

# CAROLINA BEACH

Town Council Regular Meeting

Tuesday, October 14, 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 and Transfers
- [2.](#) Resolution Supporting the NCDOT's Ferry Division Budget and Preservation of Current Service Levels
- [3.](#) Set public hearing for November 12, 2025 to consider a Conditional Zoning for a Hotel located at 223, 225, 227, 234, 235, 236, 237, 239 Carolina Beach Avenue North in the Central Business District. Applicants: Page and Amy Johnson, Carolina Beach Land – East, LLC, Carolina Beach Land – West, LLC
- [4.](#) Approval of Council Meeting Minutes

### SPECIAL PRESENTATIONS

- [5.](#) Presentation by Mia Blackwelder for her Girl Scout project – Eastern NC Beach Clean-up Initiative, that proposes a pilot program to reduce litter on the beach.
- [6.](#) Events Update by Tim Murphy
- [7.](#) Manager's Update

### PUBLIC COMMENT

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

## **PUBLIC HEARINGS**

- [8.](#) Zoning Map Amendment to consider a request to rezone 205 Cape Fear Blvd from Mixed Use (MX) to Central Business District (CBD). Applicant: Cori McQueen

## **ITEMS OF BUSINESS**

- [9.](#) Amend ARTICLE VI. – SCHEDULES, Sec. 16-208. - Schedule F, traffic patterns on specified streets to revert the 200 block of Wilson Ave for one-way traffic. Applicant: Town of Carolina Beach
- [10.](#) Appointment of Members to the NC Resilient Coastal Communities Program Committee – Community Action Team (CAT)

## **COUNCIL COMMENTS**

## **ADJOURNMENT**



## AGENDA ITEM COVERSHEET

**PREPARED BY:** Debbie Hall, Finance Director

**DEPARTMENT:** Finance

**MEETING:** Town Council – 10/14/2025

**SUBJECT:** Budget Amendments and Transfers

### **BACKGROUND:**

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

### **Appropriations:**

Appropriate the \$12,810 donation from the Carolina Beach Police Foundation to account 10-510-048 K-9 Maintenance designated for the purchase of a K-9, training, and supplies.

Appropriate the \$3,693.30 NC Association of Chiefs of Police Grant to account 10-510-045 Police Contract Services to cover the purchase of the Essential Personnel Program.

Appropriate \$10,238.92 in interest received from the Brandy Myers Grant as follows: \$8,625 to account 45-620-046 Professional Services and \$1,613.92 to account 45-620-074 Capital Over \$10,000 for a new restroom at Lake Park.

### **Transfers:**

Transfer \$7,000 from account 30-811-020 WWC M&O Infrastructure to account 30-810-016 WWTP M&O Equipment to cover repairs at the Wastewater Treatment Plant.

Transfer 1,500 from account 30-800-014 W&S Admin Travel & Training to account 30-800-033 W&S Admin Supplies to purchase a replacement laptop and future office supplies.

### **BUDGET IMPACT:**

No budget impacts.

### **ACTION REQUESTED:**

Approve the budget amendments as presented by the Finance Director.

Lynn Barbee  
*Mayor*

Joe Benson  
*Council Member*

Deb LeCompte  
*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:** Vic Ward, Chief of Police

**Re:** Budget transfer

**Date:** September 15, 2025

**Budget transfer amount:** \$12,810.00

**From:** 10-335-000 (Miscellaneous Revenue)

**To:** 10-510-048 (K9 Maintenance)

### **Explanation:**

The Carolina Beach Police Department received a grant in the amount of \$12,810.00 from the Carolina Beach Police Foundation which was deposited into 10-335-000 (Miscellaneous Revenue). The grant is designated for the purchase of a K9/training/supplies for the department.

Lynn Barbee  
Mayor

Joe Benson  
Council Member

Deb LeCompte  
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:** Vic Ward, Chief of Police

**Re:** Budget transfer

**Date:** October 6, 2025

**Budget transfer amount:** \$3,693.30

**From:** 10-335-000 (Miscellaneous Revenue)

**To:** 10-510-045 (Contract Services)

### **Explanation:**

On 10/1/2025, a check for \$3,693.30 was deposited into 10-335-000. The check was for reimbursement for the purchase of Essential Personnel through a grant awarded by the North Carolina Association of Chiefs of Police. I request that funds be transferred to 10-510-045 to offset the cost of the program.

# Budget vs Actual

Town of Carolina Beach  
10/2/2025 9:42:07 AM

Page 1 Of 4

Period Ending 9/30/2025

## 45 Lake Park Recreation Project

| Description                           | Budget    | Encumbrance | MTD      | QTD      | YTD        | Variance     | Percent |
|---------------------------------------|-----------|-------------|----------|----------|------------|--------------|---------|
| Revenues                              |           |             |          |          |            |              |         |
| 45-329-000 Interest on Grant          | 80,139    | 0.00        | 1,693.90 | 5,130.61 | 90,377.86  | 10,238.92    | 113%    |
| 45-350-000 Transfer from General Fund | 0         | 0.00        | 0.00     | 0.00     | 0.00       | 0.00         |         |
| 45-396-000 SCIF Grant (Brandy Myers)  | 1,000,000 | 0.00        | 0.00     | 0.00     | 593,914.65 | (406,085.35) | 59%     |
| 45-397-000 LWCF Grant                 | 175,000   | 0.00        | 0.00     | 0.00     | 175,000.00 | 0.00         | 100%    |
| Revenues Totals:                      | 1,255,139 | 0.00        | 1,693.90 | 5,130.61 | 859,292.51 | (395,846.43) | 68%     |

Appropriate Interest Earned  
to Project Expenses & Revenue

Lynn Barbee  
*Mayor*

Joe Benson  
*Council Member*

Deb LeCompte  
*Council Member*



Jay Healy  
*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:** Mark Meyer, Public Utilities Director

**Re:** Budget transfer

**Date:** Sept 25th, 2025

**Budget transfer amount:** \$ 7,000

**From:** 30-811-020 (WWC)

**To:** 30-810-016 (WWTP PLANT MAINT and REPAIR)

**Explanation:** Cover repairs WWTP

**Mark Meyer**

**Director of Public Utilities, Town of Carolina Beach**

Lynn Barbee  
*Mayor*

Joe Benson  
*Council Member*

Deb LeCompte  
*Mayor Pro Tem*



Jay Healy  
*Council Member*

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:** Mark Meyer, Public Utilities Director

**Re:** Budget transfer

**Date:** September 29<sup>th</sup> 2025

**Budget transfer amount:** \$ 1,500

**From:** 30-800-014 (W&S Travel and Training (Mark Meyer)

**To:** 30-800-033 (W&S Admin Supplies)

**Explanation:** Replacement of Admin Laptop and to supply line. I was unable to go to the Water and Sewer Conferences this year.

**Mark Meyer**

**Director of Public Utilities, Town of Carolina Beach**



## AGENDA ITEM COVERSHEET

---

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

**DEPARTMENT:** Executive

**MEETING:** Town Council 10/14/2025

**SUBJECT:** Resolution Supporting the NCDOT's Ferry Division Budget and Preservation of Current Service Levels

---

**BACKGROUND:**

The NCDOT Ferry Division plays a vital role in connecting North Carolina's coastal communities, supporting tourism, commerce, and daily transportation needs. The ferry system is especially critical for residents and visitors of Carolina Beach and surrounding areas, providing reliable access across waterways that would otherwise require lengthy detours.

Recent discussions at the state level regarding transportation funding have raised concerns about potential reductions in ferry service frequency. Such reductions could negatively impact local economies, emergency response capabilities, and the quality of life for residents who rely on these services.

**ACTION:**

Staff recommends that the Town Council adopt Resolution 25-2340 in support of the NCDOT Ferry Division's budget, with a clear statement opposing any reduction in the number of ferry trips. This resolution will be shared with state legislators and transportation officials to advocate for sustained investment in our region's ferry infrastructure.

# Resolution



Town of Carolina Beach  
Town Council

## **RESOLUTION NO. 25-2340**

### **RESOLUTION IN SUPPORT OF APPROPRIATIONS TO THE NCDOT FERRY DIVISION**

**WHEREAS**, the North Carolina Department of Transportation Ferry Division is a vital transportation link between Brunswick and New Hanover Counties, serving residents, commuters, and visitors alike; and

**WHEREAS**, in Mid-September the NC General Assembly met and could not pass a state budget and is now operating on a continuing resolution, funding state operations at a level equal to last year's recurring budget appropriations; and

**WHEREAS**, the NC Ferry Division's budget last year, was based on recurring funds and nonrecurring funds and the portion of the Ferry Division's budget comprised of nonrecurring funds are not available until appropriated by the NCGA through a mini-budget or until included in an approved state budget; and

**WHEREAS**, the FY 2026 continuation budget for the Ferry Division is \$64.66 million. This includes \$2.49 million of federal grant and state matching funds, leaving \$62.2 million available for the fiscal year; and

**WHEREAS**, the Ferry Division will not be able to remain within budget without significant reductions to operations and maintenance activities and the NC Ferry Division will need to make cuts immediately across the entire system which could significantly impact transportation to and from Carolina Beach; and

**WHEREAS**, in the absence of these funds, temporary employees will be laid off and ferry routes throughout the state will experience substantial service reductions, in some cases by as much as 50%; and

**WHEREAS**, both the Senate and House presented favorable draft NC Ferry Division budgets, however without adoption of a state budget the route reductions will need to be made; and

**WHEREAS**, maintaining at least the current level of daily runs—or increasing service where possible—is vital to residents, businesses, and the tourism economy; and

**NOW, THEREFORE LET IT BE RESOLVED**, the Town of Carolina Beach respectfully requests the following provisions be included in a spending provision to be approved by the General Assembly during their October 2025 session:

#### **Operating and Maintenance Funding – +\$3 million**

Base funding based on last year would only provide \$67 million for the current Fiscal Year and the NC Ferry Division needs \$70 million to maintain last year's level of service.

# Resolution



Town of Carolina Beach  
Town Council

**RESOLUTION NO. 25-2340**

**Dry Dock Maintenance +\$4 million**

An additional \$4 million in funding to be provided in a spending appropriation, to avoid other non-emergency ferry maintenance from being deferred, affecting the reliability and frequency of ferry runs.

