

CAROLINA BEACH

Planning and Zoning Meeting

Thursday, January 08, 2026 — 6:00 PM

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



AGENDA

CALL TO ORDER

APPROVAL OF MINUTES

1. December 11, 2025 Minutes

STAFF REPORT ON RECENT COUNCIL MEETINGS

STAFF REPORT ON RECENT DEVELOPMENTS

PUBLIC HEARING

2. Text Amendment to amend Article 3, Sec. 3.4 Table of Uses and 3.9 Nonresidential Use Standards for Hotels in the MF district to have accessory bars. Applicant: Max Sussman

NON-AGENDA ITEMS

ADJOURNMENT



AGENDA ITEM COVERSHEET

PREPARED BY: Gloria Abbotts, Senior Planner

DEPARTMENT: Community
Development

MEETING: Planning & Zoning – January 8, 2026

SUBJECT: December 11, 2025 Minutes

Action:

Approve December 11, 2025 Minutes

CAROLINA BEACH

Planning and Zoning Commission

Thursday, December 11, 2025 - 6:00 PM

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



MINUTES

CALL TO ORDER

Vice Chairman Hogan called the meeting to order at 6:00 PM. He welcomed new Commissioner Brad Jones.

PRESENT

Vice Chairman Jeff Hogan
Commissioner Ethan Crouch
Commissioner Bill Carew
Commissioner Lynn Conto
Commissioner Brad Jones

ABSENT

Commissioner Melanie Boswell
Commissioner Todd Piper

ALSO PRESENT

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

APPROVAL OF MINUTES

1. November 13, 2025 – P&Z Minutes

ACTION: Motion to approve the minutes

Motion made by Commissioner Crouch, seconded by Commissioner Carew

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

Motion passed 5-0

STAFF REPORT ON RECENT DEVELOPMENTS

Mr. Hardison reported the following:

Permitting

- 34 permits (renovation, repair, grading, additions, fences, etc.)
- 4 residential new construction
- 3 certificates of occupancy

New businesses

- Ooma on the Beach (women's boutique), 112 Cape Fear Boulevard

Updates and Upcoming

- Board of Adjustment January: variance 40% lot coverage 1516 Pinfish Lane
- Planning and Zoning Commission January 18: hotels in MX text amendment and Unified Development Ordinance (UDO) text amendment for statutory updates
- State Bill
 - There is no longer a waiting period for zoning requests
 - Local government cannot regulate the size and location of American flags
 - Subdivision street designs cannot exceed N.C. Department of Transportation (DOT) regulations
 - Pools for guests at single-family homes do not have to meet commercial standards and can charge a fee
- January 31: Christmas tree dune restoration at Periwinkle Lane beach access from Surfrider Foundation
- Beach nourishment is currently just south of the Periwinkle Lane beach access; there is a tracker on the Town's website

New Streets

- 2nd Street Extension past Greenville Avenue
- Spot Lane cutting through the 1500 block

Other Projects

- Pump house at Lake Park to be finished in March
- Boardwalk bathroom facility has made significant progress and will likely be done before March
- Lake Park bathroom facility will be installed in February
- Seabreeze Village just over the bridge outside Town limits has been rezoned by the County to commercial and is now undergoing stormwater improvements and site work; a Sheetz as well as a drive-through restaurant, a sit-down restaurant, and retail space are planned

PUBLIC COMMENT

Wayne Rouse of 508 Monroe Avenue, who recently stepped down from the Commission after being elected to Council, thanked Commissioners for doing important work and said serving with them has been one of the honors of his life. Vice Chairman Hogan said Commissioners appreciate everything he has done and will do as a Council Member.

PUBLIC HEARING

2. Zoning Map Amendment to Consider a Request to Rezone 205 Raleigh Avenue from Mixed Use (MX) to Central Business District (CBD)
Applicant: Jonathan Lee "Zeke" Hutchins

Applicant Zeke Hutchins has submitted a petition to consider rezoning 205 Raleigh Avenue from Mixed Use (MX) to Central Business District (CBD) zoning. There is an existing single-family home on the

property that was built in 1933. The surrounding uses include a bank, two restaurants, a single-family home, a duplex, and two vacant lots.

The 1984 Zoning Ordinance and Zoning Map show the property in B-1: Central District. In 2000, 205 Raleigh Avenue was rezoned to MX.

