

CAROLINA BEACH

Planning and Zoning Meeting

Thursday, December 11, 2025 – 6:00 PM

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



AGENDA

CALL TO ORDER

APPROVAL OF MINUTES

1. November 13, 2025– P&Z Minutes

STAFF REPORT ON RECENT COUNCIL MEETINGS

STAFF REPORT ON RECENT DEVELOPMENTS

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: Johnathan Lee “Zeke” Hutchins

DISCUSSION ITEMS

3. Appoint a Chair of the Planning & Zoning Commission

NON-AGENDA ITEMS

ADJOURNMENT



AGENDA ITEM COVERSHEET

PREPARED BY: Gloria Abbotts, Senior Planner

DEPARTMENT: Community
Development

MEETING: Planning & Zoning – December 11, 2025

SUBJECT: November 13, 2025– P&Z Minutes

Action:

Approve November 13, 2025Minutes

CAROLINA BEACH

Planning and Zoning Commission

Thursday, November 13, 2025 - 6:00 PM

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



MINUTES

CALL TO ORDER

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

PRESENT

Chairman Wayne Rouse

Vice Chairman Jeff Hogan

Commissioner Melanie Boswell

Commissioner Ethan Crouch

Commissioner Todd Piper

Commissioner Bill Carew

ABSENT

Commissioner Lynn Conto

ALSO PRESENT

Community Development Director Jeremy Hardison

Senior Planner Gloria Abbotts

APPROVAL OF MINUTES

1. October 9, 2025 – P&Z Minutes

ACTION: Motion to approve the minutes as written

Motion made by Chairman Rouse, seconded by Vice Chairman Hogan

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

Motion passed 6-0

STAFF REPORT ON RECENT DEVELOPMENTS

Mr. Hardison reported the following:

Permitting

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

New businesses

- Noe Hair & Nail Lounge, 1000 North Lake Park Boulevard #121
- Tap Tea Bar, 304 North Lake Park Boulevard

Demos

- 907 South 4th Street (single-family home)

Past and upcoming

- Board of Adjustment November 3: denied front setback 606 Cape Fear Boulevard
- Planning and Zoning Commission December 11: 205 Raleigh Avenue rezoning MX to CBD
- Tree City USA application submitted
- Stoplight at Lake Park Boulevard and Winner Avenue

PUBLIC COMMENT

None

PUBLIC HEARING

2. Consider a Subdivision Modification of 4 Additional Lots for a Total of 13 Lots Located at 1215 Saint Joseph Street
Applicant: Big Bird Land Development, LLC

Applicant Big Bird Land Development, LLC, has submitted a request to modify the preliminary plat approval of the Fishers Reserve subdivision at 1215 Saint Joseph Street. The proposed modification adds 4 additional lots to the subdivision, for a total of 13 lots. The Planning and Zoning Commission shall review and take final action. Phase one of the subdivision received approval from the Commission in February of this year. The applicant has completed land clearing, installation of utilities, site work, stormwater, and installation of the base of the road, and landscaping has begun. More details about the project can be found in the agenda packet.

The applicant has received a permit from the U.S. Army Corps of Engineers to fill 0.66 acres of 404 wetlands. As a condition of approval, the applicant is offering to donate 1 acre of undisturbed wetlands to the Town or a land trust.

Staff recommends approval of this preliminary plat subject to the following conditions. Final plat may not be submitted for approval until all conditions, revisions, changes, and submissions are made. The conditions, revisions, changes and submissions to be made are as follows:

1. Street trees shall be installed according to preliminary plat submittal. Existing vegetation can be used for this requirement.
2. Permanent monuments of stone or concrete shall be placed at one or more corners of the subdivision to be designated as control corners.
3. A drainage plan that will include all portions of the development shall be submitted. This plan shall be prepared and sealed by a registered surveyor or engineer.
4. Surfacing shall be done in accordance with plans and standard specifications approved by the Planning and Zoning Commission and the State Department of Transportation.
5. The installation of a street sign, light pole, and stop sign is required.
6. Electrical lines shall be buried.

