lane
- 504 Greenville Avenue
- 1119 Bowfin Lane
- 416 Spartanburg Avenue
- 405 Spartanburg Avenue

New businesses

- Embody, 1000 North Lake Park Boulevard, Suite 175 (Proximity)
- Emerge Ortho, 1000 North Lake Park Boulevard, Suite 171 (Proximity)
- Benny Pazerelli's, 11 Boardwalk, Suite 130
- Peach Cobbler Factory, 1010 South Lake Park Boulevard

Updates and upcoming

- Council March 10: adopted the Southeastern North Carolina Regional Hazard Mitigation Plan
- Planning and Zoning Commission April 9: Conditional Zoning (CZ) for Atlantic Towers pickleball court

Chairman Hogan asked about the Freeman Park vendors. Ms. Abbotts clarified that there are vendors that may access the area with four-wheel-drive vehicles, such as Island Tackle selling bait.

PUBLIC COMMENT

None

PUBLIC HEARINGS

2. Text Amendment to Amend Article 3, Sec. 3.4 Table of Uses and 3.9 Nonresidential Use Standards of the UDO to Allow Retail as an Accessory Use for Hotels and Motels in the MF District
Applicant: Max Sussman

Applicant Max Sussman is pursuing this text amendment to allow alcohol sales as an accessory use for hotels and motels within the MF zoning district. He initially presented in January and was asked to make some changes to his request and return.

Ms. Anderson presented the details. She said based on the previous meeting, the allowance for bars was removed, so no on-premise alcohol is current being proposed, just retail. Because of this, she noted that the language referring to hotels and motels with more than 15 units was no longer necessary, so that has been removed.

Ms. Anderson explained that this would still be contained within the footprint of the hotel in communal areas and that the requirement of no more than 25% of the gross floor area is still being proposed.

She provided historical context, noting that before 2000, hotels/motels and complementary uses were permitted in this district when it was designated as RA-5A. The 2000 ordinance update removed commercial uses and reduced density from 35 to 17 units per acre. This change made the three existing hotels in the district (Sea Ranch, The Oceaneer, and Golden Sands) non-conforming.

Staff supports the proposal, noting the changes since the last meeting and stating it is in conformity with the Coastal Area Management Act (CAMA) Land Use Plan, which designates the area for medium-density residential and low-intensity commercial.

Vice Chairman Carew asked about the location of vending, particularly whether it could happen in outbuildings. Ms. Anderson explained that expansion would require CZ review and approval.

Commissioner Conto expressed concern about having retail in pool or recreation areas. She said a lobby or a room adjacent to the lobby would be fine and that otherwise there would not be monitoring of sales.

Ms. Anderson said Alcohol Law Enforcement (ALE) regulations would require staff to check IDs, making monitored areas necessary. She said the recommendation could specifically reference not allowing pool or recreation areas.

Commissioner Conto said it might be a good idea to spell it out that it needs to be a manned area connected to the lobby of the hotel or adjacent to it.

Ms. Anderson said she's not sure if the ordinance can state that because it's for ALE and Police to regulate, but she can check on the feasibility of it before the proposal goes to Council. She added that she doesn't think ALE regulations would allow a vending machine that sells alcohol.

Vice Chairman Carew suggested designating that the alcohol be limited to interior common areas, which would rule out pools and eliminate a pool-party atmosphere.

ACTION: Motion to open the public hearing

Motion made by Chairman Hogan

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

Motion passed 6-0

Mr. Sussman of 608 South Lake Park Boulevard said he agrees with limiting alcohol to the lobby area, adding that this reduces the opportunity for unintended consequences, but he requested flexibility regarding staffing requirements because they might want to have unmanned areas during certain times. Mr. Sussman explained that ALE currently doesn't allow alcohol vending machines and proposed that alcohol be in a separate area locked away from other retail.

Vice Chairman Carew asked for clarification. Mr. Sussman said alcohol would be locked separately, while other retail could be accessible through keycard access for hotel guests, potentially through

vending machines in the future, especially for the off-season. Vice Chairman Carew said that satisfies his concern.

ACTION: Motion to close the public hearing

Motion made by Chairman Hogan, seconded by Vice Chairman Carew

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

Motion passed 6-0

Commissioner Conto said she is in favor of the proposal with the changes since the last meeting. She recommended changing the wording to ensure alcohol sales would be in a lobby or adjacent inside area and state alcohol sales would require meeting ALE requirements.

Commissioner Jones agreed and thanked Mr. Sussman for addressing issues that came up at the last meeting. He said if the wording can be changed as Commissioner Conto described, he is supportive of the proposal.

Commissioner Crouch agreed, stating he was supportive and appreciated the applicant's work.

Commissioner Boswell supported the changes but questioned including ALE requirements in the language, as she feels it's a given because it is the law. She suggested rewording to specify "hotel lobby or the dining area" and removing pool areas to avoid future issues with indoor pools.

Vice Chairman Carew agreed, stating he thinks they've covered concerns with alcohol.

Chairman Hogan said he would like to see the language about ALE standards included. Commissioner Boswell said she is fine with that but reiterated that she thought it was a given.

ACTION: Motion for approval; the Commission, whereas in accordance with the provisions of the NCGS, does hereby find and determine that the adoption of the following text amendment for Article 3, Section 3.4 Table of Uses, and 3.9 Nonresidential Use Standards is consistent with the goals and objectives of the adopted Land Use Plan and other long-range plans with the provision that retail for alcohol is permitted as an accessory use only within the footprint of the hotel or motel approximate to the lobby or communal area

Motion made by Vice Chairman Carew, seconded by Commissioner Conto

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

Motion passed 6-0

3. Text Amendment to Unified Development Articles 2 and 3 for Ordinance Clarification and Consistency with State Statutes
Applicant: Town of Carolina Beach

The goal of this text amendment is to clarify sections of the Unified Development Ordinance (UDO) after staff has been administering the new ordinance changes for a year since adoption and to comply

with recent changes to State statutes. The following changes have been made to the proposed ordinance:

1. State law prohibits local governments from having waiting periods, so the section of the ordinance stating that applicants must wait 12 months to resubmit denied or withdrawn applications for zoning map amendments, text amendments, and other development applications has been removed.
2. Applicants with an existing Special Use Permit who wish to seek major changes may request the project be considered through the CZ process.
3. The section regarding complaints about violations has been updated to be consistent with the general statutes for public record law, which does not allow for confidentiality.
4. Planned Unit Developments (PUDs) located on a single lot are not required to establish a permanent access easement. However, a 12-foot drive aisle must be maintained for any structures proposed behind existing or proposed construction to guarantee access to the adjacent street.
5. The dimensional standards table and impervious surface sections have been updated to clarify that T-1 and I-1 have a maximum impervious surface coverage of 80%.
6. The fill section has been updated to clarify that fill may not exceed 4 feet above the crown of the highest adjoining street if an adjacent lot's elevation exceeds 1 foot above the crown of the adjoining street.
7. The signage section has been updated to comply with Session Law 2025-94 to clarify that official government flags are not a sign requiring a permit.
8. The fence ordinance section has been updated to comply with Section 160D-702, which does not allow local governments to regulate "building design elements." In 2009, the ordinance was amended to state that fences shall be constructed so that the finished (sheathed) side is oriented toward adjoining lots/the right-of-way. This has been removed, as it regulates the appearance and design of fences.
9. The non-conforming section has been updated to clarify that if a lot is over the allowed impervious surface percentage, the impervious surface area can be replaced up to that percentage within a period of 180 days of removal of the impervious surface.