Ms. Abbotts presented the details, including dimensional standards and permitted uses in both districts. She said the proposed rezoning would be inconsistent with the Land Use Plan, but State statute does allow for it if the amendment also amends the Future Land Use Map.

ACTION: Motion to open the public hearing

Motion made by Vice Chairman Hogan, seconded by Commissioner Carew

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

Motion passed 5-0

Mr. Hutchins said he and his wife Sharon, who live at 211 Virginia Avenue, bought that property in 2017 to use as a beach house but decided to make it their primary residence several years ago. He said they have been looking for a way to give back to the community with a business venture and like quirky historic beach cottages, so they bought 205 Raleigh Avenue with plans to open a bookstore and gift shop that would focus on children's offerings while also hosting community programs such as tutoring, author workshops, and classes. Mr. Hutchins said they are asking for it to be converted from MX to CBD because the current parking requirements would interfere with their plans to build an Americans with Disabilities Act (ADA) ramp and use the lot and property to its full potential. He added that he thinks the property would fit better as a business based on the surrounding uses.

No one else requested to speak.

ACTION: Motion to close the public hearing

Motion made by Vice Chairman Hogan, seconded by Commissioner Carew

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

Motion passed 5-0

Commissioner Conto said this is almost a carbon copy of the recent rezoning request for 205 Cape Fear Boulevard so she will support it but wants to recognize that Commissioner Crouch has been vigilant about expressing his concerns about "CBD creep." She said because of this, she will be hesitant to approve similar requests in the future unless there is a compelling reason, adding that they must be cautious of what is happening to the community and long-term consequences. Commissioner Conto said she doesn't want people to move because the Town has allowed businesses that are not conducive in a residential area to flourish.

Commissioner Carew asked Ms. Abbotts to explain how tonight's request is different from 205 Cape Fear Boulevard. Ms. Abbotts said 205 Cape Fear Boulevard was in a character area of the Land Use Plan that most fits with what the current CBD is, so that's why that motion did not include a statement of

changing the Future Land Use Map. She said 205 Raleigh Avenue is in an area that leans a little more toward MX, but when you look at the property they are in similar situations.

Commissioner Carew asked what staff's recommendation is on tonight's request. Mr. Hardison said the proposed rezoning would be inconsistent with the current Land Use Plan and therefore staff couldn't fully support it, but the motion before the Commission would automatically change the Land Use Plan.

Commissioner Carew asked if there is a record of the notice of the public hearing from when this went from B-1 to MX. Mr. Hardison said in October 2000 there was a half-page ad in the Island Gazette stating a Town-wide rezoning.

Commissioner Carew said the conflict with the Land Use Plan concerns him, but he thinks the Commission must be consistent in making decisions. He said the applicant has made a compelling case based upon previous circumstances they have approved, and he thinks they have a nice idea for a business addition to the Town, so he is in favor of the request.

Commissioner Crouch said he likes the business idea and has two young children that would likely visit often, but he feels an obligation to think about the long-term planning and development of the overall community, adding that once this parcel is rezoned it is not tied to a specific business and could allow something else to go there. He said there are a lot of unintended consequences that come with westward expansion of the CBD, and this will weigh upon the community for years to come. Commissioner Crouch said he has voted against all previous requests for westward expansion of the CBD and does not think Commissioners should base their decisions upon what they did last time. He said the Land Use Plan warns against upzoning, or increasing density, of parcels, and worries that removing parking requirements puts further demand on rights-of-way and existing parking lots. Commissioner Crouch said he will continue to be consistent by voting against this request and advise that westward creep of the CBD is not in line with the vision of community members.

Commissioner Jones said he understands Commissioner Crouch's concerns but added that he knows this property well and plans to vote in favor of the request after listening to all the information.

Vice Chairman Hogan also acknowledged Commissioner Crouch's stance but said he believes in being consistent. He added that they need to figure out a way to stop the creep eventually, but this property is surrounded by nothing but commercial businesses so he doesn't see a big change in use other than the two parking spaces. Vice Chairman Hogan said he is a proponent of anything that makes the community better and will vote to approve the request.