7. Lot coverage for any lot located within the subdivision shall not exceed 40%.
8. Maximum impervious coverage for any lot located within the subdivision shall not exceed 65%.
9. The plan must clearly designate the location of open space, recreation areas, and stormwater ponds, as well as ownership details.
10. Grading, surfacing, curb and gutters, sidewalks, street lighting, street trees, sewage disposal facilities, stormwater drainage facilities, and other utilities shall be installed and certified by a surveyor and/or engineer, or a performance guarantee shall be provided prior to recording the final plat.
11. State stormwater modification permit and soil erosion control modification permit shall be obtained.
12. Donation of 1 acre of undisturbed 404 wetlands to the Town or land trust.

Chairman Rouse informed the applicant that one Commissioner is absent tonight and extended the opportunity to postpone this matter until the full Commission is present. The applicant declined the offer in favor of moving forward tonight. Chairman Rouse reminded everyone that the matter would be settled tonight and is not an item that moves to Council for a final decision.

Ms. Abbotts presented the details, including current progress and a site plan, and she reviewed additional required improvements and permits.

Commissioner Crouch asked about the condition to donate 1 acre of undisturbed wetlands. Ms. Abbotts said this was proposed by the applicant, and they would have to show proof that it was donated to a land trust or the Town.

Commissioner Piper asked about the status of the State stormwater permit modification. Ms. Abbotts said the applicant can answer this.

ACTION: Motion to open the public hearing

Motion made by Chairman Rouse, seconded by Vice Chairman Hogan

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

Motion passed 6-0

Drew Hatcher, an engineer representing the applicant, said wetlands preservation would be in perpetuity. He said the applicant is only requesting 4 additional lots instead of double that amount shown in the previous plan, adding that they pared that back to make the 1 acre of undisturbed wetlands stay that way and maintain a buffer between the subdivision and the conservation area. Mr. Hatcher said the 4 lots will have some infiltration areas assigned to them, and the modification to the permit is not necessarily to change the manner of the permit but to extend it to those 4 lots.

ACTION: Motion to open the public hearing

Motion made by Chairman Rouse, seconded by Vice Chairman Hogan

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

Motion passed 6-0

Rich Walsh of 141 Lighthouse Drive described significant flooding issues in his cul-de-sac, especially during heavy rain, hurricanes, and tropical storms. He explained that water flows across Town-owned property, around his home, and into the wetlands, and he feared that filling additional wetlands would overwhelm the area's drainage capacity. Mr. Walsh shared maps and photographs showing how water currently moves through the neighborhood and argued that additional development would worsen flooding for nearby homes.

Dale Edmundson of 102 Lighthouse Drive read from a letter submitted by Kelli Braunbach, an HOA board member in his neighborhood, opposing the project. The letter described wetlands as critical for flood control, water quality, and habitat and argued that filling them would increase runoff, erosion, and pollution while displacing wildlife and threatening historic features such as the Sugar Loaf line earthworks. He also stated that Carolina Beach Village already experiences drainage problems that would be aggravated by this project.

Debbie Sullivan of 115 Lighthouse Drive said her backyard began flooding only after Publix was constructed and expressed concern that further wetland loss would worsen the situation.

Debbie Sikorski of 1200 Saint Joseph Street, President of the Forest by the Sea HOA, described significant impacts to neighborhood landscaping and infrastructure from recent utility work associated with projects in the area. She cited bare ground, dead vegetation, damaged sprinkler systems, and inadequate communication regarding water and electricity shutoffs. Ms. Sikorski also noted repeated delays to their paving project because their neighborhood was used as a detour for nearby construction. She requested a direct point of contact and clarification on when detour use would end and asked whether the new homes would be required to use contained runoff systems similar to those required of neighbors in other recent developments.

Commissioner Piper requested that Ms. Sullivan come back to the podium and asked her several questions about the situation around her home. She said she has not approached the Town about cleaning any of the nearby ditches. Commissioner Piper said he was trying to understand where all the water in that area runs.

Chairman Rouse asked if the applicant wanted to offer rebuttal to any of the comments.

Mr. Hatcher said some of the utility work in the area was actually for the Town and not directly associated with their property. He said if there is a detour planned, they are happy to work with anybody on advocating specific routing, adding that they are trying to be as proactive as possible and willing to work with all parties.

ACTION: Motion to close the public hearing

Motion made by Chairman Rouse, seconded by Vice Chairman Hogan

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

Motion passed 6-0

Commissioner Carew emphasized that flooding is a significant concern as a Town but argued that it should not prevent property owners from developing land when they comply with all standards. He noted that the applicant's stormwater systems appear to improve conditions rather than worsen them.