**NOW, THEREFORE, BE IT RESOLVED**, that the Town of Carolina Beach urges the North Carolina Department of Transportation and the North Carolina General Assembly to continue investing in the long-term sustainability and enhancement of the state's ferry system.

**ADOPTED**, this 14<sup>th</sup> day of October 2025.

TOWN OF CAROLINA BEACH

---

Albert L. Barbee, Mayor

ATTEST:

---

Kimberlee Ward, Town Clerk



## AGENDA ITEM COVERSHEET

---

**PREPARED BY:** Gloria Abbotts, Sr Planner

**DEPARTMENT:** Community  
Development

**MEETING:** Town Council – 14 OCT 2025

**SUBJECT:** Set public hearing for November 12, 2025 to consider a Conditional Zoning for a Hotel located at 223, 225, 227, 234, 235, 236, 237, 239 Carolina Beach Avenue North in the Central Business District. Applicants: Page and Amy Johnson, Carolina Beach Land – East, LLC, Carolina Beach Land – West, LLC

---

**RECOMMENDED MOTION:**

Adopt the consent agenda.



## AGENDA ITEM COVERSHEET

---

**PREPARED BY:** Kim Ward, Town Clerk

**DEPARTMENT:** Clerk

**MEETING:** Town Council Meeting 10/14/2025

**SUBJECT:** Approval of Council Meeting Minutes

---

**BACKGROUND:**

Attached are the meeting minutes from previous Council meetings.

**ACTION REQUESTED:**

Review and consider approving under the consent agenda.

# CAROLINA BEACH

Town Council Regular Meeting

Tuesday, September 9, 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  
Deputy Town Manager Ed Parvin  
Finance Director Debbie Hall  
Town Clerk Kim Ward  
Town Attorney Noel Fox

### ADOPT THE AGENDA

Mayor Pro Tem LeCompte said she noticed there is a budget transfer for a facilities study and asked when that will be done. Mr. Oakley said it should be completed in December.

### ACTION: Motion to adopt the 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*

### CONSENT AGENDA

1. Budget Amendments for Carryovers
2. Budget Amendments and Transfers
3. Set a Public Hearing for October 14, 2025, to Consider a Rezoning at 205 Cape Fear Boulevard from Mixed Use (MX) to Central Business District (CBD)  
Applicant: Cori McQueen
4. Adopt a Resolution of Support for WMPO Transportation Block Grant
5. Water Quality Planning Grant
6. Amend Chapter 16, Section 16-2 Town Identification Decal

## 7. ROT Reimbursement Approval Request

### **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**

### 8. Centennial Committee Recognition

Council honored Elaine Henson with a plaque for her service as local historian and contributions to the Centennial Committee, formed in 2020. Mayor Barbee also read a proclamation recognizing each member of the Centennial Committee for their outstanding service, volunteerism, and commitment to making the celebration a memorable experience for all.

### 9. Events Update by Tim Murphy

Community Services Manager Tim Murphy reviewed upcoming events:

- Dragon Boat Regatta – September 13 at Boat Basin
- Bike Rodeo – September 14 at Rec Center
- Community Blood Drive – September 17 at Rec Center
- The Savannah Boats Classic King Mackerel Fishing Tournament – September 26-27 (tournament headquarters is The Silver Dollar)
- Market at the Lake – continues every Saturday through October 4
- Pets in the Park – October 5 at Lake Park (will include a ribbon-cutting ceremony for the Rainbow Bridge)
- Pink Tide 5K – October 18 at Lake Park (Tammy Messercola from the American Cancer Society gave details)
- Fresh & Raw Tour – October 18 at Shuckin' Shack
- Tour de Island – October 18 beginning at Mike Chappell Park

Council Member Healy said he received positive feedback about the 13 concerts held this summer and praised organizers.

Council Member Benson asked if the amusement ride managers are planning any additional events at the Gazebo. Mr. Murphy said they are done for the season, and the Gazebo area will become a laydown yard for the bathroom construction project and will be tied up for a while.

### 10. Manager's Update

Mr. Oakley gave an update on various projects:

- Stormwater scoping and clearing: These inspections were predominantly funded by the Federal Emergency Management Agency (FEMA), and cleaning of drainage pipes identified as needing attention is underway and about 50% complete. Most were in good shape.

- Boardwalk bathrooms: Mobilization begins in September, and completion is targeted for spring 2026. There may be some inconveniences, but they are doing their best to make sure everything flows.
- Lake Park bathrooms: A pre-fabricated replacement facility is scheduled to begin installation in October.
- Coastal Storm Risk Management (CSRM)/Atlantic Intracoastal Waterway (AIWW) maintenance dredging: This is scheduled to begin in November.

Council Member Hoffer said that while the new Lake Park bathrooms are being installed, the old facility will stay up, so there will be no interruption.

Mayor Barbee asked if the old facility will be torn down or repurposed. Mr. Oakley said it will be torn down because it's beyond its lifespan.

Mayor Hoffer said the bridge near the Lake Park bathrooms is a congestion point and asked staff to look into improvements.

Council Member Benson said after dredging passes the North End, with the Coastal Area Management Act (CAMA) permit open it will be a good time to raise and backfill the rocks. Mr. Oakley said they are planning to do any restacking and backfilling that is needed.

Mayor Pro Tem LeCompte asked about the public meeting with the U.S. Army Corps of Engineers regarding the dredging project. Mr. Oakley said staff will let the public know as soon as it's scheduled, which should be sometime in October.

Community Development Director Jeremy Hardison reported the following recent developments:

- 98 permits issued for renovation/repair/additions, etc., 12 residential new construction permits, and 6 certificates of occupancy
- Code Enforcement: 84 complaints received; of those, 1 was determined to be not related to Code Enforcement, 34 were resolved, 25 were issued violation letters, and 24 were open
- Demolitions: 215 Peninsula Drive (single-family home), 1616 Snapper Lane (mobile home), 1610 Swordfish Lane (mobile home), 105 Dow Road South (Seaside Chapel building), 1513 Bonito Lane (mobile home), 1604 Bonito Lane (mobile home/house moving)
- New businesses: Nest Realty, 1000 North Lake Park Boulevard Suite 131, and Embody Movement + Wellness, 1000 North Lake Park Boulevard Suite 175

Mr. Hardison reported the following past and upcoming meetings:

- Planning and Zoning Commission September 11: 205 Cape Fear Boulevard rezoning from MX to CBD
- Technical Review Committee (TRC) September 2: Conditional Zoning hotel 223-239 Carolina Beach Avenue North, Fishers Reserve Phase 2 1215 Saint Joseph Street, beach cleanup baskets, Harbor Master office
- Board of Adjustment September 15: right-of-way materials appeal 101 Delaware Avenue
- Council October 14: Wilson Avenue one-way ordinance

Council Member Benson asked if there was anything to report from today's kickoff meeting regarding the N.C. Resilient Coastal Communities Program (RCCP) grant. Mr. Hardison said it was an initial overview of the process and stages, and staff will need to meet with its engineering firm and put together a working committee for the plan, which will come back before Council. Mr. Parvin said today's meeting was statewide and meant to introduce all the engineers working with the different communities, so it was more of a listening session.

Mayor Barbee asked about the grant the Town is seeking for a sidewalk from Carolina Sands southward. Mr. Hardison said it will be awarded at the October Wilmington Urban Area Metropolitan Planning Organization (WMPO) meeting.

### **PUBLIC COMMENT**

Captain Dave Tilley requested that the Town change its ordinance that prohibits baiting fish in the Town Marina. He proposed that fishing be allowed in the Marina for licensees, including their captains, mates, and those under direct supervision, citing the economic benefit of the local charter fishing industry.

Lynn Conto of 707 Magnolia Avenue said she opposed the operation of a Pedal Pub in the Town, citing congestion, safety, lack of originality, and negative impact on residents.

Mayor Barbee suggested that staff look into the history of the ordinance prohibiting fishing in the Town Marina and what the concerns were. Council gave consensus for staff to explore the possibility of changing the ordinance. Mr. Oakley said they will come back to Council on this matter.

### **ITEMS OF BUSINESS**

11. Consider Approving a Commercial Pedal Vehicle Operation  
Applicant: Cory Emerine

In 2018, Council adopted an ordinance authorizing commercial pedal vehicles subject to Council approval. The ordinance establishes standards for:

- Alcohol consumption
- Vehicle appearance
- Insurance requirements
- Operational and safety measures

The ordinance further requires the business location, passenger meeting area, loading, and storage to be located on private property in approved areas and prohibits travel through R-2 and R-3 zoning districts, except on Harper Avenue unless otherwise approved by Council.

Applicant Cory Emerine requests approval to operate one 15-passenger pedal vehicle within the public streets of the Town.

#### **Tour operations**

- Two-hour tours beginning and ending at Good Hops Brewing
- Route: Good Hops → Harper Avenue → Third Street → Cape Fear Boulevard → Boardwalk

- Dropoff: 20 minutes at the end of Cape Fear Boulevard; vehicle stages at Raleigh Avenue loading zone
- Thursday summer nights: alternate dropoff location proposed due to Cape Fear Boulevard closure
- Continue to SeaWitch Café via Canal Drive → Carolina Beach Avenue North → SeaWitch parking lot dropoff
- Return trip to Good Hops

#### Hours of operation

- Individual seats: 5:30 -10:00 PM Sunday-Thursday and until midnight Friday and Saturday
- Full bike reservations: available daily beginning at 10:00 AM

#### Storage and access

- Vehicle will be stored at a private facility on Dow Road.
- Vehicle will travel via Eighth Street to Good Hops without passengers or amplification.

Mr. Hardison presented the details. He said the staff recommendation is as follows:

- Travel on Eighth Street from the mini storage to Good Hops (no music or passengers)
- Allow dropoffs on Harper Avenue
- Park using the loading zone at Raleigh Avenue or the Marina

Mr. Emerine, franchise owner of the Wilmington Pedal Pub, said 75% of their business is bachelorette parties. He gave specifics about the rides, which can be done with or without alcohol, explaining that passengers would bring their own drinks (no hard liquor or glass), and each person would be allowed to consume no more than three alcoholic beverages per two-hour ride. Mr. Emerine said the Pedal Pub drives tourism, resident engagement, and revenue to the local economy and small businesses. He said the vehicle travels a maximum of 10 mph and described safety measures within their operation. Mr. Emerine said they are open to different hours of operation.