ACTION: Motion for approval – whereas in accordance with the provisions of the NCGS, Planning and Zoning does hereby find and determine that the adoption of the Zoning Map Amendment for 205 Raleigh Avenue is consistent with the goals and objectives of the adopted Land Use Plan and other long-range plans; the adoption of this Zoning Map Amendment also amends the Future Land Use Map and meets the vision of the Town

Motion made by Commissioner Carew, seconded by Vice Chairman Hogan

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

Voting Nay: Commissioner Crouch
Motion passed 4-1

Vice Chairman Hogan said the Commission is just an advisory board, so the applicant should be ready to answer tough questions again before Council.

DISCUSSION ITEMS

3. Appoint a Chair of the Planning and Zoning Commission

Commissioner Conto cited Vice Chairman Hogan's passion for and commitment to the community and its future.

ACTION: Motion to nominate Vice Chairman Hogan to serve as Chairman

Motion made by Commissioner Conto, seconded by Commissioner Carew

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

Motion passed 5-0

Commissioner Conto cited Commissioner Carew's preparation, knowledge, and background.

ACTION: Motion to nominate Commissioner Carew to serve as Vice Chairman

Motion made by Commissioner Conto, seconded by Vice Chairman Hogan

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

Motion passed 5-0

NON-AGENDA ITEMS

None

ADJOURNMENT

ACTION: Motion to adjourn

Motion made by Vice Chairman Hogan, seconded by Commissioner Crouch

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

Motion passed 5-0

Vice Chairman Hogan adjourned the meeting at 6:36 PM.



AGENDA ITEM COVERSHEET

PREPARED BY: Haley Anderson, Planner

DEPARTMENT: Community Development

MEETING: Planning & Zoning – January 8th, 2026

SUBJECT: **Text Amendment** to amend Article 3, Sec. 3.4 Table of Uses and 3.9 Nonresidential Use Standards

Applicant: Max Sussman

BACKGROUND:

The applicant, Max Sussman, is applying for a text amendment to modify Article 3, Sec. 3.4 Table of Uses and Sec. 3.9 Nonresidential Use Standards (See Attachment 1 & 2). The applicant is pursuing this text amendment because they wish to allow alcohol sales as an accessory use for hotels and motels within the MF zoning district.

PROPOSED TEXT AMENDMENT:

3.4 TABLE OF USES

Table 3.2: Table of Uses	P = Permitted by Right; CZ = Conditional Zoning (Use Standard noted); PS = Permitted Use with a Use Standard														Use Standard
Uses of Land	R-1	R-1B	R-2	R-3	C	MH	MF	MX	CBD	NB	HB	MB-1	T-1	I-1	
Nonresidential Uses (Section 3.9)															
Motels and hotels							<u>CZ</u>	CZ	CZ		CZ		CZ	CZ	

3.9 NONRESIDENTIAL USE STANDARDS

P. MOTELS AND HOTELS GREATER THAN 15 UNITS

1. Bars and retail are permitted as an accessory use only within the footprint of a hotel or motel and shall be in a communal area for guests of the hotel, i.e. the lobby, dining area/venue, pool, or recreation area.
2. Accessory bars and retail areas shall not constitute more than 25% or less of the gross floor area of the communal area.

HISTORIC CONTEXT

1984 Ordinance & Zoning Map

The ordinance adopted in 1984 allowed hotels and motels within the area known today as the MF zoning district. The 1984 Zoning Map lists the area currently known as the MF zoning district as RA-5A (See Attachment 3). According to the Ordinance adopted November 29th, 1984, this zoning district was called RA-5A Multifamily Residential Zoning District.

Zoning District Description: In addition to single-and two-family dwellings, the residential zoning districts shall permit multifamily dwellings along with hotel and motel and complementary uses thereof.

The RA-5A zoning district also allowed more density (35 units per acre) compared to the existing MF zoning district (17 Units per acre).

2000 Ordinance & Zoning Map Update

There was a major overhaul of all the town ordinances and the zoning map in 2000. The RA-5A zoning district was redrawn, reduced in size, and was renamed the MF Zoning District (Residential Multifamily Zoning District).

Purpose. This district is established to provide for moderate to high-density single-family and multifamily residential uses and other compatible uses of varying types and designs. It functions as an alternative housing type near or in direct relationship to single-family detached housing while in harmony with and maintaining the integrity of the residential district.