Ms. Abbotts presented the details. She said the proposed ordinance is in conformity with the CAMA Land Use Plan, specifically goal 4, which aims to continue to reduce the overall non-conformities in the Town but also respect existing uses and entitlements, and the rebuilding of structures.

Commissioner Boswell asked about the fence requirement change. Ms. Abbotts explained it had been seen as an issue for a long time with neighbors and cited practical difficulties when properties are built out with existing fences on property lines.

Vice Chairman Carew asked about differences between Special Use Permits and CZ. Ms. Abbotts explained that both have a majority of the same use standards that would apply when they were approved but added that CZ provided more flexibility.

Commissioner Crouch asked about impervious coverage changes and said they seem dramatic. Ms. Abbotts clarified that staff was trying to make it more clear to the applicant that they can have 80%.

Vice Chairman Carew asked about PUD addressing. Ms. Abbotts explained that townhouse plats would typically handle access rights through limited common area designations rather than requiring separate easement recordings.

ACTION: Motion to open the public hearing

Motion made by Chairman Hogan, seconded by Commissioner Crouch

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

Motion passed 6-0

Linda Sharkey of 403 South 4th Street Unit 1 addressed the fence sheath requirement, describing her personal experience. She said her fence was damaged during a storm two years ago and needed to be repaired, but there were complications when the neighbor did not agree because of how it sat on the property line, so another fence had to be installed. Ms. Sharkey said on the existing fence, the sheath faced her property, but in order for her to comply with the current requirements, she would have to put the sheath facing the neighbor's property, which would be facing a fence. She said it's not really physically possible to install that if you're already standing on your property line and the other person won't allow you access and emphasized that this could be an issue with governmental properties as well, where access might not be available for proper installation.

ACTION: Motion to close the public hearing

Motion made by Chairman Hogan, seconded by Vice Chairman Carew

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

Motion passed 6-0

Commissioner Conto said she is in support of the proposed changes.

Commissioner Crouch said if these are driven by State statutes, there's not much they can say about it.

Commissioner Jones agreed with the presentation and appreciated the insight from the public comment.

Commissioner Boswell agreed with the State-driven nature of the changes.

Vice Chairman Carew concurred that the changes are following State-driven legislation.

Chairman Hogan agreed.

ACTION: Motion for approval; the Commission, whereas in accordance with the provisions of the NCGS, does hereby find and determine that the adoption of the following text amendment to Articles 2 and 3 for ordinance clarification and consistency with State statutes is consistent with the goals and objectives of the adopted Land Use Plan and other long-range plans

Motion made by Vice Chairman Carew, seconded by Commissioner Boswell

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

Commissioner Conto, Commissioner Jones
Motion passed 6-0

NON-AGENDA ITEMS

None

ADJOURNMENT

Chairman Hogan adjourned the meeting at 6:45 PM.



AGENDA ITEM COVERSHEET

PREPARED BY: Gloria Abbotts, Sr Planner

DEPARTMENT: Community
Development

MEETING: Planning & Zoning Commission – April 9, 2026

SUBJECT: Conditional Zoning to consider a pickleball court in the Mixed-Use District (MX) at 1608 Bowfin Lane.
Applicant: Atlantic Towers Assn Inc

BACKGROUND:

The applicant, Atlantic Towers Assn Inc, applied for a Conditional Zoning application for a temporary pickleball court in the Mixed Use District. The existing use of the property is a parking lot for the Atlantic Towers condo building. The applicant proposes a temporary pickleball court utilizing 12 existing parking spaces. Private tennis courts are permitted in the MX district through Conditional Zoning. Section 3.4.B.2. states that for uses not listed, the UDO Administrator shall consider which use closely matches the proposed use and apply the relevant regulations.

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 used as a parking lot for the Atlantic Towers condos. The existing parking lot has 169 spaces. There are twelve 2-bedroom units, and the remaining 125 units are 1 bedroom under 650 square feet. The parking required for the existing 137 units is 149 spaces. 157 spaces will be provided after the pickleball court is installed.

The purpose of the Mixed Use District is to provide an area of transitional land uses between intensified use districts or elements and residential districts. This district includes an area of mixed land uses between the intensive, commercial, central part of town and the quiet residential area and may also be employed as a transitional area between busy major thoroughfares and quieter residential areas. The regulations of the district seek to maintain a modest scale of structures, as well as a pedestrian-oriented nature, so that uses in the district may provide a suitable transition from commercial to residential areas. Permitted uses include a mixture of single-family homes, two-family dwellings, and small-scale office and institutional

uses. Small hotels and motels and multifamily housing of modest density and size may also be permitted in this district.

The development standards for tennis courts require that provisions be made to compensate for impervious surfaces and drainage runoff containment and lighting, if used shall be shielded so as not to shine on adjoining properties. The existing parking lot will simply be repainted; no additional impervious surfaces will be added, and no additional lighting is proposed.

Landscaping is not required as the use is temporary in nature. The 12 parking spaces will be reverted to parking when the pickleball court is not in use. The applicant proposes installing a temporary 6-foot fence to surround the court when it is in use.

Proposed Conditions

1. The court will be closed beginning the Friday before Memorial Day through Labor Day.
2. Use of the court will be for owners and guests of Atlantic Towers only.
3. The court will be approved for a 2-year trial period. After the 2-year period, the project will go through the conditional zoning process again.

Conditional Zoning Process

As part of the application process a community meeting is required. The applicant held the required meeting on January 29, 2026. The applicant has provided summary comments from the meeting. Based off the comments from the meeting, the applicant can place conditions on the project to help mitigate the impacts and concerns from the neighboring properties. As a result of the concerns that were raised at the Public Input Meeting, the applicant revised the proposed location of the court to be further from the Casa Del Playa condominiums after the meeting.

Land Use Plan

The project is in general conformity with the 2020 Land Use Plan and the Low Intensity Commercial Area. Smaller scale, lower intensity commercial uses that complement the neighborhood or a distinct node of activity. Structures (3 stories max.) have active ground floor uses. Streets serve pedestrians and automobiles, including on-street parking wherever possible.

ACTION REQUESTED:

Consider recommending approval or denial of a conditional zoning to approve a pickleball court at 1608 Bowfin Lane.

Staff recommends approval of the project as proposed.