Council Member Healy asked if the Pedal Pub currently operates in a place like Carolina Beach. Mr. Emerine said there is an operation in a Florida beach town as well as several big cities, including Nashville and Savannah, and one planned in Myrtle Beach. He said the bikes do not impede traffic any more than a golf cart, and if they get more than three cars behind them they pull over to let traffic pass. Mr. Emerine added that drivers always have control of the music and volume, and he said they are open to an alternate route or not operating at all during the summer weekly fireworks shows.

Mayor Barbee pointed out that the proposed route starts in the industrial zone, goes through R-3, R-2, and R-1, passing one of the larger island churches, and then proceeds from MX into CBD.

Council Member Hoffer said plans to make Canal Drive near the Boardwalk a one-way street could affect this proposal.

Mayor Barbee questioned uncertainty about SeaWitch's future as to whether it will be a place for passenger dropoff. Mr. Hardison said he thinks they will operate at least another summer.

Mayor Barbee asked if approval tonight would be for one year. Mr. Hardison said approval does not have a time limit and would be in effect unless the applicant is found to be in violation of any ordinance requirement. He said they would be bound to the proposed route and times unless they come back before Council.

Mayor Pro Tem LeCompte said this isn't limited to the CBD and would go through residential areas for the majority of the trip, so the potential for noise concerns her.

Council Member Healy said there was a similar proposal that came to Council seven years ago and it was denied, and he wanted to know the reasons. Mr. Hardison said they wanted to travel down Lake Park Boulevard, and that was the major reason for opposition. Mayor Pro Tem LeCompte said the Police Department was not on board with that.

Council Member Hoffer said the main issue for the Town is congestion and dealing with growth. He said he is not going to support this proposal because ordinances say vehicles must be able to keep up with traffic.

Mayor Barbee said low-speed vehicles (LSVs) have a minimum speed of 20 mph. He said he thinks the applicant has a legitimate offering and he's not against what they are trying to do, but for him it's a geography problem of so much being compressed into a small space. Mayor Barbee said he can't vote for anything going through residential zones.

**ACTION:** Motion to deny the request to operate a Pedal Pub in Carolina Beach

Motion made by Mayor Pro Tem LeCompte

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

*Motion passed unanimously*

### **COUNCIL COMMENTS**

Mayor Pro Tem LeCompte reflected on her service as the Council liaison to the Centennial Committee and expressed pride in the group's accomplishments.

Council Member Healy requested further review of Town noise ordinances, specifically for vehicle mufflers. Mayor Barbee said a resident has complained about vehicular noise in the middle of the night.

Council Member Benson said a traffic-calming petition for Portside Village is coming Thursday.

Council Member Hoffer said he attended the BikeWalk NC Transportation Summit in Hickory and announced that Carolina Beach will host the 2026 event. He highlighted the importance of reducing speed limits for pedestrian safety and advocated making Ocean Boulevard 25 mph from the Greenway to the water.

Mayor Barbee thanked the Centennial Committee for exceptional service and emphasized the success of the celebrations. He said the Town should be proud, and they raised the bar for everybody.

**ADJOURNMENT**

Mayor Barbee adjourned the meeting at 7:05 PM.

# CAROLINA BEACH

Town Council Workshop

Tuesday, September 23, 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

Deputy Town Manager Ed Parvin

Finance Director Debbie Hall

Town Clerk Kim Ward

### DISCUSSION ITEMS

#### 1. Employee Recognition

Public Utilities Director Mark Meyer recognized Devin Brooks and Deidre Fennell of Water Billing, each for five years of service. He praised Ms. Brooks for her outstanding interactions with residents and staff and Ms. Fennell for her strong work ethic and ability to keep things in check.

Fire Chief Alan Griffin recognized Deputy Chief Buddy Thompson for 10 years of service, highlighting his effective management of fire inspections, logistics, and operations.

Public Works Director Brian Stanberry recognized Tim Lawrie of Public Works for 25 years of service, noting his reliability and management skills.

#### 2. Presentation by the Bike/Ped Committee

Rodney Kidd, Chair of the Bike/Ped Committee, gave updates. He said committee members recently attended the BikeWalk NC Transportation Summit in Hickory and announced that Carolina Beach will host the event next year, which will be an opportunity to showcase the area and get Town officers and other staff to sit in on meetings.

Mr. Kidd also discussed access between Island Marina Drive and Peninsula Drive. The committee is proposing to reopen a blocked connection between the two roads to offer a route for pedestrians, bikes, and emergency vehicles. He said this would involve about \$500 in materials, and volunteers should be able to complete the work.

Mr. Parvin clarified that this access point was originally approved in 1996 with the requirement that it remain open for fire and emergency vehicles, but it has since been fenced off due to complaints about vehicular traffic. He said this proposal should go to the Technical Review Committee (TRC) for design ideas and other input.

Mayor Barbee said if he lived at the corner, he would not like the fact that his house could not be accessed by emergency vehicles.

Mayor Pro Tem LeCompte said public safety should be at the forefront of any discussions about this issue.

Council Member Hoffer suggested running a path to the left of the pumphouse and staying away from the two houses.

Mayor Barbee praised Mr. Kidd for his work on the committee.

### 3. Presentation by Crystal Lee Regarding Puppy Mills

Resident Crystal Lee gave a presentation regarding puppy mills and asked Council to consider drafting an ordinance prohibiting them. She provided proposed language and cited alarming statistics, including that North Carolina has the second-highest euthanasia rate in the nation and that County taxpayers funded the euthanasia of 343 healthy animals in 2024. Ms. Lee asked that the Town adopt a zoning ordinance that prohibits the sale of dogs, cats, and rabbits from commercial breeders, limiting sales to those sourced from the County shelter or local non-profit animal rescue organizations. She described the conditions in large-scale breeding facilities as cruel and unsanitary and said the issue is a public health and safety concern.

Mayor Barbee said while he opposes puppy mills, he does not understand the legality of whether the Town has the enabling legislation to consider such an ordinance. He said the next step would be to take the issue to Town Attorney Noel Fox.

Mayor Pro Tem LeCompte said she fully supports Ms. Lee's proposal and would be in favor of it if the Town can codify it.

Mr. Oakley said Ms. Fox will look into this, and he will give an update.

In a separate matter, Mr. Parvin presented follow-up information from the recent Council retreat regarding beach services operations and regulations. Staff met with beach service providers to discuss concerns and possible updates to ordinances, and Mr. Parvin provided a summary of that meeting and

a list of questions to guide upcoming discussions. He said the plan is for an October workshop to refine proposals, followed by a public hearing in November where any changes could be adopted. Mr. Parvin asked for Council input by the end of the week to help frame the discussion and get closer to a drafted ordinance.

Mayor Barbee commended staff for collaborating early with business owners and said this will offer a better chance of finding something that will work for everyone. He also suggested that staff take advantage of the offseason to review other contracts and permits – including sidewalk café permits, marina leases, and parking rules – to ensure that any needed changes are completed before the next Council takes office.

### **COUNCIL COMMENTS**

Mayor Pro Tem LeCompte requested an update on Canal Drive paving estimates. Mr. Stanberry reported that resurfacing the street would cost about \$650,000 to \$700,000 for basic asphalt overlay, and with milling the project would increase to \$1.5 million. He said staff advises that before paving, the roadway should be engineered first to raise the base and adjust infrastructure around it to accommodate runoff. Mr. Stanberry said the proper engineering and reconstruction needed to address long-term structural issues could reach \$ 2 million-\$3 million. Mayor Pro Tem LeCompte said Canal Drive goes to Freeman Park, one of the greatest assets on the island, so she would like the Town to take a closer look at this.

Mayor Pro Tem LeCompte also asked that the Town consider one-way traffic patterns on the north end crossover streets to improve parking and pedestrian access. She also requested that parking be redone and crosswalks repainted near the elementary school. Mr. Stanberry said repainting would need to be done during the summer when school is out, and any work on the crossover streets would take place during the offseason. Mr. Oakley said one-way conversions would require TRC review.

Council Member Healy commented on the progress of the Boardwalk bathroom construction project.

Council Member Hoffer mentioned the Seventh Street sidewalk project, emphasizing the need to connect existing sections between Island Palms Drive and Olde Mariners Village. He noted that developers had been required to install sidewalks decades ago with the understanding that the Town would later fill in the gaps, but it still hasn't been completed. Council Member Hoffer said there is money in the budget for this, and it's just 700 linear feet of sidewalk. Mr. Stanberry said contractors were currently providing quotes and prioritizing repairing existing sidewalks and Americans with Disabilities Act (ADA) compliance before extending new segments. Council Member Hoffer urged that at least partial connectivity be completed soon to show progress on pedestrian infrastructure.

Council Member Hoffer said he would like tree contractors to work on opening up lines of sight on Spartanburg Avenue at the Greenway because this is a little too much work for a volunteer crew. Mr. Stanberry said the contractor cut some back but not to the extent they wanted, and more work would be done by close of business today.

Mayor Barbee expressed concerns about thermal sensor crosswalk lights, preferring push-button systems for safety, especially due to some cyclists not stopping at crossings. He said he has had many close calls in that area, even when being cautious.

Council Member Hoffer said he has been blogging about upcoming traffic changes in the Town and is happy to further explain theories and strategies for downtown. Mayor Barbee said the comments have been largely positive.

**ADJOURNMENT**

Mayor Barbee adjourned the meeting at 9:48 AM.