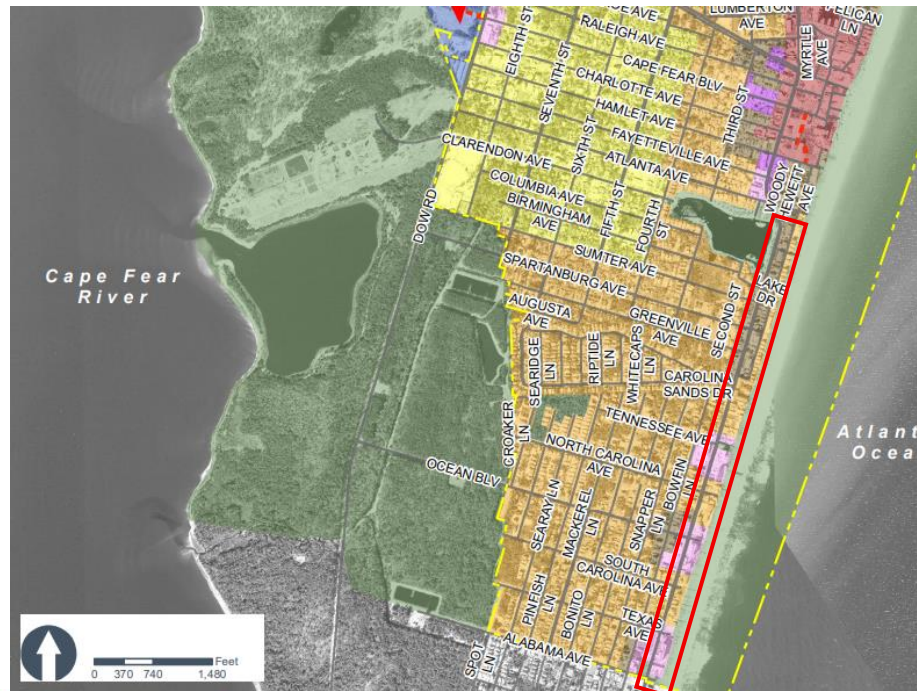
Intent. The regulations of this district are intended to discourage any use which, because of its character, would not be in harmony with the residential community and which would be detrimental to the residential quality and value of the district.

With the major updates of the ordinance and zoning districts, the zoning district table of uses no longer allowed any commercial uses in this area and the density was reduced from 35 to 17 units per acre. Due to these changes, three hotels and motels became nonconforming. The proposed text amendment changes will now revert the hotel and motel use of these buildings back to conforming status.

LAND USE PLAN:

The text amendment is in general conformity with the CAMA Land Use Plan. The LUP map shows the area consisting of medium density residential and low intensity commercial. Since the LUP

supports commercial businesses within this area, the proposed text amendment is in general conformity with the CAMA LUP.



Medium Density Residential

Mostly medium-sized lots (min. 5,000 sq ft) with primarily single family detached residences. Smaller-scale, attached residences (two-family homes and townhomes) allowed occasionally if contextually compatible. Some small-scale commercial, restaurants, or offices are encouraged at select locations with good access. Low- to medium-traffic streets with pedestrian facilities.



Low Intensity Commercial

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; includes on-street parking wherever possible.



STAFF COMMENTS:

Staff is in support of the proposed text amendment. Staff have worked with the applicant on the proposed text amendment and have crafted a language staff is comfortable adding to the ordinance.

The proposed text amendment is written this way to be specific to the three existing hotels and motels within the MF zoning district. Staff did not want to open the district up to stand alone bars and instead worked to add an allowance for the sales of alcohol onsite to guests staying in the hotel or motel. Additionally, the retail use was also added as an accessory use to also allow the hotels to sell minor merchandise such as t-shirts, hats, and snack foods to guests staying in the establishment. These types of accessory uses for hotels and motels seemed like commonly accepted uses with these types of establishments. Unfortunately these accessory uses were not were not explicitly permitted in the current ordinance which called for a text amendment to add the allowance.

Staff also chose to allow these uses for hotels and motels with greater than 15 units because staff reasoned these uses were usually established with higher density hotels and motels. “Greater than 15 units” was used because the T-1 zoning district has established these two types of hotel and motel uses based on them being 15 units or less or grater than 15 units, so staff sought to keep consistent ordinance language.