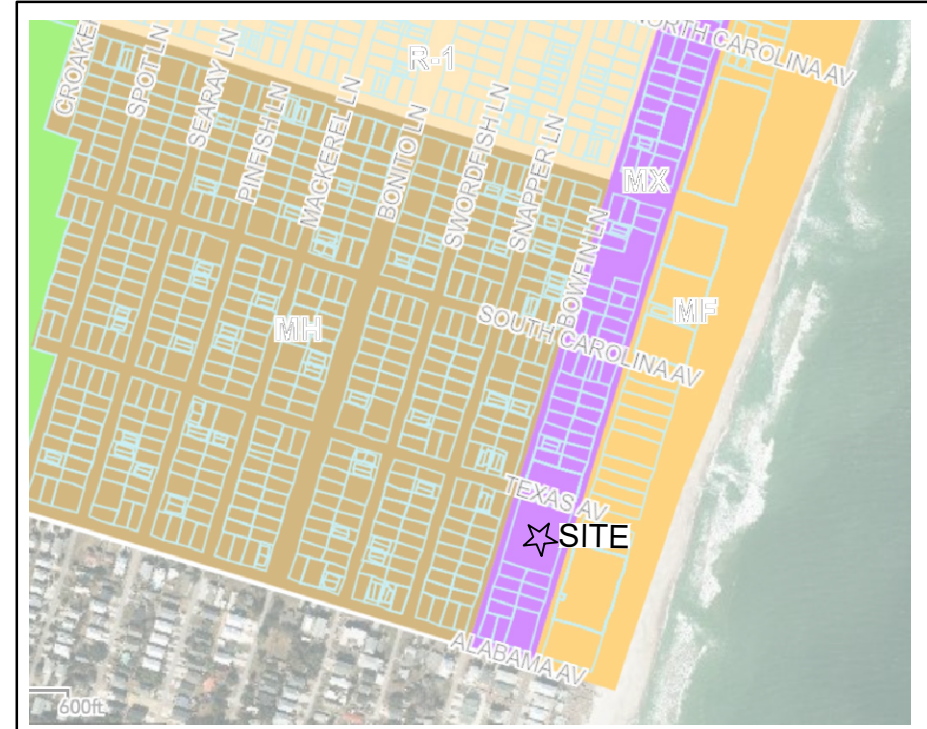
MOTION:

Approval - whereas in accordance with the provisions of the NCGS, the Commission does hereby find and determine that the adoption of the Conditional Use District to allow for a pickleball court located at 1608 Bowfin Lane 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.