Commissioner Crouch stated that although flooding and wetland impacts are serious issues, the U.S. Army Corps of Engineers, not the Commission, is the authority governing wetland disturbance. He said because the applicant had obtained the required Federal permit, he thinks this carries substantial weight. Commissioner Crouch supported the conservation of 1 acre of wetlands and said such protection in perpetuity was important to prevent incremental future expansion of development on the site.

Commissioner Piper explained that the applicant could have legally developed the property incrementally without coming before the Commission and could have filled wetlands through individual permits but instead submitted a full planned development with enhanced conditions such as permeable pavement, stormwater measures, and larger-caliper trees. He noted that other neighborhoods in the area had likely been built under similar or less restrictive rules and emphasized that the applicant had satisfied all Town, State, and Federal requirements.

Commissioner Boswell noted that although she cares deeply about wetlands, the U.S. Army Corps of Engineers, not the Commission, has authority over those decisions, and the Corps has already approved the project. She emphasized that the applicant has exceeded expectations in meeting required conditions, including planting high-quality trees, and she confirmed this by visiting the site herself. She asked Mr. Hardison whether the stipulation involving the 1-acre parcel had been discussed with Town Attorney Noel Fox. He explained that it had not yet been discussed but said that transferring such property to a land trust or the Town is common practice. Commissioner Boswell clarified that the parcel would be a donation rather than a purchase. She also asked about the status of the State stormwater permit modification. Mr. Hardison said this had not yet been finalized and was likely awaiting the Commission's decision.

Vice Chairman Hogan asked Ms. Abbotts to display the required stipulations and pointed out that if that if the applicant fails to complete the additional required improvements and permits, the 4 planned homes cannot be built. He said he has walked the property a couple of times and thinks it will be a nice neighborhood that will add value to the Town and help property values on the street.

Commissioner Boswell asked Mr. Hardison to reach out to the residents who spoke tonight about cleaning out nearby ditches. Mr. Hardison said he can discuss this with the Stormwater Department and contact residents. Commissioner Boswell encouraged residents to email Mr. Hardison and the Operations Department about these issues.

Chairman Rouse expressed support for the project and noted that having the 1-acre parcel placed under a land trust or Town ownership would be a rare but beneficial outcome. He stated that the applicant could have chosen to subdivide the land in much smaller increments to avoid stricter stormwater requirements but instead opted for a more transparent process.

Vice Chairman Hogan added that zoning allows 7,000-square-foot lots, but the applicant chose lot sizes closer to 9,000 to 10,000 square feet. He noted that the developer could have requested approval for more houses but did not, resulting in less impervious surface than what would have been permitted.

Chairman Rouse requested that any motion of approval include both the 1-acre condition and the staff-recommended approval.

ACTION: Motion to approve the subdivision for Fishers Reserve as presented with the approved conditions and the requirement that the 1 acre go into a land trust or is turned over to the Town
Motion made by Vice Chairman Hogan, seconded by Commissioner Boswell

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

Motion passed 6-0

NON-AGENDA ITEMS

Vice Chairman Hogan thanked Chairman Rouse for his time on the Commission and praised his knowledge, preparation, and leadership.

Chairman Rouse expressed gratitude for the opportunity to serve over the past nearly 9 years and reflected on the extensive work the Commission completed together, including the Land Use Plan and Unified Development Ordinance. He also thanked staff for their support and the many conversations required outside formal meetings.

Mr. Hardison said with Chairman Rouse moving to Council, the Commission will need a new member, Chair, and possibly Vice Chair at the next meeting.

Chairman Rouse described ongoing work with staff regarding non-conforming lots. He explained that the Town has more than 400 such lots, far more than neighboring Kure Beach. Chairman Rouse said because handling these cases through the Board of Adjustment could create precedent and overwhelm the Board, staff has been preparing to bring non-conforming lot issues to the Commission and eventually to Council. He emphasized that it will be a major undertaking and significantly affect many property owners as well as public safety considerations.

ADJOURNMENT

Chairman Rouse adjourned the meeting at 6:51 PM.



AGENDA ITEM COVERSHEET

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

MEETING: Planning & Zoning – December 11, 2025

SUBJECT: Zoning Map Amendment to consider a request to rezone 205 Raleigh Avenue from Mixed Use (MX) to Central Business District (CBD).
Applicant: Johnathan Lee “Zeke” Hutchins

BACKGROUND:

The 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 shows the property in the B-1: Central District. In 2000, 205 Raleigh Avenue 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.