## AGENDA ITEM COVERSHEET

|                     |                                                                                                                                                                 |                    |                       |
|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-----------------------|
| <b>PREPARED BY:</b> | Jeremy Hardison, Community Development Director                                                                                                                 | <b>DEPARTMENT:</b> | Community Development |
| <b>MEETING:</b>     | Town Council October 14, 2025                                                                                                                                   |                    |                       |
| <b>SUBJECT:</b>     | Presentation by Mia Blackwelder for her Girl Scout project – Eastern NC Beach Clean-up Initiative, that proposes a pilot program to reduce litter on the beach. |                    |                       |

### BACKGROUND:

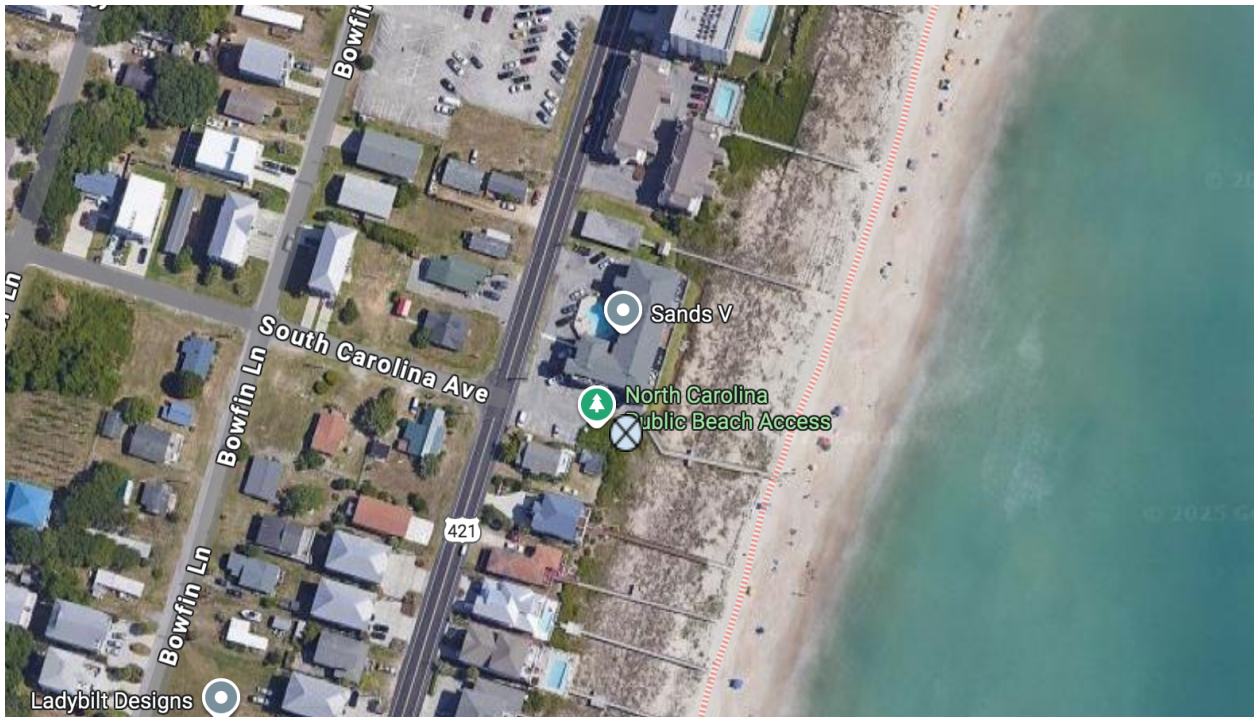
Mia Blackwelder will present her Girl Scout project to Council for consideration to install beach basket clean up stations at multiple beach accesses (see attachment).

### ACTION REQUESTED:

Approve the Eastern NC Beach Clean-up Initiative to install beach baskets at beach accesses.

### RECOMMENDED MOTION:

Approve the Eastern NC Beach Clean-up Initiative to install beach baskets at beach accesses.





⊗ = Where the beach stands would be stations. Adjustments may be needed to accommodate exactly where the waste disposal bins are located.

---

# Eastern NC Beach Clean-up Initiative

Presented By: Mia Blackwelder and Taylor Marcotte  
Location: Carolina Beach

# Overview-

We propose the installation of Beach Basket Clean-up Stations at multiple beach access points along Carolina Beach to encourage voluntary beach clean-up efforts by the community and visitors. The program will offer reusable recycled plastic baskets that beachgoers can borrow to collect litter, helping reduce pollution and protect the marine environment. We hope to test pilot locations with the goal of expanding across additional eastern NC coastline locations. This would be the first initiative; Carolina Beach would act as our pilots for this program.

# Project Objective-

To promote environmental stewardship and reduce shoreline litter by engaging the public in hands-on clean-up efforts through a simple, accessible system of baskets, signage, and waste-disposal bins.

# Research: The Link Between Beach Trash and Ocean Plastics Pollution

Beach litter is a direct contributor to the growing crisis of ocean plastics and marine pollution. Trash left on coastal shorelines, especially plastics, is often swept into the ocean by wind, tides, and stormwater runoff. Once in the marine life, these materials break down into microplastics, pose hazards to marine life, and contribute to broader ecological and economic damage.

# Key Findings:

## 1. Shoreline Litter is a Major Entry Point for Ocean Plastics

- According to landmark study published in Science, approximately 8 million metric tons of plastics waste enter the ocean annually, and a significant portion of this comes from land-based sources, especially through litter on coastlines. (Jambeck et al., 2015)
- Beach litter is often transported by wind into the marine environment. Once in the ocean, it becomes part of the circulation gyres and contributes to floating plastic islands, such as the Great Pacific Garbage Patch.

# Key Findings:

## 2. Plastic Waste Dominates Beach Litter Composition

- Data from The Ocean Conservancy's International Coastal Cleanup reveals that the top 10 items collected globally each year are single-use plastic items such as food wrappers, cigarette butts, plastic bottles and bags.  
( Ocean Conservancy, 2022)
- These items are not only unsightly but are lightweight and easily carried out to sea, exacerbating marine pollution

# Key Findings:

## 3. Microplastics From Degraded Beach Waste Pose Long-Term Threats

- Plastics left on the beach degrade over time due to sunlight and mechanical abrasion, turning into microplastics. These tiny fragments infiltrate the food chain when ingested by fish and seabirds. ( Andrady, 2011)
- Microplastics have been found in marine organisms, table salt, and even drinking water, showing how pollution originating on beaches can cycle back to humans.

# Key Findings:

## 4. Local Pollution Has Global Implications

- The United Nations Environment Programme (UNEP) notes that 80% of marine debris originated from land-based sources, including mismanaged coastal waste. This pollution affects marine ecosystems, fisheries, tourism, and human health.  
(UNEP, 2018)

## Conclusion:

Efforts to reduce beach litter — such as organized cleanups, public education, and waste station access points — are not just local beautification strategies.

They are critical environmental interventions that directly prevent the flow of plastics into the ocean. Tackling trash at the shoreline is one of the most effective ways to intercept ocean-bound plastic and safeguard marine biodiversity.

# References:

Jambeck, J. R., Geyer, R., Wilcox, C., et al. (2015). Plastic waste inputs from land into the ocean. *Science*, 347 (6223), 768–771. DOI: 10.1126/science.1260352

Ocean Conservancy. (2022). International Coastal Cleanup Report. Retrieved from <https://oceanconservancy.org>

Andrady, A. L. (2011). Microplastics in the marine environment. *Marine Pollution Bulletin*, 62(8), 1596–1605.

United Nations Environment Programme (UNEP). (2018). Single-Use Plastics: A Roadmap for Sustainability. Retrieved from <https://www.unep.org>

# How it Works:

1. Take a Basket – Beachgoers pick up a reusable basket from the designated stand.
2. Pick up Trash – While enjoying the beach, user collect visible litter and debris.
3. Empty & Return – Trash is emptied into nearby recycling/waste bins and baskets are returned to the stand

Each station will feature a sign with clear instructions:

*Take a Basket*

*Pick Up Trash*

*Empty & Return*

*Help Us Keep Our Beaches Clean*

# Proposed Locations:



## Carolina Beach Access Points:

- Hamlet Ave
- Atlanta Ave
- Cape Fear Blvd
- South Carolina

Locations are selected based on foot traffic and proximity to public waste/recycling infrastructure. Most of these accesses already have disposal systems in place for emptying clean up baskets. We would be utilizing the waste disposal bins already provided by the town, and would not provide our own.

# Hamlet Ave-

Item 5.



# Atlanta Ave–

Item 5.



# Cape Fear Blvd–

Item 5.



# South Carolina Ave–

Item 5.



## Basket Stand/Post {For 4 stations its \$167.64}

| Amount needed | Size       | Price for one |
|---------------|------------|---------------|
| 1             | 4x4x8'     | \$10.88       |
| 2             | 2x4x8'     | \$5.18        |
| 2             | 5/4x4x6x8' | \$6.48        |
| Total- 5      | -          | 34.20         |

$$\begin{aligned}
 &34.20 \\
 &+ 5.00 \quad - \text{Screws} \\
 &= 39.20 \\
 &\times 1.07 \quad - \text{Tax} \\
 &= 41.91
 \end{aligned}$$

## Basket {5 baskets per station}

|                |        |        |
|----------------|--------|--------|
| Amount-        | 12     | 12     |
| Price for one- | 14.50  | 14.50  |
| Price for 12-  | 174.00 | 174.00 |
| Total:         | —      | 348    |

$$\begin{array}{r} 348 \\ \times 1.07 \quad -\text{Tax} \\ \hline = 372.36 \end{array}$$



## AGENDA ITEM COVERSHEET

---

**PREPARED BY:** Ed Parvin

**DEPARTMENT:** Executive

**MEETING:** Town Council 10/14/2025

**SUBJECT:** Events Update by Ed Parvin

---

**BACKGROUND:**

Ed Parvin will give an update on the upcoming events.

**ACTION REQUESTED:**

Discussion



## AGENDA ITEM COVERSHEET

---

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

**DEPARTMENT:** Executive

**MEETING:** Town Council 10/14/2025

**SUBJECT:** Manager's Update

---

**BACKGROUND:**

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



## AGENDA ITEM COVERSHEET

**PREPARED BY:** Gloria Abbotts, Sr Planner **DEPARTMENT:** Community Development

**MEETING:** Town Council 14 OCT 2025

**SUBJECT:** Zoning Map Amendment to consider a request to rezone 205 Cape Fear Blvd from Mixed Use (MX) to Central Business District (CBD).  
Applicant: Cori McQueen

### **BACKGROUND:**

The applicant, Cori McQueen, has submitted a petition to consider rezoning 205 Cape Fear Blvd from Mixed Use (MX) to Central Business District (CBD) Zoning. The property has been owned by the applicant's family since the 90s and consists of a single-family home that was built in 1930. The surrounding uses include a hotel, auto part store, restaurants, and a warehouse.