VICINITY MAP
NOT TO SCALE



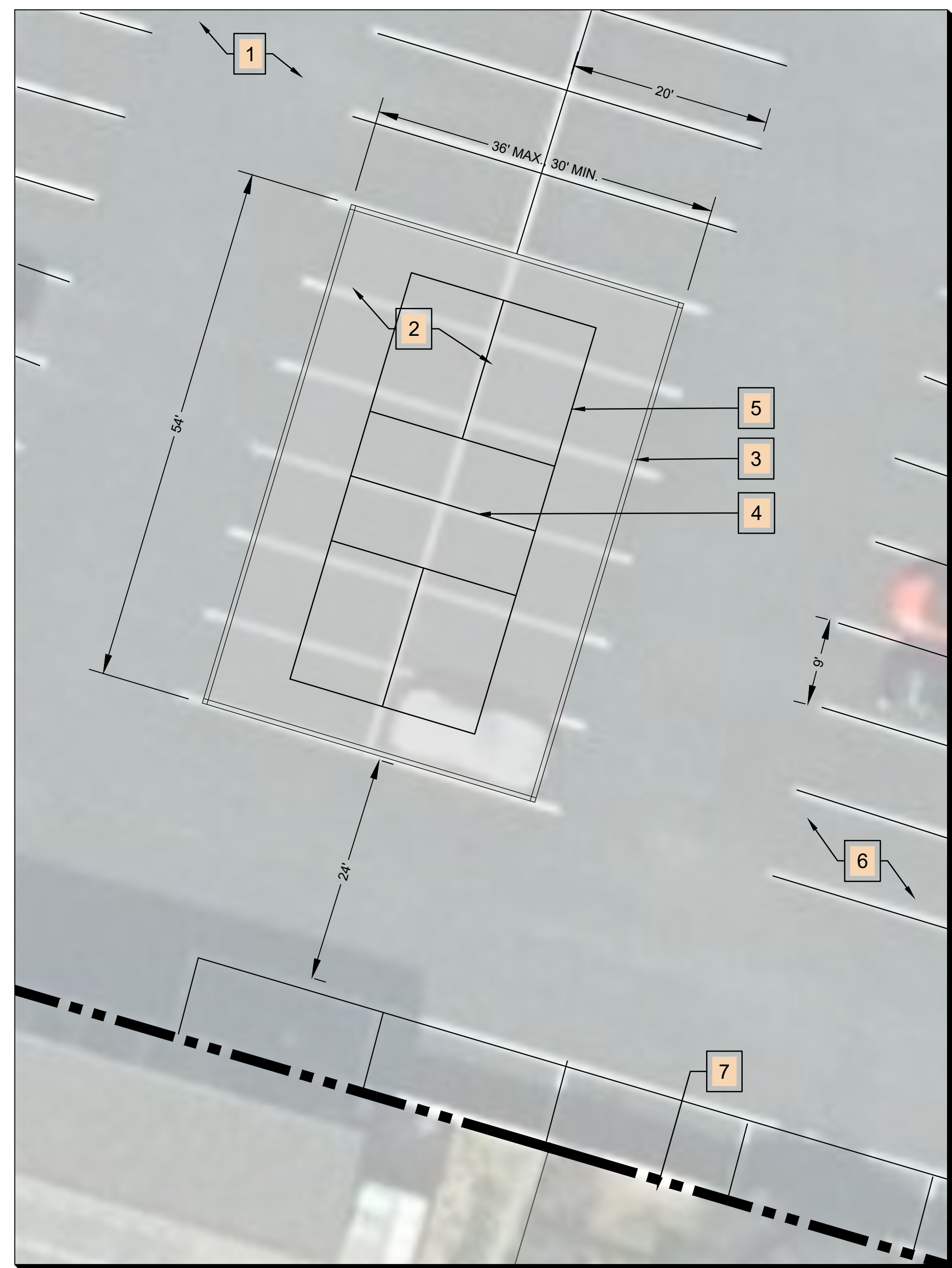
ZONING MAP
NOT TO SCALE



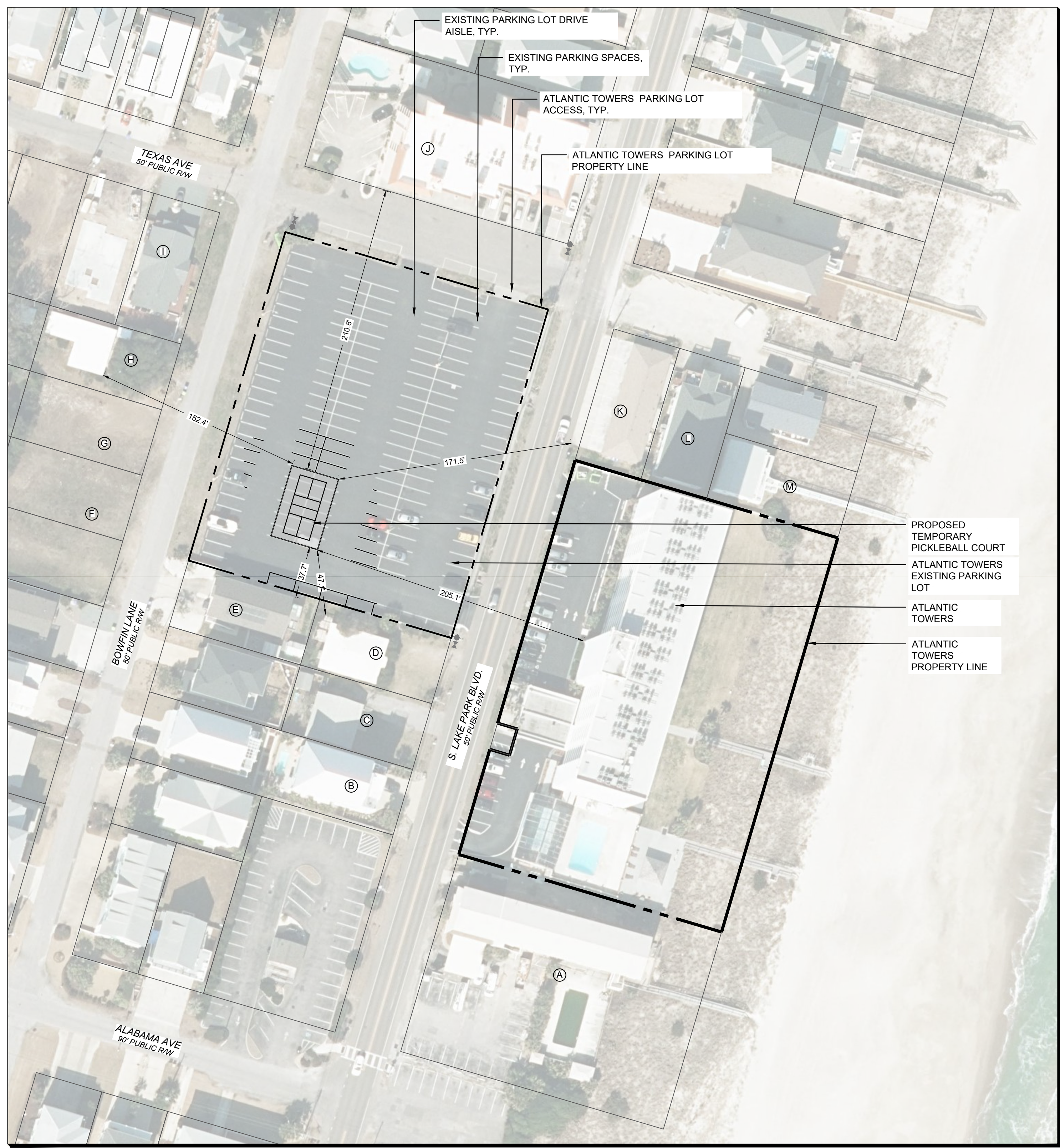
TOPOGRAPHY MAP
NOT TO SCALE

KEY LEGEND:

- 1 EXISTING ASPHALT PAVING, TYP. PARKING LOT
- 2 TEMPORARY PICKLEBALL COURT
54' X 36' COURT & SAFETY ZONE AREA ; ACRYLIC COATING.
- 3 6' TALL REMOVABLE PICKLEBALL COURT FENCE, TYP.; FENCING SURROUNDING COURT
- 4 REMOVABLE PICKLEBALL COURT NET
- 5 PICKLEBALL COURT STRIPING
- 6 EXISTING PARKING SPACES
12 PARKING SPACES TO REVERT BACK TO PARKING SPACES WHEN PICKLEBALL COURT NOT IN USE
- 7 PROPERTY LINE



PICKLEBALL COURT ENLARGEMENT
SCALE: 1"=10'

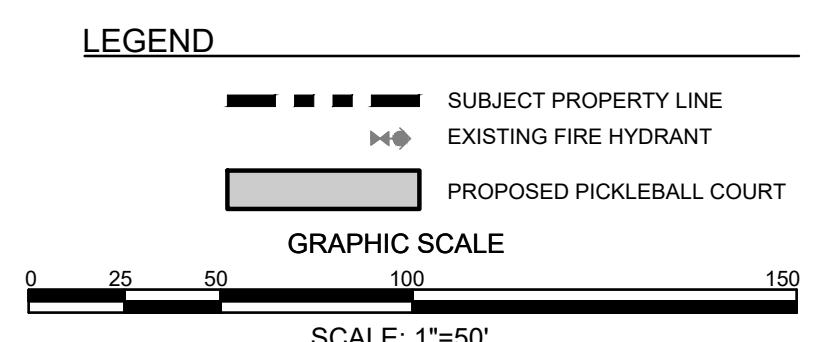


OVERALL SITE PLAN
SCALE: 1"=50'

| | | |
|---|---|--|
| SITE DATA | PROPERTY OWNER: ATLANTIC TOWERS ASSN INC, COA | FLOOD INFORMATION: PORTIONS OF THE SUBJECT PARCELS ARE LOCATED IN ZONE X - MINIMAL FLOOD RISK - AS SHOWN BY FEMA MAP NUMBERS 3720303900K BEARING AN EFFECTIVE DATE OF AUGUST 28, 2018. |
| PARCEL INFORMATION: | PIN: R09018-013-005-000 ± 1.1478 AC 1608 BOWFIN LN OWNERS ASSOCIATION COMMON AREA ZONING: MX (MIXED USE TRANSITIONAL DISTRICT) | WETLAND INFORMATION: NO WETLANDS KNOWN TO EXIST ON SITE |
| PROPOSED USE ADDED TO PARCEL R09018-013-005-000 : | PIN: R09018-012-002-000 ± 1.37 AC 1615 S LAKE PARK BLVD OWNERS ASSOCIATION COMMON AREA ZONING: MF (MULTI-FAMILY RESIDENTIAL) | LOT COVERAGE: NO CHANGE TO EXISTING IMPERVIOUS AREA |
| EXISTING PARKING: PROPOSED PARKING: | PRIVATE, TEMPORARY PICKLEBALL COURT WITHIN EXISTING PARKING LOT; AFFECTS 12 PARKING SPACES; FOR ATLANTIC TOWERS CONDO OWNERS/USERS ONLY 169 TOTAL SPACES (148 IN LOT, 21 AT CONDOS) 157 TOTAL SPACES (136 IN LOT, 21 AT CONDOS) | EXISTING & PROPOSED STRUCTURES: NO CHANGE TO EXISTING EASEMENTS: NONE KNOWN THIS LOCATION UTILITIES & STORMWATER: NO CHANGE TO EXISTING LANDSCAPE & OPEN SPACE: NO CHANGE TO EXISTING |