In addition, the proposed change to the land use table would allow new hotels and motels within the zoning district, but staff believes the impacts of this change will be mitigated because the density is restricted to 17 units per acre. To serve and sell alcohol and retail onsite, the developer would need to build a 16 unit or more hotel. There are almost no vacant parcels in the MF zoning district. For a 16-unit hotel to be built, the developer would need to combine at least four 50’x200’ ocean front parcels (40,000 sf & 0.918 acres). Plus, the new structure would also need to combat CAMA setback and development requirements, which may also further limit the ability for new hotels to be built in this zoning district. The proposed ordinance change really only impacts the existing three hotels and motels within the MF zoning district.

ACTION REQUESTED:

Consider recommending approval or denial of the text amendment.

MOTION:

Approval – to amend Article 3, Sec. 3.4 Table of Uses and 3.9 Nonresidential Use Standards

Denial – to amend Article 3, Sec. Sec. 3.4 Table of Uses and 3.9 Nonresidential Use Standards

ATTACHMENTS:

Attachment 1 – Text Amendment Application

Attachment 2 – Proposed Text Amendment Language

Attachment 3 – 1984 Zoning District Map

Amendment Number: _____



PETITION FOR A TEXT AMENDMENT

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

PETITIONER

Petitioner's Full Name: MAX SUSSMAN Phone #: (757) 717 9393
 Street Address: PO Box 330
 City: Kure Beach State: NC Zip: 28449
 Email: max@theveggiewagon.com

REQUESTED TEXT AMENDMENT

Town Code Section(s) Requested to be Amended:

Article 334 - table of uses

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

provide on perize ABC for hotels/motels in the
mf district

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

I understand that the fee for review is nonrefundable.

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

Signature of Petitioner:  Date: _____

3.4 TABLE OF USES

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Nonresidential Uses (Section 3.9)															
Motels and hotels							CZ	CZ	CZ		CZ		CZ	CZ	

3.9 NONRESIDENTIAL USE STANDARDS

P. MOTELS AND HOTELS GREATER THAN 15 UNITS

1. Bars and retail are permitted as an accessory use only within the footprint of a hotel or motel and shall be in a communal area for guests of the hotel, i.e. the lobby, dining area/venue, pool, or recreation area.

2. Accessory bars and retail areas shall not constitute more than 25% or less of the gross floor area of the communal area.

P-Q. PERMANENT COMMERCIAL PARKING FACILITY

1. Parking lot purpose. The purpose of allowing freestanding parking lots is to augment Central Business District (CBD) businesses that have limited or no parking due to the layout of the CBD and boardwalk area, to relieve traffic congestion in the streets, to minimize any detrimental effects of off-street parking areas on adjacent properties, and to increase public access to beach and sound front areas.
2. Goals. The regulations in this section are set forth to accomplish the following:
 - a) Protect the adjacent properties from any negative impacts associated with developed/impervious areas.
 - b) Promote development of long-term viable uses in the town's Central Business District.
 - c) Stay consistent with the landscaping and development goals of this Article.
 - d) Increase the public health and safety of the residents and visitors.
 - e) Ensure the property's intended use is clearly delineated on-site.
3. Parking lots are permitted to accommodate two (2) axle vehicle parking. Parking lot design shall meet all minimum requirements of off-street parking and loading requirements of this Article, and building code requirements including ADA requirements for handicap spaces.
4. Parking lot requirements:
 - a) Landscaping shall be installed in accordance with a "Type A" buffer yard as defined in the landscaping and development specification standards of this Article.
 - b) Number of accessible handicap parking spaces shall be provided in compliance the North Carolina State Building Code.
 - c) Trash receptacles shall meet the following.
 - i) To be maintained as to not impact adjoining properties (i.e. smell, debris).

- ii) The number of trash receptacles shall be located on-site equivalent to the number of handicap spaces. Trash receptacles shall be a minimum of 55 gallons contained in a secured structure.
- d) Concrete or asphalt aprons shall be installed from the property line to the connecting street.
- e) Signage required.
 - i) Towing signage shall be posted in accordance with Chapter 16, Article VII of the Town's General Code.
 - ii) A minimum of two (2) foot by two (2) foot permanent sign posted at all entrances and pay stations stating that town decals, stickers, license plates, and any other identification of permission by town are not accepted in the lot.
 - iii) Signs shall include the operator and the operator's contact information.
 - iv) The sign structure displaying the required information shall be clearly displayed in letters not less than one (1) and one-half-inch (1.5) in height on a contrasting background.
 - v) Additional allowed signage shall be installed accordance with the requirements of this Article.
- 5. Shall meet all Stormwater Management Regulations.
- 6. Any temporary commercial parking lot which operated in 2021 shall be considered a nonconforming use and will be required to comply with requirements one (1) through four (4) stated above immediately but shall have 24 months from the adoption of this text amendment to meet requirement five (5) and all applicable stormwater regulations.