The 1984 Zoning Ordinance and Zoning Map shows the property in the B-1: Central District. In 2000, 205 Cape Fear Blvd was rezoned to MX.

### **District Purpose and Permitted Uses:**

The Mixed Use Transitional (MX) District is established to provide for 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 areas 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 Mixed Use District does allow for certain business uses like standard restaurants and eateries, general retail, offices, and mixed-use commercial-residential but does not allow for more intense uses like bars and taverns, or commercial parking lots. The MX district is considered commercial.

The Central Business District (CBD) is established to accommodate, protect, rehabilitate, and maintain the traditional central business district and boardwalk area of the Town. This

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

### **Dimensional Standards:**

| <i>Zoning District</i> | <i>Primary Permitted Uses</i>               | <i>Min. Lot Size</i> | <i>Min. Lot Width</i> | <i>Min. Front Yard</i> | <i>Min. Rear Yard</i>                          | <i>Min. Side Yards (Corner Lot-Min 12.5 ft.)</i> | <i>Max. Density</i> | <i>Max. Height</i> | <i>Max. Lot Coverage</i> | <i>Max. Impervious Coverage</i> |
|------------------------|---------------------------------------------|----------------------|-----------------------|------------------------|------------------------------------------------|--------------------------------------------------|---------------------|--------------------|--------------------------|---------------------------------|
| MX                     | Mixed Use                                   | 5,000 sq. ft.        | 50 ft.                | 20 ft.                 | 10 ft.                                         | 7.5 ft.                                          | 17 units/acre       | 50 ft.             | 40%                      | 65%                             |
| CBD                    | Commercial Uses and Services, Entertainment | None                 | None                  | None                   | None, or same as abutting residential district | None, or same as abutting residential district   | NA                  | 50 ft.             | None                     | None                            |

The MX Zoning District requires setbacks, maximum coverage in all areas throughout the district, and a 65% maximum impervious coverage. Much of the CBD has no setbacks, no lot coverage requirement, and no impervious coverage limit. Although the dimensional standards for both districts are different, properties in the CBD areas must have a rear and side setback that is the same as the residential zoning district it abuts. Landscaping standards are also required if a CBD parcel is adjacent to residential to mitigate the transition between the business and residential use. Attachment 1 compares the uses allowed in both districts.

### **TRC Comments**

Staff discussed the nonconforming status that the existing single-family home would have if rezoned to CBD. The single-family home could remain, but if it was changed to commercial use, it could not be reverted to a single-family home.

### **Land Use Plan**

The property is shown on the Future Land Use Map as Mixed Use Commercial and is described as a higher density area with a mix of uses, within the district and individual buildings. Residential uses allowed only on upper stories; ground floor encouraged to be

active. 4-5 story structures possible, unless adjacent to low or medium density residential with attractive street facades.

**ACTION REQUESTED:**

Consider recommending approval or denial of a zoning map amendment to rezone 205 Cape Fear Blvd from the MX zoning district to the CBD.

Staff recommend approval of the rezoning.

Planning and Zoning recommends approval of the rezoning 4-1.

**MOTION:**

Approval - whereas in accordance with the provisions of the NCGS, Town Council does hereby find and determine that the adoption of the Zoning Map Amendment for 205 Cape Fear Blvd 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.

**ATTACHMENT:**

1. 3.4. Table of uses.

| Uses of Land                                            | M<br>X | CBD |
|---------------------------------------------------------|--------|-----|
| Accessory structure or use, nonresidential              | PS     | PS  |
| Accessory uses and structures, residential              | PS     | PS  |
| Home occupations, customary                             | PS     | PS  |
| Outdoor display                                         | PS     | PS  |
| Outdoor seasonal sales                                  | PS     | PS  |
| Swimming pools, private                                 | PS     |     |
| Temporary healthcare structures                         | PS     |     |
| Temporary storage container                             | PS     | PS  |
| Trailer, temporary construction                         | PS     | PS  |
| Dwelling, multifamily (Triplex; quadraplex; Units <= 4) | P      |     |
| Dwelling, multifamily (Units > 4)                       | CZ     |     |
| Dwelling, single-family detached                        | P      |     |
| Dwelling, two-family                                    | P      |     |
| Family care home                                        | PS     |     |
| Planned unit development, business                      |        | CZ  |
| Planned unit development, residential Units <= 4        | PS     |     |

|                                                                                     |    |    |
|-------------------------------------------------------------------------------------|----|----|
| Planned unit development, residential) Units > 4                                    | CZ |    |
| Art galleries                                                                       | P  | P  |
| Auction sales                                                                       |    | P  |
| Automotive, minor                                                                   |    | PS |
| Bakery, retail                                                                      |    | P  |
| Bed and breakfast inn                                                               | CZ | CZ |
| Boat and personal water craft (PWC) sales and rental                                |    | P  |
| Bus terminal                                                                        |    | P  |
| Commercial indoor recreation                                                        |    | P  |
| Commercial outdoor recreation                                                       |    | CZ |
| Contractors offices, no outdoor storage                                             |    | P  |
| Day nurseries, day care centers and preschools                                      | CZ | CZ |
| Drop-in child care providers                                                        | PS | PS |
| Exterminator service business offices, no outdoor storage of materials or equipment |    | P  |
| Fire stations, emergency services, nonprofit                                        | CZ | CZ |
| Funeral homes and crematoriums                                                      |    | P  |

|                                                    |    |    |
|----------------------------------------------------|----|----|
| Gardens, arboretums nurseries, and greenhouses     |    | P  |
| Government/public facilities and utilities         | PS | PS |
| Laundries and dry cleaning                         |    | P  |
| Libraries                                          | P  | P  |
| Live entertainment complex                         |    | CZ |
| Marinas, docks and/or piers, private               |    | P  |
| Marinas, docks and/or piers, public or commercial  |    | P  |
| Fishing piers; public and private                  |    | CZ |
| Medical and dental clinics                         | P  | P  |
| Meeting facilities                                 | CZ | P  |
| Mixed use nonresidential-residential               | PS | PS |
| Motels and hotels                                  | CZ | CZ |
| Multi-use facility                                 | P  | P  |
| Museums                                            |    | P  |
| Offices, general                                   | P  | P  |
| Parking lot, commercial—permanent                  |    | CZ |
| Parking lot, town operated                         | P  | P  |
| Parking, municipal decks                           |    | P  |
| Parking, private decks                             |    | CZ |
| Personal service establishment                     | CZ | P  |
| Pet shops and pet supply stores                    |    | P  |
| Post offices                                       |    | P  |
| Religious institution                              | CZ | P  |
| Rental of golf carts, mopeds, e-bikes and scooters | PS | PS |
| Retail sales                                       | P  | P  |
| Schools, commercial for specialized training       |    | P  |
| Schools, public and private                        | CZ | CZ |
| Shopping centers/big box                           | CZ | CZ |
| Swimming pools, public                             | CZ | CZ |
| Tennis courts, commercial                          |    | CZ |
| Tennis courts, private                             | CZ | CZ |
| Utilities, private                                 | CZ | P  |
| Wholesale sales                                    |    | P  |
| Bars and taverns                                   |    | CZ |
| Beer shop (On-premise)                             |    | PS |
| Breweries                                          |    | PS |
| Distillery                                         |    | PS |
| Event venue/bar                                    |    | CZ |
| Ice cream stores                                   | P  | P  |

|                                   |   |    |
|-----------------------------------|---|----|
| Standard restaurants and eateries | P | P  |
| Wine shop (Retail/Off-on premise) |   | PS |
| Manufacturing, artisan            |   | P  |

Amendment Number: R25-02

Item 8.

## PETITION FOR A ZONING MAP AMENDMENT

**IMPORTANT:** Supplementary information required as part of petition to be included:

**Completed rezoning petition.** For general use requests: The petition must be signed by the petitioner. Proof of compliance with GS 160A-383 regarding third party notification is required.

**Adjacent Property Owners Map.** A copy of the area as depicted on the Zoning Map which shows subject property (outlined in bold) and other surrounding properties within 100 feet of the subject property. Please label the names of the property owners directly affected by the zoning map amendment and those adjacent to or within 100 feet (excluding right-of-way) of the request.

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 representative should be present at all meetings to answer any questions. Contact the Department of Planning and Development for the 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. **Fee: to be submitted with application in accordance with the Town's annually adopted Rates and Fee Schedule**



Minor Rezoning

Rezoning of property less than 1 acre in size.



Major Rezoning

Rezoning of property one acre or greater in size.

### Petitioner

Petitioner's Full Name: Cori Lee McQueen Phone #: (910) 231-3286  
Street Address: 804 Fifth St. S.  
City: Carolina Beach State: NC Zip: 28428  
Email: corimcqueen@seacoastrealty.com

### Requested Zoning Map Change

Address(s) of Requested Site: 205 Cape Fear Blvd CB NC 28428  
Property Identification Numbers (PIN) R09006-025-009-006  
Acreage/Sq. Ft: • 143 / 6,229 Existing Zone: MX Requested Zone: CRD  
Signature of Petitioner: Cori Date: 6/25/25

### PURPOSE OF ZONING DISTRICTS

The petitioner seeks to show that the fundamental purposes of zoning as set forth in the N.C. enabling legislation would be best served by changing the zoning classification of the property. Among the fundamental purposes of zoning are: (1) to lessen congestion in the streets; (2) to provide adequate light and air; (3) to prevent the overcrowding of land; (4) to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements; (5) to regulate in accordance with a comprehensive plan; (6) to avoid spot zoning; and (7) to regulate with reasonable consideration to the character of the district, the suitability of the land for particular uses, the conservation of the value of buildings within the district and the encouragement of the most appropriate use of the land throughout the Town.

# PETITION FOR A ZONING MAP AMENDMENT

**PETITIONER'S STATEMENTS:** This section is reserved for the petitioner to state factual information in support of the rezoning request. Any comments should be typed or written in block print on a separate piece of paper.