ADJACENT PROPERTY OWNERS KEY:

| | | |
|---|--|--|
| A 1621 LAKE PARK BOULEVARD LLC PID: R09206-001-001-000 ZONING: MF LAND USE: HOTEL DB 6572 PG 2304 | F BRC KURE BEACH LLC PID: R09017-016-015-000 ZONING: MF LAND USE: VACANT DB 4716 PG 582 | K HARBUR PROPERTIES PID: R09018-012-001-000 ZONING: MF LAND USE: FOURPLEX RESIDENTIAL DB 6388 PG 2493 |
| B HACKETT GUY M URSULA M LAZO PID: R09018-013-002-000 ZONING: MX LAND USE: SINGLE FAMILY RESIDENTIAL DB 6469 PG 1736 | G BRC KURE BEACH LLC PID: R09017-016-017-000 ZONING: MF LAND USE: VACANT DB 4716 PG 594 | L MITCHELL JOHN O ROSLYN PID: R09018-012-001-005 ZONING: MF LAND USE: MULTI-FAMILY RESIDENTIAL DB 5383 PG 1916 |
| C LAMB ELEANOR H REV LIV TRUST PID: R09018-013-003-000 ZONING: MX LAND USE: SINGLE FAMILY RESIDENTIAL DB 3239 PG 180 | H HOWELL MARSHA H LIFE ESTATE PID: R09018-014-001-000 ZONING: MH LAND USE: SINGLE FAMILY RESIDENTIAL DB 6338 PG 804 | M JOSHI ANAND RACHANA TRUSTEES PID: R09018-012-008-000 ZONING: MF LAND USE: SINGLE FAMILY RESIDENTIAL DB 6531 PG 40 |
| D TROPMANN CATHY A PID: R09018-013-004-000 ZONING: MX LAND USE: SINGLE FAMILY RESIDENTIAL DB 6705 PG 2177 | I SCONZO THERESA M PAUL T PID: R09018-014-002-000 ZONING: MH LAND USE: SINGLE FAMILY RESIDENTIAL DB 6107 PG 1475 | |
| E GADALLA DAVID LARISA R PID: R09018-013-014-000 ZONING: MX LAND USE: SINGLE FAMILY RESIDENTIAL DB 6205 PG 584 | J COLE GARY L PID: R09018-010-010-024 ZONING: MX LAND USE: MULTI-FAMILY RESIDENTIAL DB 9906 PG 623 | |



PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS:

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| | |

APPLICANT INFORMATION:

ATLANTIC TOWERS ASSN INC COA
1608 BOWFIN LN
CAROLINA BEACH, NC 28428

PARAMOUNT ENGINEERING

122 Cinema Drive
Wilmington, North Carolina 28403
(910) 791-6707 (O) (910) 791-6766 (F)
NC License #: C-2846

SITE PLAN
TEMPORARY PICKLEBALL COURT
ATLANTIC TOWERS
TOWN OF CAROLINA BEACH
NEW HANOVER COUNTY, NORTH CAROLINA

PROJECT STATUS

CONCEPTUAL LAYOUT:
PRELIMINARY LAYOUT:
RELEASED FOR CONST:

DRAWING INFORMATION

DATE: 02/17/26
SHEET: 1 OF 1
DESIGNED: PEI
DRAWN: PEI
CHECKED: PEI

SCALE: 1"=50'

C-2.0

PEI JOB#: 26119.PE 14

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



Permit # CZ26-01

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.



2026 Submission Deadlines & Meeting Dates

| Technical Review Committee | | Planning & Zoning Commission | | Town Council | |
|----------------------------|---------|------------------------------|---------|--------------|---------|
| Submission | Meeting | Submission | Meeting | Submission | Meeting |
| 23-Dec-25 | 6-Jan | 26-Jan | 12-Feb | 24-Feb | 10-Mar |
| 20-Jan | 3-Feb | 23-Feb | 12-Mar | 31-Mar | 14-Apr |
| 17-Feb | 3-Mar | 23-Mar | 9-Apr | 28-Apr | 12-May |
| 24-Mar | 7-Apr | 27-Apr | 14-May | 26-May | 9-Jun |
| 21-Apr | 5-May | 25-May | 11-Jun | 30-Jun | 14-Jul |
| 16-May | 2-Jun | 22-Jun | 9-Jul | 28-Jul | 11-Aug |
| 23-Jun | 7-Jul | 27-Jul | 13-Aug | 25-Aug | 8-Sep |
| 21-Jul | 4-Aug | 24-Aug | 10-Sep | 29-Sep | 13-Oct |
| 18-Aug | 1-Sep | 21-Sep | 8-Oct | 27-Oct | 10-Nov |
| 22-Sep | 6-Oct | 26-Oct | 12-Nov | 24-Nov | 8-Dec |
| 20-Oct | 3-Nov | 23-Nov | 10-Dec | Jan-27 | Jan-27 |
| 17-Nov | 1-Dec | Dec-26 | Jan-27 | Feb-27 | Feb-27 |
| 22-Dec | Jan-27 | Jan-27 | Feb-27 | Mar-27 | Mar-27 |

Please complete all sections of the application.

A. Property Information

Address(es): 1608 Bowfin Lane, Carolina Beach, NC 28428

PIN(s): PARID: R09018-013-005-000

Project Name Atlantic Towers - Temporary Pickleball Court

Size of lot(s): 1.1478 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):

A temporary, seasonal pickleball court located within an existing parking area. The court will be available to Atlantic Towers' guest only, will operate during day

time hours only, and will not include permanent structures, lighting or site improvements. All equipment, including fencing and netting shall be removable.

C. Applicant Contact Information

Atlantic Towers Assn., Inc.

Company/corporate Name (if applicable):

Michael A, Alford

Applicant's Name

189 Westlake Drive

Mailing Address

Wendell, NC,, 27591

City, State, and Zip Code

919-210-9138

Telephone

[Redacted]

Email

D. Owner Contact Information (if different)

Owner's Name

Mailing Address

City, State, and Zip Code

Telephone

Email

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

I. Site Plan Criteria

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

Yes No N/A

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

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

Yes No N/A

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

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

SUPPLEMENTAL INFORMATION REQUIRED WITH THE APPLICATION

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

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

M. A. Ay-1

2/7/2026

Signature

Date

N/A

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: _____

SUPPLEMENTAL INFORMATION

Conditional Zoning Application Atlantic Towers Association, Inc. Temporary Pickleball Court Proposal

I. Project Narrative

Atlantic Towers Association, Inc. proposes the installation of a temporary pickleball court within a portion of the existing parking lot serving Atlantic Towers in Carolina Beach, North Carolina. The applicant is both a property owner and the President of Atlantic Towers Association, Inc.

The proposed pickleball court is considered temporary in nature in that the net and fence panels are removable and may be taken down and stored when the parking area is needed for its primary purpose. The acrylic surface coating and playing lines will remain in place; however, automobiles will be permitted to park in the area during the Association's peak season.

To avoid confusion during periods when the court is not in use, Atlantic Towers employees will park in the area designated as the pickleball court, allowing guest parking to continue elsewhere in the lot.

The court would be available only during the Association's slower occupancy season and would be restricted to Atlantic Towers guests only. Use of the court would be monitored by on-site management.

The proposed location fits within the number of parking spaces the Town of Carolina Beach has indicated may be utilized for this purpose and is situated in an area with asphalt conditions well suited for application of an acrylic playing surface.

Pickleball sound levels typically range between approximately 60–70 decibels, which is within the noise limits regulated by the Town of Carolina Beach. The proposal is submitted through the Conditional Zoning process to allow the Town to evaluate the request and impose any conditions deemed appropriate to address potential impacts.

II. Public Input Meeting Summary

A Public Input Meeting was conducted in accordance with the Conditional Zoning requirements of the Town of Carolina Beach. Proper notice of the meeting was mailed to property owners within 500 feet of the project perimeter.

Summary of Issues Discussed

Attendees at the Public Input Meeting included property owners from a nearby condominium community located across the street from the Atlantic Towers parking lot. Several attendees expressed strong opposition to the proposed pickleball court. Concerns raised included proximity of the court to nearby residences, potential noise impacts, and general opposition to the introduction of a pickleball court within the parking lot area.