Land Use Plan

The property is shown on the Future Land Use Map (Attachment 2) as High Density Residential/Light Commercial which includes primarily attached, multistory residential units located within walking distance of activity centers. Condominiums, vacation rentals, limited commercial, and single-family residential exist in this character area. The Character Areas in the Land Use Plan that align with the existing CBD are the Mixed Use Commercial and Downtown Business Area. The Future Land Use Map would need to be amended if the rezoning is approved and the property would need to be placed into the Downtown Business Area Character Area. NCGS 160D states that if a zoning map amendment is adopted and the action was deemed inconsistent with the adopted plan,

the zoning amendment has the effect of also amending the Future Land Use Map in the approved plan, and no additional request or application is required.

OPTIONS:

1. Approval of the rezoning, which also amends the Future Land Use Map and is consistent with the goals and objectives of the Land Use Plan and vision for the Town.
2. Denial of rezoning due to inconsistencies with Future Land Use Map and goals and objectives of the Land Use Plan and vision for the Town.

MOTION:

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 Cape Fear Blvd 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 Town.

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.

ATTACHMENTS:

1. 3.4 Table of Uses
2. Future Land Use Map and Character Areas

ATTACHMENT 1:**3.4. Table of uses.**

Uses of Land	M 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

Future Land Use Character Area Descriptions



Low Density Residential

Primarily large-lot, single family detached residential such as many of the town's established neighborhoods. Lots are larger than in other areas; usually ~9,000 sq ft and larger. Generally characterized by low traffic, local streets and pedestrian-scale structures. Smaller lots on occasion. Note: Existing, by-right, entitled, higher intensity uses will continue to be supported in LDR areas, including allowances for rebuilding structures.



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.



High Density Residential / Light Commercial

Primarily attached, multi-story residential units (up to four stories) located within walking distance of activity centers and/or the waterfront. Structures are condominiums and apartments, and are often used as vacation and rental units. Streets move automobiles and pedestrians efficiently. Limited commercial may also be acceptable at select locations if the surrounding context is appropriate. Some single family structures may also persist.



Future Land Use Map and Character Areas

Downtown Business Area

This is the boardwalk commercial area and central recreation district of town. 3-4 story buildings maintain a pedestrian-scaled environment with active ground floor uses; residential and other uses permitted above. Highly walkable with limited on-street parking.



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.



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.



Marina Commercial/Industrial Mixed Use

Water-based commercial, service, and light industrial uses, and sometimes water-related businesses (such as restaurants). These businesses rely on water access, so structures are purpose-built and traditional maritime activities are common.



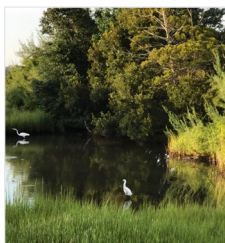
Office, Industrial, & Employment

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



Recreation, Civic, & Conservation

Areas not likely to be developed due to location, risk of flooding, environmental resources, or recreational importance. Prevents development in unsuitable areas. Potential uses include boating and related infrastructure (boat houses, docks, lifts, etc.), recreational and commercial water access, parks, beachfront, trails, parking, etc.



Proposed Connections

These proposed connections serve to link areas of town that have limited pedestrian, bicycle, golf cart, or vehicular connectivity in areas without established right-of-way. Most often, these are simply sidewalks. Exact alignments have not yet been determined, and the intent on this map is only to show a general connection desired between two areas.



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: Jonathan Lee "Zeke" Hutchins Phone #: (917) 239-9863

Street Address: 211 Virginia Ave

City: Carolina Beach State: NC Zip: 28428

Email: [REDACTED]

Requested Zoning Map Change

Address(s) of Requested Site: 205 Raleigh Ave

Property Identification Numbers (PIN) 3130-45-9322.000

Acreage/Sq. Ft: 0.1159 Existing Zone: Mixed Use Requested Zone: CBD

Signature of Petitioner: Jonathan R. Hutchins Date: 10/14/25

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).

We are applying to change the Future Land Use Map with a request for a rezoning from Mixed-Use (MU) to Central Business District (CBD) at 205 Raleigh Ave.