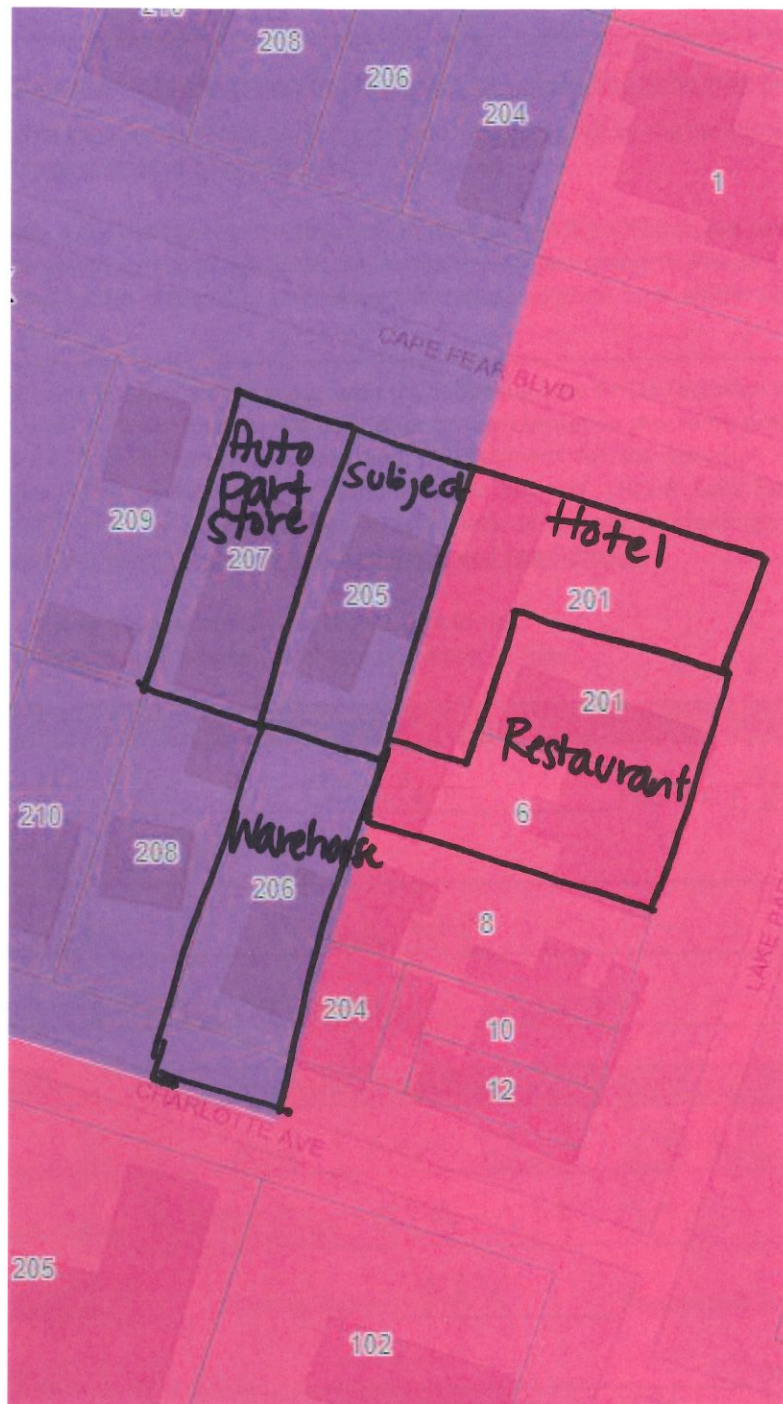
1. Please state the consistency of the proposed zoning map amendment with the Town's Land Use Plan and any other applicable *Town*-adopted plan(s).
2. Please describe the compatibility of the proposed rezoning with the *property* and surrounding area.
3. Please discuss the benefits and detriments of the proposed rezoning for the landowner, the immediate neighbors and the surrounding community.
4. Please explain the public need for additional land to be zoned to the classification requested.
5. Please discuss the impact on public services, facilities, infrastructure, fire and safety, parks and recreation, topography, access to light and air, etc.
6. Please include a description of the existing zoning patterns (zoning districts including overlay districts) and existing built environment (densities, building heights, setbacks, tree cover, buffer yards).
7. Include any additional arguments on behalf of the map amendment requested.

## REQUIRED OWNER INFORMATION

The following are all of the persons, firms, property owners, associations, corporations, entities or governments owning property adjacent to and within one hundred feet (excluding right-of-way) of the property sought to be rezoned. Please include New Hanover County PINs with names, addresses and zip codes. Indicate if property is owned by a condominium property owners association. Please complete ownership information in the boxes below. If you need additional space, please copy this form.

| Name                 | Street Address    | City/State/Zip | NHC. PIN           |
|----------------------|-------------------|----------------|--------------------|
| Mbkw LLC             | 207 Cape Fear     | CB NC 28428    | R09006-025-017-000 |
| Beach House Partners | 201 Cape Fear     | CB NC 28428    | R09006-025-015-000 |
| Vicky Evans          | 206 Charlotte Ave | CB NC 28428    | R09006-025-009-001 |

1. The rezoning is in conformity with the current land use plan and historically has been part of what is now the central business district.
2. The subject property is across the street from a restaurant, adjacent to the east is a motel/restaurant, adjacent to the west is an auto parts store. Directly to the south is a warehouse/storage building.
3. Approving this rezoning request would create continuity with the surrounding properties. There are no detriments.
4. This rezoning request benefits the public as it will bring it into alignment with adjacent property uses.
5. There will be no impact on public services, facilities, infrastructure or fire and safety.
6. See attached map.
7. The subject property is a single-family home surrounded by businesses. We are the outlier. Additionally, this property has been in my family since the 90s and was historically zoned B1, we didn't receive notification that the zoning would be changed from B1 to MX.



# Ordinance 25-1264

Town of Carolina Beach  
Town Council



AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE, ARTICLE 3: ZONING TO MODIFY THE ZONING MAP AS FOLLOWS:

Rezone 205 Cape Fear Blvd PIN 3130-45-8044 from MX to CBD



Be it ordained by the Town Council of the Town of Carolina Beach. Adopted this 14<sup>th</sup> day of October, 2025.

Town of Carolina Beach  
Ordinance No. 25-1264  
1 | Page

# Ordinance 25-1264

Town of Carolina Beach  
Town Council

TOWN OF CAROLINA BEACH

---

Albert L. Barbee, Mayor

ATTEST:

---

Kimberlee Ward, Town Clerk



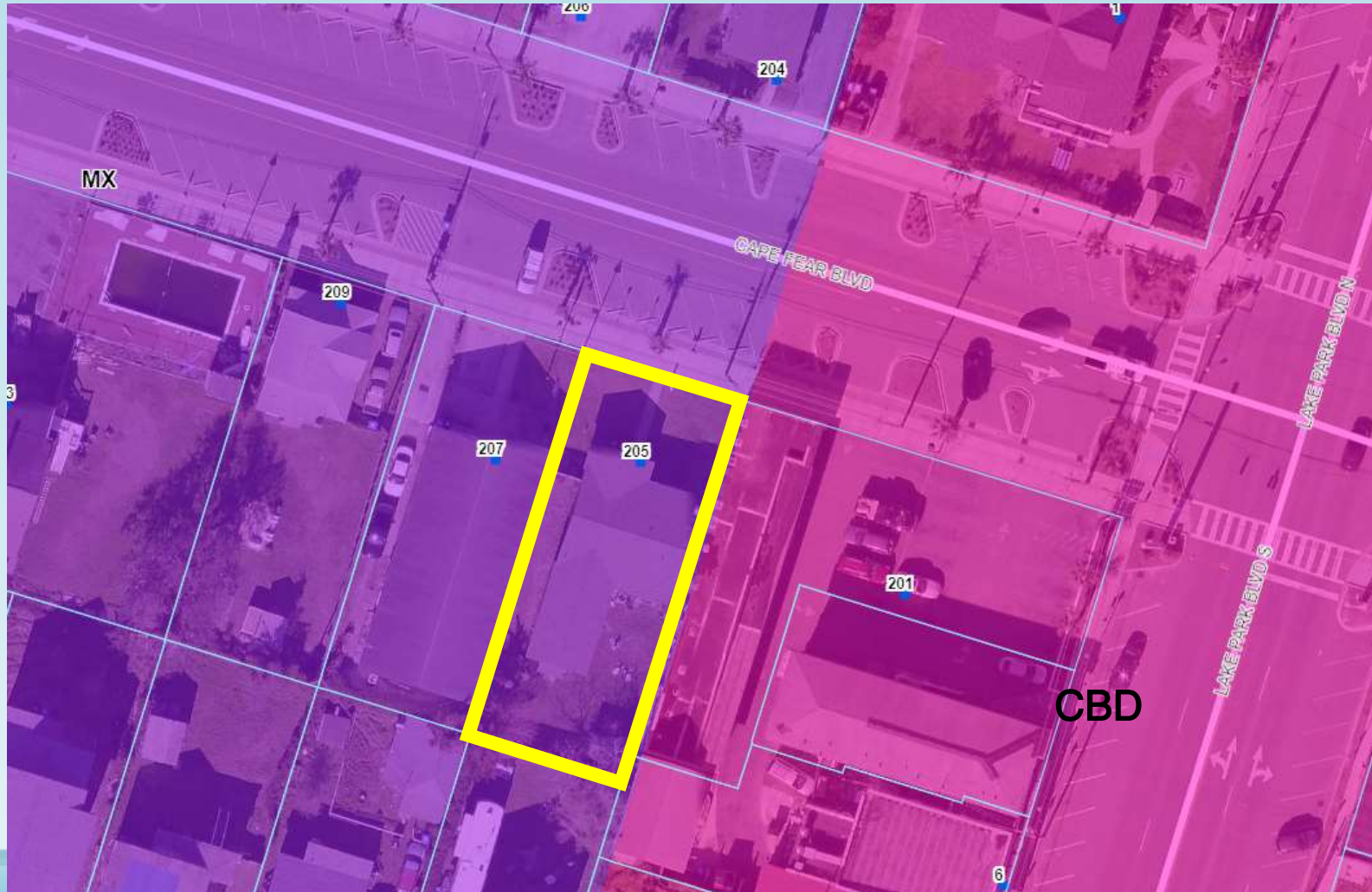
# Zoning Map Amendment to consider a request to rezone 205 Cape Fear Blvd from Mixed Use (MX) to Central Business District (CBD)

Applicant: Cori McQueen



# Proposed Rezoning

Item 8.