Some attendees stated they did not support installation of a pickleball court anywhere within the parking lot, regardless of location. The applicant asked whether an alternative location within the parking lot would address concerns; most attendees indicated they remained opposed regardless of location.

All comments and concerns raised during the meeting were noted and are included as part of the public input record.

III. Results of the Public Input Meeting and Changes to the Proposal

As a result of concerns raised during the Public Input Meeting, the applicant evaluated alternative locations for the proposed pickleball court within the existing parking lot. A revised location was selected farther from the Casa Del Playa condominiums in an effort to reduce proximity to nearby residences.

One nearby property owner had previously indicated acceptance of an alternative location in a text communication prior to the Public Input Meeting. Although opposition to the proposal remained among several attendees, the applicant revised the proposed location in good faith to address proximity-related concerns.

The revised location remains within the number of parking spaces the Town has indicated may be utilized and allows on-site management to monitor use of the facility. Updated plans reflecting the revised location are included with this application.

IV. Public Input Documentation Included

The following materials are included with this application to document compliance with public input requirements:

1. Copy of the letter announcing the Public Input Meeting
2. List of property owners contacted
3. Attendance roster from the Public Input Meeting

4. Summary of issues discussed
 5. Description of results and changes related to the proposal
 6. Original (pre-meeting) court location diagram
 7. Revised (post-meeting) court location diagram
-

V. Mailing Certification

I hereby certify that public notice letters were mailed via regular U.S. mail on January 16, 2026, to 123 property owners and/or owner associations located within 500 feet of the proposed project site, in accordance with the Town of Carolina Beach Conditional Zoning public input requirements.

VI. Applicant Authorization

Mike Alford is the President of Atlantic Towers Association, Inc. and a property owner, and is authorized to submit this Conditional Zoning application and all supporting materials on behalf of the Association.

VII. Site-Specific Vesting Statement

The applicant is not requesting site-specific vesting under Chapter 40, Article XIII. This Conditional Zoning request is submitted without a vesting plan.

END OF SUPPLEMENTAL INFORMATION

PUBLIC INPUT MEETING NOTICE**Proposed Conditional Zoning Request – Temporary Pickleball Court at Atlantic Towers**

Dear Property Owner,

You are receiving this notice because your property is within **500 feet** of Atlantic Towers, located at **1615 Lake Park Blvd S**, and a Conditional Zoning application is being prepared for a **temporary seasonal pickleball court** in the Atlantic Towers parking lot.

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

Meeting Information:

Location: Atlantic Towers – Club Room (right of lobby)

Date: January 29, 2026

Time: 6:00 pm

Project Summary:

Atlantic Towers proposes installing **one temporary pickleball court** in the north parking area.

- The court will be used **exclusively by Atlantic Towers guests**
- It will be available only during daytime hours
- No permanent structures will be added
- The fencing, net, and lines are removable and seasonal

A location sketch is included with this notice.

If you have questions prior to the meeting, please contact:

Mike Alford – 919-210-9138 – mike.alford@northstateresurfacing.com

We welcome your input and participation.

Sincerely,

Mike Alford

Atlantic Towers HOA / Applicant

Consolidated Mailing Address Record Town of Carolina Beach Planning

BLACKWOOD, NATHANIEL T & COLLEEN
1518 S Lake Park Blvd Unit 1B
Carolina Beach, NC 28428

BURKART, VICKI
1518 S Lake Park Blvd Unit 2D
Carolina Beach, NC 28428

MCQUEEN, DANIEL
1518 S Lake Park Blvd Apt 2E
Carolina Beach, NC 28428

SNYDER, SCOT W & KATHERINE M
1515 Bowfin Ln Unit 2
Carolina Beach, NC 28428

HARTSELL, JEFFREY H
1511 Bowfin Ln
Carolina Beach, NC 28428

AMUNDSON, SHANNON L
1509 Bowfin Ln
Carolina Beach, NC 28428

PIERCE, DEXTER L
1507 Bowfin Ln
Carolina Beach, NC 28428

LARRIMORE, DEBORAH P & THOMAS E
1505 Bowfin Ln
Carolina Beach, NC 28428

FACB PROPERTIES LLC
1511 S Lake Park Blvd
Carolina Beach, NC 28428

ABDO STEPHEN P FAMILY TRUST
1517 S Lake Park Blvd Unit 19
Carolina Beach, NC 28428

WALSH, LAWRENCE H & DARLENE N
1519 S Lake Park Blvd
Carolina Beach, NC 28428

MADISON TRUST COMPANY CUSTODIAN
1521 S Lake Park Blvd
Carolina Beach, NC 28428

BUTLER, LINDA DEAN
1523 S Lake Park Blvd
Carolina Beach, NC 28428

HARBUR PROPERTIES
1603 S Lake Park Blvd
Carolina Beach, NC 28428

SEAY, JAMES L JR & MARY E
5 Texas Ave Unit A
Carolina Beach, NC 28428

HORNSBY, CRAIG A & SHANNON A
5 Texas Ave Unit B
Carolina Beach, NC 28428

CAWLEY, THOMAS JAMES & KATHLEEN CLARE
5 Texas Ave Unit C
Carolina Beach, NC 28428

MITCHELL, JOHN O & ROSLYN
5 Texas Ave Unit D
Carolina Beach, NC 28428

1605 TEXAS AVENUE HOA, INC.
5 Texas Ave
Carolina Beach, NC 28428

IPPOLITO, GIOVANNI & TANYA VLACANCICH
1 Texas Ave
Carolina Beach, NC 28428

JOSHI ANAND RACHANA TRUSTEES
3 Texas Ave
Carolina Beach, NC 28428

1621 LAKE PARK BOULEVARD LLC

1621 S LAKE PARK BLVD

CAROLINA BEACH NC

GOSLING, ZACHARY T & EMILY S

104 ALABAMA AVE

CAROLINA BEACH NC 28428

COASTAL WATCH I OWNERS ASSN

CAROLINA BEACH NC 28428

COASTAL WATCH II OWNERS ASSN

1617 BOWFIN LN

CAROLINA BEACH NC 28428

HANNAN, MICHAEL E ET UX

1615 BOWFIN LN

CAROLINA BEACH NC 28428

MCGUIRK, CARMEN (TRUSTEE)

1613 BOWFIN LN

CAROLINA BEACH NC 28428

GADALLA, DAVID & LARISA R

1611 BOWFIN LN

CAROLINA BEACH NC 28428

TROPMANN, CATHY A
1612 S LAKE PARK BLVD
CAROLINA BEACH NC 28428

LAMB ELEANOR H REV LIV TRUST
1614 S LAKE PARK BLVD
CAROLINA BEACH NC 28428

HACKETT, GUY M & URSULA M LAZO
1616 S LAKE PARK BLVD
CAROLINA BEACH NC 28428

LIFES 2 SHORT LLC
202 ALABAMA AVE
CAROLINA BEACH NC 28428

MORGAN, PEARLINE B (LIFE ESTATE)
204 ALABAMA AVE
CAROLINA BEACH NC 28428

LUCK, REGINA WRIGHT
206 ALABAMA AVE
CAROLINA BEACH NC 28428

LUMBERTON AVE LLC
1620 BOWFIN LN

CAROLINA BEACH NC 28428

1615 SNAPPER LANE UNIT OWNERS ASSN

1615 SNAPPER LN

CAROLINA BEACH NC 28428

1618 BOWFIN ASSOCIATION

1618 BOWFIN LN

CAROLINA BEACH NC 28428

HOWELL, KENNETH L & AMANDA B

1616 BOWFIN LN

CAROLINA BEACH NC 28428

HANNAN, MICHAEL E ET UX

1615 BOWFIN LN

CAROLINA BEACH NC 28428

MCGUIRK, CARMEN (TRUSTEE)