Q-R. RENTAL OF GOLF CARTS, MOPEDS, E-BIKES, AND SCOOTERS

- 1. Any operation, whether as principal or accessory, that plans to rent golf carts, mopeds, and/or scooters shall meet the following requirements:
 - a) No rental item shall be permitted to encroach into any public right-of-way or site triangle in accordance with and the off-street parking design and construction standards for vision clearance.
 - b) All exterior display areas shall be paved or stoned with proper drainage provided.
 - c) All lighting shall be directed to the interior of the property and shall not impact adjacent properties or public rights-of-way.
 - d) Rental, maintenance, and all related functions shall be conducted within a permanent building having restrooms facilities for patrons and employees.
 - e) Any rental item that is viewable by a patron, whether inside or outside, shall be considered "displayed for rent" and shall meet the requirements for on-site parking where applicable. Display areas may be indoors or outdoors, but shall not be located in required parking or landscape buffer areas.
 - f) A minimum of \$1,000,000 liability insurance policy shall be secured by the operator and the town shall be named as an additional insured party.
 - g) It shall be the responsibility of the operator to ensure that all federal, state, and local safety and motor vehicles laws are adhered to.
 - h) Rental of these items may be permitted in the designated zoning districts as an accessory use to other permitted commercial uses if parking and other standards can be met.

R-S. SHOOTING RANGE

1. This section is intended to regulate the establishment and operation of shooting range facilities. Such recreational and training complexes, due to their potential noise impacts and safety concerns, merit careful review to minimize adverse effects on adjoining properties. Further, the regulations of this section have been made with reasonable consideration among other things, as to the character of the town and its areas and their peculiar suitability for these businesses and recreational facilities.
2. All new shooting facilities shall be designed, constructed, and operated in strict compliance with National Rifle Association (herein referred to as the NRA) standards, specifically the most recent edition of "The Range Manual, A Guide to Planning and Construction," In addition, construction standards shall comply with all appurtenant North Carolina Building Codes and verified by a professional engineer.
3. Outdoor shooting stations shall be prohibited within the planning jurisdiction of the town. Only indoor ranges shall be permissible.
4. Distance from occupied dwelling. All shooting range stations shall be located at least 500 feet from a residential district as measured in a straight line distance from the closest point of the proposed building to the nearest property line of a residential district. A shooting range lawfully operating as a conforming use shall not be rendered nonconforming by the subsequent location of a residence within the 500 feet separation requirement.
5. The permittee shall be required to carry a minimum of \$1,000,000 of liability insurance. Such insurance shall name the town as an additional insured party and shall save and hold the town, its elected and appointed officials, and employees acting within the scope of their duties harmless from and against all claims, demands and causes of action of any kind or character, including the cost of defense thereof, arising in favor of a person or group's members or employees or third parties on account of any property damage arising out of use of the range, or in any way arising out of the acts or omissions of the permittee, his/her group, club, or its agents or representatives. The town shall be notified of any policy changes or lapses in coverage.
6. Permit display. Permits shall be kept and displayed in a readily visible location on the shooting range facility and at all times be available for public inspection.
7. Changes or expansions. If any shooting range facility is intended to be substantially changed or expanded to include types of ranges, operations, or activities not covered by an approved permit or otherwise cause nonconformance with this section, a new permit for the entire facility shall be secured.
8. Abandonment and discontinuance. When an existing shooting range is discontinued without the intent to reinstate the range use, the property owner shall notify the town of such intent by providing written notice to the UDO Administrator.
9. Hours of operation shall be limited to 10:00 AM to 9:00 PM.

S-I. SWIMMING POOLS, PUBLIC

1. Public or shared use swimming pools shall meet all applicable requirements of the town, the county, and the county health department (Rules Governing Public Swimming Pools 15A-NCAC 18A.2500).
2. The developer shall submit plans, drawn to scale, depicting all elements associated with the swimming pool, including size, volume, depth, decking or walkway, mechanical, plumbing, proposed method of water supply, sewage and other wastewater disposal, drainage, method and description of discharge area, and relation to lot and other structures, as applicable.