- Existing single-family home built in 1930
- Property in owner's family since 90s
- MX is classified with other commercial districts

# Historical Zoning Designation

- Rezoned in 2000 to MX

Item 8.

- 1984 Ordinance & Zoning Map in B-1: Central District



# 205 Cape Fear

Item 8.



## MX

- Established to provide for an area of transitional land uses between intensified districts or elements and residential districts.
- Mixed land uses between the intensive, commercial, central part of Town and the quiet residential areas.
- Mixture of single-family, two-family, small-scale office, and institutional uses.

# 205 Cape Fear



## CBD

- Established to accommodate, protect, rehabilitate, and maintain the traditional central business district and boardwalk area of the Town.
- Includes retail, business, office, restaurants, entertainment, and tourism.
- Intended to encourage the use of land for concentrated development of permitted uses.

# Surrounding uses



# Dimensional standards

| Zoning District | Primary Permitted Uses                      | Min. Lot Size | Min. Lot Width <sup>5</sup> | Min. Front Yard | Min. Rear Yard                                 | Min. Side Yards (Corner Lot-Min 12.5 ft.) <sup>5</sup> | Max. Density  | Max. Height         | Max. Lot Coverage | Max. Impervious Coverage |
|-----------------|---------------------------------------------|---------------|-----------------------------|-----------------|------------------------------------------------|--------------------------------------------------------|---------------|---------------------|-------------------|--------------------------|
| MX              | Mixed Use                                   | 5,000 sq. ft. | 50 ft.                      | 20 ft.          | 10 ft. <sup>3</sup>                            | 7.5 ft. <sup>3</sup>                                   | 17 units/acre | 50 ft.              | 40%               | 65%                      |
| CBD             | Commercial Uses and Services, Entertainment | None          | None                        | None            | None, or same as abutting residential district | None, or same as abutting residential district         | NA            | 50 ft. <sup>4</sup> | None              | None                     |

- MX has setback, impervious, and lot coverage requirements.
- CBD has no setback, impervious, or lot coverage requirements.

## Permitted in both MX & CBD

Accessory structure, non res/res  
Home occupations  
Outdoor display  
Outdoor seasonal sales  
Temporary storage container  
Art galleries  
Bed and breakfast inn  
Churches  
Day nurseries/day care  
Fire stations  
Government/public facilities  
Libraries  
Medical and dental clinics  
Mixed Use non res/res\*\*  
Motels and hotels  
Multi use facility  
Offices

Personal service establishments  
Rental of golf carts, mopeds, e-bikes, scooters  
Retail sales  
Schools, public/private  
Shopping centers/big box  
Swimming pool, public  
Tennis court, private  
Utilities, private  
Ice cream stores  
Standard restaurants

\*\*Residential uses only permitted in CBD with Mixed-Use Developments

## Permitted only in CBD

Item 8.

PUD – Business  
Auction sales  
Bakery, retail  
Boat and PWC rental  
Bus terminal  
Indoor/outdoor recreation  
Contractor's offices, no outdoor storage  
Exterminator office, no outdoor storage  
Funeral homes  
Gardens, arboretums, and greenhouses  
Laundries & dry cleaning  
Marinas  
Fishing piers  
Live entertainment complex  
Meeting facilities  
Museums

Parking decks, public/private  
Outdoor amusements  
Permanent parking lot  
Pet shops/pet supply  
Post office  
Religious institution  
Schools for specialized training  
Bars and taverns  
Beer shop  
Breweries  
Distillery  
Event venue/bar  
Wine shop

# Land Use Plan

205 Cape Fear Blvd is shown on the FLUM in the Mixed Use Commercial



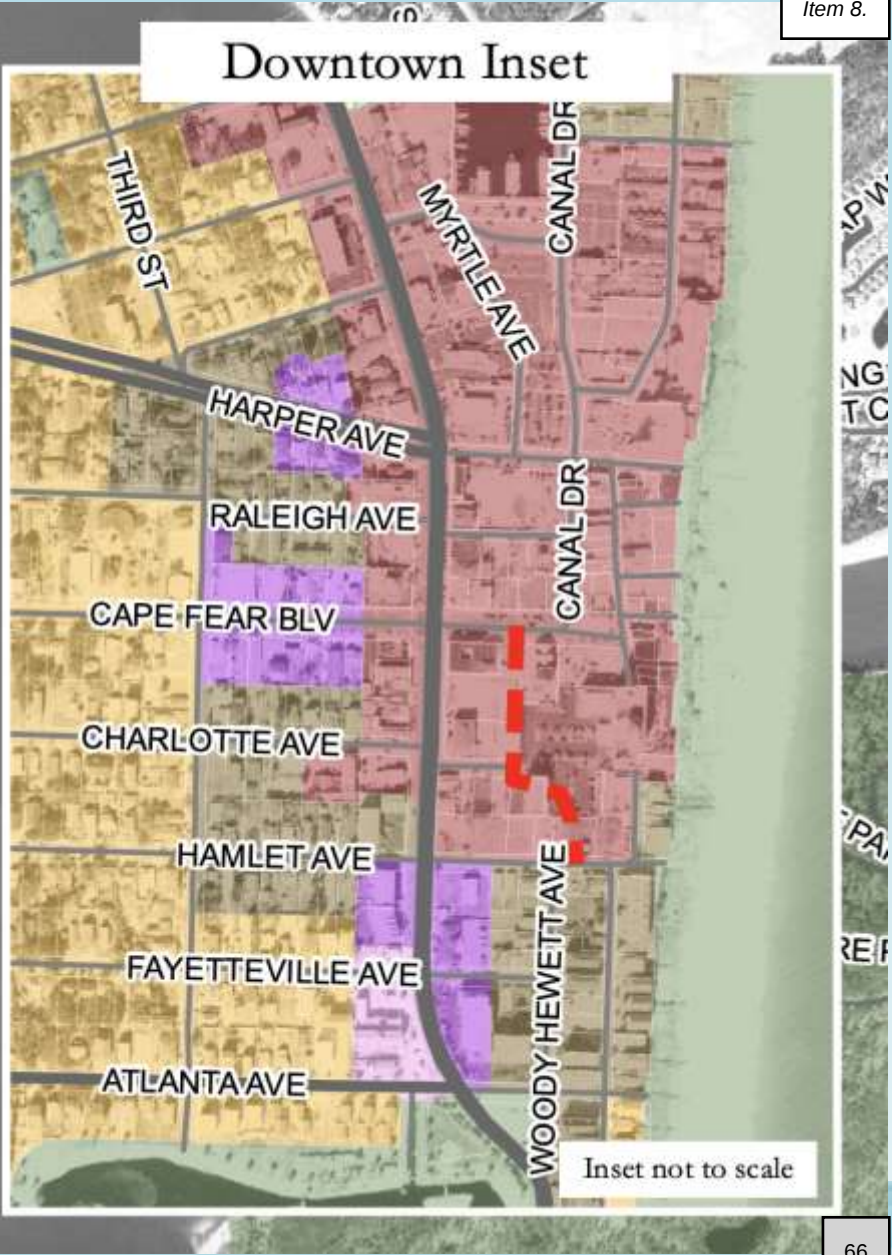
**Mixed Use Commercial**

Higher density area with a mix of uses, within the district and individual buildings. Residential uses allowed only on upper stories; ground floor encouraged to be active. 4-5 story structures possible, unless adjacent to low or medium density residential. Attractive street facades.



Staff recommends approval of the zoning map amendment.

Planning and Zoning recommends approval 4-1.



# Motion

**Approval** - whereas in accordance with the provisions of the NCGS, Town Council does hereby find and determine that the adoption of the Zoning Map Amendment for 205 Cape Fear Blvd 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.



## AGENDA ITEM COVERSHEET

|                     |                                                                                                                                                                                              |                    |                       |
|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-----------------------|
| <b>PREPARED BY:</b> | Jeremy Hardison, Community Development Director                                                                                                                                              | <b>DEPARTMENT:</b> | Community Development |
| <b>MEETING:</b>     | Town Council October 14, 2025                                                                                                                                                                |                    |                       |
| <b>SUBJECT:</b>     | Amend ARTICLE VI. – SCHEDULES, Sec. 16-208. - Schedule F, traffic patterns on specified streets to revert the 200 block of Wilson Ave for one-way traffic. Applicant: Town of Carolina Beach |                    |                       |

### BACKGROUND:

In 1980 Town Council designated the 200 Block of Wilson Ave to two-way traffic as a result of the building on the northwest corner of the intersection of N. Lake Park Blvd and Wilson Ave obstructing visual clearance. In 2019 Town Council adopted an ordinance after directing staff to look at options for the properties on Wilson Ave to have 2-way access to their properties, but still prevent traffic from exiting onto N. Lake Park Blvd. The Town installed flexible bollards and signage to prevent cars from turning onto Lake Park Blvd from Wilson Ave. but the bollards were damaged and are no longer installed. TRC reviewed the current conditions and recommended to revert back to designate the 200 block of Wilson Ave to one-way traffic from east to west.

### ACTION REQUESTED:

The included resolution shows Town Council supports the grant submittal and continued support to improve water quality in Carolina Beach.

### RECOMMENDED MOTION:

Adopt ordinance 25-1268 to amend ARTICLE VI. – SCHEDULES, Sec. 16-208. - Schedule F, for the 200 block of Wilson Ave for one-way traffic.

## Traffic Patterns



### ORDINANCE NO 25-1268

**Amend ARTICLE VI. – SCHEDULES, Sec. 16-208. - Schedule F, traffic patterns on specified streets**

**Sec. 16-208. Schedule F, traffic patterns on specified streets.**

The following schedule designates traffic patterns on specific streets:

|                                                                                                                                                                                                                                                                                                                                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Carolina Beach Avenue North is designated as a two-way street with 9½-foot drive lanes and a pedestrian/bike lane provided along the east side of the street (widths will vary), and including three-way stops at appropriate intersections.                                                                                                        |
| Canal Drive is designated as a two-way street with 9½-foot drive lanes and a pedestrian/bike lane provided on the west side of the street (widths will vary).                                                                                                                                                                                       |
| All streets located between Canal Drive and Carolina Beach Avenue North from Pelican to Salt Marsh shall be designated as two-way.                                                                                                                                                                                                                  |
| The 300 block of Texas Avenue is a one-way street running west to east to permit traffic to travel towards the beach. It will be accessed from a three-way stop at the intersection of Texas Avenue and Swordfish Lane. The end of the 300 block will connect with a four-way stop at Texas Avenue and Snapper Lane.                                |
| Wilson Avenue shall be <del>two</del> <u>one</u> -way on the 200 block <del>for local traffic up to the intersection of Lake Park Blvd. The intersection of Wilson Avenue on Lake Park Blvd. shall be one-way</del> running east to west to eliminate vision clearance issues that would be created from exiting Wilson Avenue onto Lake Park Blvd. |

Adopted this 14<sup>th</sup> day of October, 2025.