1613 BOWFIN LN

CAROLINA BEACH NC 28428

TROPMANN, CATHY A

1612 S LAKE PARK BLVD

CAROLINA BEACH NC 28428

GADALLA, DAVID & LARISA R
1611 BOWFIN LN
CAROLINA BEACH NC 28428

1615 SNAPPER LANE UNIT OWNERS ASSN
1615 SNAPPER LN
CAROLINA BEACH NC 28428

1617 SNAPPER LANE UNIT OWNERS ASSN
1617 SNAPPER LN
CAROLINA BEACH NC 28428

HOWELL, KENNETH L & AMANDA B
1616 BOWFIN LN
CAROLINA BEACH NC 28428

BRC KURE BEACH LLC
1614 BOWFIN LN
CAROLINA BEACH NC 28428

BRC KURE BEACH LLC
1608 BOWFIN LN
CAROLINA BEACH NC 28428

HOWELL, MARSHA H (LIFE ESTATE)
1606 BOWFIN LN

CAROLINA BEACH NC 28428

SCONZO, THERESA M & PAUL T

201 TEXAS AVE

CAROLINA BEACH NC 28428

203 TEXAS LLC

203 TEXAS AVE UNIT 1

CAROLINA BEACH NC 28428

203 TEXAS AVENUE TOWNHOMES OA INC

203 TEXAS AVE

CAROLINA BEACH NC 28428

GLENN, LINDA H

207 TEXAS AVE

CAROLINA BEACH NC 28428

HOWELL, MARSHA H & JULIAN E III ET AL

1605 SNAPPER LN

CAROLINA BEACH NC 28428

FACKRELL, CAROL

1607 SNAPPER LN

CAROLINA BEACH NC 28428

RICHARDSON, JACQUELINE
1609 SNAPPER LN
CAROLINA BEACH NC 28428

LAWHON, PAMELA J
1611 SNAPPER LN
CAROLINA BEACH NC 28428

HARRISON, TEDDIE B & MERLE A
1612 SNAPPER LN
CAROLINA BEACH NC 28428

HARRISON, TEDDIE B & MERLE H
1610 SNAPPER LN
CAROLINA BEACH NC 28428

1606 SNAPPER LANE COA INC
1606 SNAPPER LN
CAROLINA BEACH NC 28428

STOYLE, TIMOTHY M JR
1604 SNAPPER LN UNIT 2
CAROLINA BEACH NC 28428

BASSIRI, KIARASH HODA I
1602 SNAPPER LN

CAROLINA BEACH NC 28428

KELLY, MARY CATHERINE

202 TEXAS AVE UNIT 1

CAROLINA BEACH NC 28428

1516 BOWFIN ASSOCIATION

1516 BOWFIN LN

CAROLINA BEACH NC 28428

LARRIMORE, DEBORAH P & THOMAS E

1506 BOWFIN LN

CAROLINA BEACH NC 28428

BRC KURE BEACH LLC

1507 SNAPPER LN

CAROLINA BEACH NC 28428

NORRIS, LISA S

1508 BOWFIN LN

CAROLINA BEACH NC 28428

SOOTS, JANE CONNER

1510 BOWFIN LN

CAROLINA BEACH NC 28428

1509 SNAPPER LANE COA
1509 SNAPPER LN
CAROLINA BEACH NC 28428

PATEL, DEVANG J & SARIKABEN D
1512 BOWFIN LN UNIT 2
CAROLINA BEACH NC 28428

1512 BOWFIN LANE TOWNHOMES HOA INC
1512 BOWFIN LN
CAROLINA BEACH NC 28428

GARIBAY, RAFAEL A
1511 SNAPPER LN UNIT 1
CAROLINA BEACH NC 28428

CHRISTY TOWNHOMES OWNERS ASSOC INC
1511 SNAPPER LN
CAROLINA BEACH NC 28428

1513 SNAPPER LANE COA
1513 SNAPPER LN
CAROLINA BEACH NC 28428

1514 BOWFIN COA INC
1514 BOWFIN LN

CAROLINA BEACH NC 28428

1516 BOWFIN ASSOCIATION

1516 BOWFIN LN

CAROLINA BEACH NC 28428

HATTINGH, JOHANNES H & WENFENG LI

1515 SNAPPER LN

CAROLINA BEACH NC 28428

HATTINGH, JOHANNES H & WENFENG LI

1517 SNAPPER LN UNIT 20

CAROLINA BEACH NC 28428

CANNISTRA REALTY LLC

1520 BOWFIN LN

CAROLINA BEACH NC 28428

202 TEXAS AVE TOWNHOME HOA

202 TEXAS AVE

CAROLINA BEACH NC 28428

KELLY, MARY CATHERINE

202 TEXAS AVE UNIT 1

CAROLINA BEACH NC 28428

VANDYNE, BLAINE MICHELE
202 TEXAS AVE UNIT 2
CAROLINA BEACH NC 28428

GENTILE, LAURIE K
204 TEXAS AVE UNIT 1
CAROLINA BEACH NC 28428

MERCER DOUGLAS S TRUST
204 TEXAS AVE UNIT 2
CAROLINA BEACH NC 28428

BUTLER, WESCOTT C & MEAGHAN S
206 TEXAS AVE
CAROLINA BEACH NC 28428

COLE, GARY L
1518 S LAKE PARK BLVD UNIT 3E
CAROLINA BEACH NC 28428

BAILEY, BERNARD B
1518 S LAKE PARK BLVD UNIT 1D
CAROLINA BEACH NC 28428

CASA DEL PLAYA UOA INC
1518 S LAKE PARK BLVD

CAROLINA BEACH NC 28428

TAYLOR, JAMES B

1518 S LAKE PARK BLVD UNIT 1A

CAROLINA BEACH NC 28428

PODGORSKI, MARK G

1518 S LAKE PARK BLVD UNIT 3A

CAROLINA BEACH NC 28428

LITAKER, ANNA E

1518 S LAKE PARK BLVD UNIT 2A

CAROLINA BEACH NC 28428

LASHLEY OHANLON R HEIRS ET AL

1518 S LAKE PARK BLVD UNIT 5A

CAROLINA BEACH NC 28428

NOBLIN, MARSHA P (TRUSTEE)