3. The plan shall show evidence of all applicable approvals of the town, the county, and the county health department prior to transmittal to the approval commissions and/or council, and issuance of a conditional zoning.
4. All outdoor swimming pools shall be enclosed by fencing and contain adequate walk or deck around the pool perimeter in compliance with county health department standards (rules governing swimming pools, 15A NCAC 18A.2500. For the purposes of this article loose gravel or stone, sod, grass, artificial turf, or similar groundcovers shall not be utilized as the perimeter materials of a pool. Poured concrete, decking, and pavers are the preferred perimeter materials for pools.

U. TENNIS COURTS

Provisions shall be made to compensate for impervious surfaces and drainage runoff containment, and meeting the requirements of the town. Lighting, if used, shall be shielded so as not to shine on adjoining properties.

V. UTILITIES, PRIVATE

1. Utility stations or substations, not including service or storage yards, and radio, television, telephone communication towers. Utility stations, including telephone repeater stations; relay stations; water supply reservoirs, wells, filter beds, sewage treatment plants and pumping stations, electric power, and gas substations, but not including service or storage yards or radio, television, telephone communication (i.e., cellular telephone) towers or co-located antennae. Such utility stations shall be subject to the following standards of development:
 - a) Suitable fencing shall be required to protect the public, along with enough landscaping and planting to effectively screen the activity from surrounding residential property. Other conditions may be attached by the reviewing board to prevent nuisance to surrounding property, because of noise, smoke, gas, odor, heat or vibration, the emission of which shall not be permitted in any residential district.
 - b) Suitable off-street parking space for maintenance, service, or other vehicles shall be provided.
 - c) Minor structures, such as hydrants, telephone or light poles, pole transmitters or transformers, or similar equipment, shall not be subject to these regulations.
 - d) The provisions of this section shall apply to public utility transmitting or relay stations, provided that no such station shall be permitted on a site less than one (1) acre in area, and provided further that no site shall have a horizontal dimension less than twice the height of the tallest structure on the site.
 - e) In residential districts, all buildings shall be in character with surrounding residences.
2. Utility transmission lines. Transmission lines for use by a public utility serving the local or regional area, including telephone, electric light, and power lines, shall be subject to the following standards:
 - a) The provisions of this section shall not apply to telephone, electric light, and power lines carrying less than 33,000 volts and usually located along public highways, or to local underground conduits, cables, gas, sewer, and water mains or pipes.
 - b) It is clearly demonstrated that the establishment of the particular use in the area is necessary for the operation of the public utility system, or required to supply utility service to the local area.
 - c) The location and construction of any transmission line shall be such as not to endanger the public or surrounding property. A right-of-way of sufficient width shall be required to permit the safe construction and maintenance of the transmission line and to prevent any hazard to surrounding property. On a one- or two-circuit transmission line, the distance from the tower base to the nearest boundary of the transmission line, right-of-way shall be no less than 25 feet; on a three-

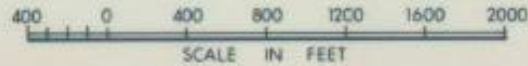
or four-circuit transmission line, the distance from the tower base to the nearest boundary of the transmission line right-of-way shall be no less than 50 feet. When subject to a conditional zoning request, suitable fencing or landscaping of a tower base may be required when, in the opinion of the reviewing board, it is necessary to protect the public or conserve the values of surrounding property.

- d) Gas booster stations or storage tanks shall not be permitted in residential districts.
- e) Any sub-station along such transmission lines shall be subject to the requirements for utility stations set forth in this article.

(Ord. No. 24-1230, 7-9-2024; Ord. No. 25-1261, 8-12-2025)

ZONING MAP

TOWN OF CAROLINA BEACH NORTH CAROLINA



RESIDENTIAL

☐ RA - 5☐ RA - 5A☐ RA - 5B☐ RA - 5T☐ RA - 6☐ RA - 6A☐ RA - 6B☐ RA - 7☐ RA - 12☐ RA - 20

BUSINESS

☐ A - 1 AMUSEMENT☐ B - 1 CENTRAL DISTRICT☐ B - 2 NEIGHBORHOOD☐ B - 3 HIGHWAY☐ MB - 1 MARINA☐ I - 1 INDUSTRIAL☐ T - 1 TOURIST