\_\_\_\_\_  
Albert L. Barbee, Mayor

Attest: \_\_\_\_\_

Kimberly Ward, Town Clerk

In 1980 the town changed the 200 block of Wilson Ave from 2-way traffic to one way heading west.

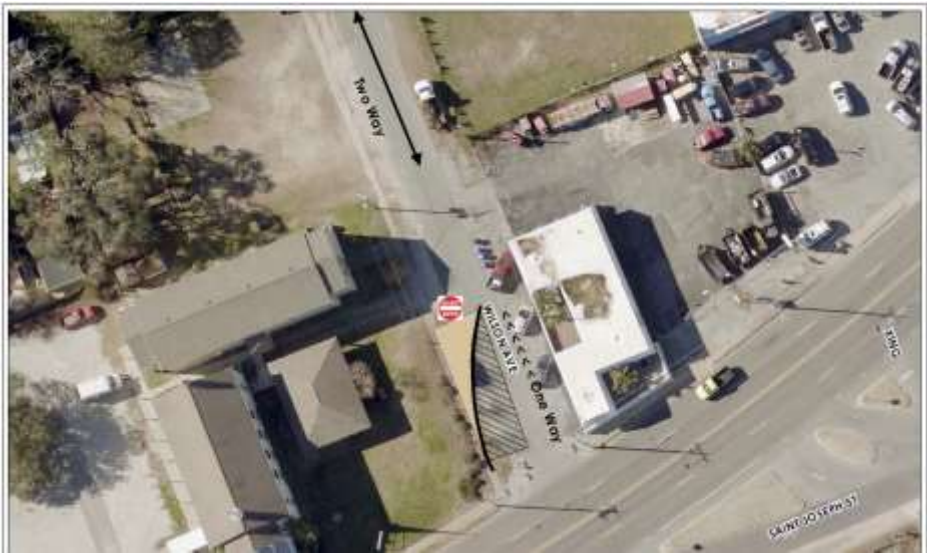
Item 9.

This was due to the building on the northeast corner of Lake Park Blvd blocking site view.



- In 2019 Wilson Ave was changed into two-way leading up to the intersection, but not to allow traffic to exit on

At that time, the town came up with a design to put bollards in the street and a do not enter sign at the intersection of Lake Park Blvd and a no outlet sign at the entrance of Wilson Ave and Third St



The bollards have been damaged and are gone and signage is missing.

Item 9.





## **RECOMMENDED MOTION:**

Adopt ordinance 25-1268 to amend ARTICLE VI. – SCHEDULES, Sec. 16-208. – Schedule F, for the 200 block of Wilson Ave for one-way traffic.

## CALLED MEETING - JUNE 24, 1980

There was a called meeting of the Town Council of the Town of Carolina Beach on Tuesday, June 24, 1980 at 7:30 P. M. All council members were present.

SOLID WASTE FRANCHISE - FINAL ADOPTION

At our last meeting we had a revision in the rate schedule which takes into consideration the size of the dumpster as well as the frequency of the pick-up. The fee schedule was mailed out to the customers who will be effected. Mayor Pro Tem Glisson stated that he had received numerous calls on this as he has his phone number written on the schedule for anyone wishing more information on this subject. He stated that he only had one person who called him that was dissatisfied with it.

Mayor Seawell reviewed the terms of the franchise which was granted for a period of three years with options for two year extensions, and also a method for discontinuing the franchise if we are not satisfied with the service or if the franchise operator wants to get out of the business, he will have to give us 90 days notice. It also has controls which limit the amount of increases that the operator can apply for and must justify the increases that he might request. An ordinance has been drawn up to grant the franchise in conjunction with the franchise agreement.

Motion was made by Mayor Pro Tem Glisson to adopt Ordinance No. 80 13 to grant a franchise for containerize solid waste collection to Trash Removal Service.  
MOTION CARRIED UNANIMOUSLY..

ORDINANCE AMENDMENTS & ONE-WAY STREET ORDINANCE FOR ONE BLOCK OF WILSON AVENUE

Mr. Canoutas stated that he took the appendices from the Ordinance Book which has the streets and stop signs and brought it forward to come under motor vehicles and traffic in Section 7. The appendices had Section 101 through 130 and he has recodified them picking up the last number in Section 7 and coming up to 1215. Section 7-1194 has been amended to read 12th Avenue to 16th which is one-way and had never been corrected. Section 7-1194 is amended by adding thereto (4) which shall read as follows: Wilson Avenue, beginning at the point where it intersects U. S. Highway 421 and Third Avenue, shall be one-way in a westerly direction. It shall be unlawful for any person to drive a vehicle on such street except in a westerly direction. Section 7-1216 is the penalty clause and states, "any person violating this article or any provision thereof shall be guilty of a misdemeanor and punished as by law provided.

Chief Lewis was asked about the changing to one-way for the one block of Wilson Avenue and he stated that he heard no objection to it at all. Councilman McKay stated that when this came up at the last meeting Mr. Creech was getting ready to say something and was not recognized and he felt the biggest objection to this would be the traffic pulling into that street to pick the children up from the day care nursery, which might cause some confusion but would agree that it is a hazard in entering 421 from that street. Mayor Pro Tem Glisson stated that Mr. Creech's objection was not to the one-way street but he wanted to tear down the building on the corner. Councilman Whitley asked Chief Lewis what the records on accidents was for that corner and Chief Lewis replied there had been no serious accidents there.

Councilman McKay asked if we went ahead and changed this, could we change it back at a later time and Mayor Seawell replied that the Council can change anything it acts on at a later time.

Motion was made by Mayor Pro Tem Glisson to adopt Amendment to Ordinance and recodification of Appendices to Part 7 Motor Vehicles and traffic Chapter 1 General Traffic Regulations Article Q - Traffic deleting Section 7-1194 sections 1, 2, 3 & 4. MOTION CARRIED UNANIMOUSLY.

Motion was made by Mayor Pro Tem Glisson to adopt Amendments to Ordinance Section 7-1194, sections 1, 2, 3 & 4. MOTION CARRIED . Mayor Seawell voted YES; Mayor Pro Tem Glisson voted YES, Councilman McKay voted YES; Councilman Whitley voted NO, Councilwoman Efird voted NO.

Mayor Seawell suggested that we publish a notice stating that the one-way street would go into effect no less than ten days in order to give the day care nursery and others who use that street regularly ample notice.

Motion was made by Mayor Pro Tem Glisson to include Section 7-1216 which is the penalty clause. MOTION CARRIED. Mayor Seawell voted YES, Councilman McKay voted YES, Mayor Pro Tem Glisson voted YES, Councilman Whitley voted YES, Councilwoman Efird voted NO.

Amendment to Ordinance to Part 8, Section 8-1006. Mr. Canoutas stated that this is regarding general language and disorderly conduct, profanity, indecent exposure, drinking in public, minor loitering in beer joints after midnight, etc. There was no penalty clause attached to this section at all and this is included in this amendment. "any person found guilty of violating Sections 8-1001 through 8-1005 shall be guilty of a misdemeanor and shall be fined not more than fifty (50.00) dollars, or imprisoned for not more than thirty (30) days, or both in the discretion of the Court." Mayor Seawell explained that we have a number of ordinances in the code book which have no penalty clauses due to the reprinting of the Code Book they were omitted.

Motion was made by Councilman Whitley to adopt amendment to Ordinance to Part 8, Offenses Chapter I which is the penalty provision. MOTION CARRIED UNANIMOUSLY.

Amendment to Ordinance to Chapter 6 - Other General Nuisances . Mr. Canoutas read the amendment to this Ordinance and the changes. Section 8-6002 (3) deleted the word "Mayor" in lieu of the words "Town Manager". Section 6-6002 (9) deleted the word "Town Clerk" in lieu of the words "Town Manager". Section 8-6002 (18) deleted the word "Town Council" in lieu of the words "Town Manager" and adding a semi-colon thereafter and including the following language: "that any such display by permittee shall be under the supervision of the Fire Department. Section 8-6004 is amended by deleting the caption and the entire sentence and substituting the caption to read "Depositing Trash" and substituting the following language to read as follows: It shall be unlawful for any person to throw or deposit, or cause, or permit to be thrown or deposited, any glass, bottles, glassware, cans or pieces thereof, or any garbage, waste, trash, paper or refuse of any kind upon the streets, sidewalks, boardwalks, public thoroughfares and rights of ways of the Town of Carolina Beach. Section 8-6005 is amended by deleting the caption and the entire sentence and substituting in lieu thereof the caption and language of Section 8-6006. Section 8-6006 is amended to be captioned as a Penalty Clause and to read as follows: Any person or persons found guilty of violating Section 8-6001 through 8-6005 shall be guilty of a misdemeanor and shall be fined not more than fifty (50.00) dollars, or imprisoned for not more than thirty (30) days, or both in the discretion of the court.



## AGENDA ITEM COVERSHEET

---

**PREPARED BY:** Kim Ward

**DEPARTMENT:** Clerk

**MEETING:** Town Council 10/14/2025

**SUBJECT:** Appointment of Members to the NC Resilient Coastal Communities Program Committee – Community Action Team (CAT)

---

**BACKGROUND:**

The Town of Carolina Beach is participating in the North Carolina Resilient Coastal Communities Program (RCCP), a state initiative designed to assist coastal communities in planning and implementing strategies to increase resilience to coastal hazards and climate change.

As part of the RCCP process, the Town is required to establish a Community Action Team (CAT) to guide the development of the resilience strategy, provide input on community priorities, and assist with public engagement efforts. The program requires at least 5 members to serve on the CAT.

**ACTION REQUESTED:**

Council will review the applications and appoint members to the Community Action Team.