1518 S LAKE PARK BLVD UNIT 4A

CAROLINA BEACH NC 28428

FULCHER, DONNA L ET UX

1518 S LAKE PARK BLVD APT 3D

CAROLINA BEACH NC 28428

BLAYLOCK, HAROLD G
1518 S LAKE PARK BLVD UNIT 5B
CAROLINA BEACH NC 28428

GALATI, EDWARD & KRISTIE A
1518 S LAKE PARK BLVD UNIT 3C
CAROLINA BEACH NC 28428

PURCELL, MICHAEL E JR ET AL
1518 S LAKE PARK BLVD UNIT 2C
CAROLINA BEACH NC 28428

PARRISH, TODD S (TRUSTEE)
1518 S LAKE PARK BLVD UNIT 1C
CAROLINA BEACH NC 28428

HERNDON JAMES L TRUSTEE
1518 S LAKE PARK BLVD UNIT 4B
CAROLINA BEACH NC 28428

SWARTZ FAMILY REV TRUST
1518 S LAKE PARK BLVD UNIT 4E
CAROLINA BEACH NC 28428

WEBB, MARILYN E
1518 S LAKE PARK BLVD UNIT 1E

CAROLINA BEACH NC 28428

HINDMAN, HAROLD L ET AL

1518 S LAKE PARK BLVD UNIT 2B

CAROLINA BEACH NC 28428

MOFFA, THOMAS J & CAROLYN M

1518 S LAKE PARK BLVD UNIT 5D

CAROLINA BEACH NC 28428

KOPCHA, KAREN L

1518 S LAKE PARK BLVD APT 4D

CAROLINA BEACH NC 28428

TURNER, MARY K & RONALD J

1518 S LAKE PARK BLVD UNIT 3B

CAROLINA BEACH NC 28428

BYRNE, EDWARD S ET AL

1518 S LAKE PARK BLVD UNIT 5E

CAROLINA BEACH NC 28428

CASA DEL PLAYA UOA INC

1518 S LAKE PARK BLVD

CAROLINA BEACH NC 28428

1517 BOWFIN CONDOMINIUMS UOA
1517 BOWFIN LN
CAROLINA BEACH NC 28428

SWACKHAMMER BRAC, DAWN
1514 S LAKE PARK BLVD
CAROLINA BEACH NC 28428

BOWERS, ROBERT H
1515 BOWFIN LN UNIT 1
CAROLINA BEACH NC 28428

LOZA, DONALD L & LISA M
1513 BOWFIN LN
CAROLINA BEACH NC 28428

1512 SOUTH LAKE PARK BLVD COA
1512 S LAKE PARK BLVD
CAROLINA BEACH NC 28428

SRESE LLC
1510 S LAKE PARK BLVD
CAROLINA BEACH NC 28428

1508 SOUTH LAKE PARK COA INC
1508 S LAKE PARK BLVD

CAROLINA BEACH NC 28428

PIERCE, DEXTER L

1507 BOWFIN LN

CAROLINA BEACH NC 28428

1506 SOUTH LAKE PARK COA

1506 S LAKE PARK BLVD

CAROLINA BEACH NC 28428

LARRIMORE, DEBORAH P & THOMAS E

1505 BOWFIN LN

CAROLINA BEACH NC 28428

SCHIFFRES, CAROLYN (TRUSTEE)

1504 S LAKE PARK BLVD

CAROLINA BEACH NC 28428

GHOSH, MEENA

1505 S LAKE PARK BLVD

CAROLINA BEACH NC 28428

CAROLINA SAGE SEAHORSE LLC

1507 S LAKE PARK BLVD

CAROLINA BEACH NC 28428

SNOWS CUT HOLDINGS LLC
1515 S LAKE PARK BLVD UNIT 17
CAROLINA BEACH NC 28428

MUNROE CAROLINA BEACH LLC
1518 S LAKE PARK BLVD UNIT 4C
CAROLINA BEACH NC 28428

JAMES, ROBERT R & HELEN S
1518 S LAKE PARK BLVD UNIT 5C
CAROLINA BEACH NC 28428

BLACKWOOD, NATHANIEL T & COLLEEN
1518 S LAKE PARK BLVD UNIT 1B
CAROLINA BEACH NC 28428

Exhibit A – Property Owner Attendance Record

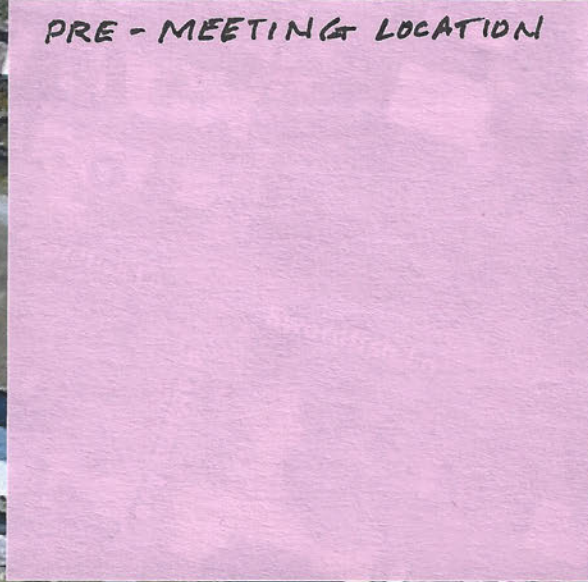
Atlantic Towers – Temporary Pickleball Court
Public Input Meeting (500-Foot Owner Notification)

This sign-in sheet reflects attendance by property owners of record who received notice pursuant to the Town of Carolina Beach Conditional Zoning public notification requirements.

| Property Owner Name (Printed) | Property Address | Signature |
|-------------------------------|------------------------|------------------|
| Harold BLAYLOCK | 1518 SLAKE PARK BLVD | Harold Blaylock |
| NAOMI FIXMAN | 1518 LK. PK - BVD | Naomi Fixman |
| EDWARD BYRNE | 1578 LK PARK BLVD S | Edward Byrne |
| Tom + Carolyn Moffin | 1518 Lake Park Blvd | Tom Moffin |
| Paulette Noblin | 1518 Lake Park Blvd | Paulette Noblin |
| * Linda Wynne | 1615 Bowfin Lane | Linda Wynne |
| Gary Cole | 1518 S. Lake Park | Gary Cole |
| June Martin | 1518 S Lake Park | June Martin |
| Helen James | 1518 S Lake Park Blvd | Helen James |
| Vicki Burkart | 1518 S Lake Park Blvd | Vicki Burkart |
| Linda E. LASHLEY | 1518 S. Lake Park Blvd | Linda E. Lashley |
| Steve Kupcho | 1518 S. LAKE PARK BLVD | Steve Kupcho |
| Kristie Galati | 1518 S Lake Park BLVD | Kristie Galati |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

Note: Non-owners were permitted to observe the meeting; however, this attendance record documents property owners only.

PRE - MEETING LOCATION

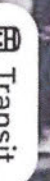
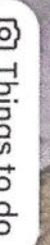
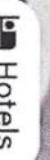
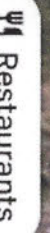


Measure distance

Click on the map to add to your path

Total area: 1,749.83 ft² (162.56 m²)

Total distance: 176.39 ft (53.76 m)



POST-MEETING LOCATION



Bowfin Ln

Texas Ave

Lake Park Blvd's

Lake Park Blvd's

Texas Av

1609

1607

1605

205

1606

203

201

1611

67 ft

1608

421

421

421

Measure distance

Click on the map to add to your path

Total area: 1,645.51 ft² (152.87 m²)

Total distance: 171.61 ft (52.31 m)