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

1. RE: Consistency of Proposed Zoning Map Amendment at 205 Raleigh Ave with Town Plans

This proposed zoning map amendment for the property at 205 Raleigh Ave, changing the designation from Mixed-Use (MU) to Central Business District (CBD), is consistent with and supportive of the Town of Carolina Beach's Land Use Plan and other adopted community goals. Our request is reasonable and serves the public interest by allowing for the optimal use of a small lot to enhance community vitality, while also prioritizing historic preservation and year-round economic activity.

Specifically, this rezoning aligns with the town's goals in the following ways:

- **1. Enhancing Community and Economic Vitality**
- **Encourages Year-Round Activity:** The business model emphasizes community-driven events and programming, particularly during the off-season. This directly supports the town's goal of fostering a resilient local economy that is not solely reliant on the peak tourist season.
- **Expands Family-Friendly Spaces:** By maximizing the use of the property's small backyard as a protected, open-air space, the business will provide a much-needed venue for families and residents of all ages. This expands opportunities for public activities and recreation, a key objective found in the Land Use Plan.
- **2. Supporting Walkable, Pedestrian-Scaled Environments**
- **Mitigates Parking Requirements:** Under the current Mixed-Use designation, a parking requirement of two spaces for our retail square footage would drastically reduce the outdoor space available for community programming. Rezoning to CBD, which accommodates different parking approaches for small lots, enables us to prioritize pedestrian-friendly gathering spaces over vehicle storage.

- **Enhances Walkability:** The full optimization of the outdoor space creates a destination for residents and visitors that promotes walking and biking within a highly walkable district, reducing reliance on motor vehicles.

3. Preserving Historic and Cultural Resources

- **Protects a Historic Cottage:** The change to CBD, with its flexible setback requirements, is essential for preserving the historic facade and charm of the 1933 beach cottage. The limited setbacks of the existing structure make it difficult, if not impossible, to comply with MU standards without significant, historically incompatible alterations.
- **Allows for ADA Compliance:** The rezoning will enable the installation of an ADA-compliant ramp along the side and back of the building. This design approach allows for the preservation of the original front porch entrance, maintaining the building's historic details while improving accessibility for the entire community.

In summary, the proposed rezoning from Mixed-Use to CBD for 205 Raleigh Ave provides a path to fully activate this property as a community asset, which is a core objective of the town's adopted plans. The request is not only reasonable for the property but also aligns with the broader public interest by promoting year-round activity, creating public gathering spaces, and ensuring the preservation of the town's historic character.

2. RE: Compatibility of Proposed Rezoning at 205 Raleigh Ave with the Surrounding Area

The proposed rezoning of 205 Raleigh Ave from Mixed-Use (MU) to Central Business District (CBD) is highly compatible with both the immediate property and the predominant character of the surrounding neighborhood. An analysis of the area within a 100-foot perimeter of the property reveals that the existing land uses are overwhelmingly commercial, creating a natural and logical transition to the CBD designation.

This compatibility is evident in several key ways:

1. Context of Surrounding Zoning and Land Use

- **Dominant CBD Corridor:** Our property is immediately adjacent to the CBD-zoned Truist bank on Lake Park Blvd and is located directly across the street from the CBD-zoned El Cazador restaurant and its associated parking lot. The CBD zoning district, as defined by Carolina Beach, is intended for intensive commercial uses.
- **Existing Commercial Adjacency:** To the rear of our property, we are adjacent to Havana's restaurant, which is also CBD-zoned. The neighboring Mixed-Use properties consist primarily of parking lots, motels, and other transient rental properties, reinforcing the area's established commercial identity. Of the nine properties within 100 feet of 205 Raleigh Ave, only three are single-family houses, none of which are directly adjacent to our parcel.
- **Integration with Commercial Core:** The surrounding pattern of commercial and transient uses makes the proposed rezoning a logical extension of the town's existing commercial core, ensuring a cohesive pattern of development rather than creating an isolated use.

2. Harmony with Property and Community Needs

- **Optimizing Lot for Community Engagement:** The proposed business model is designed to fully utilize this small lot to provide community-driven, family-friendly events and programming. The existing Mixed-Use zoning's restrictive parking requirements hinder this goal, as they would severely reduce the outdoor space needed for community gatherings. Rezoning to CBD will permit the business to maximize its community benefit.
- **Enhancing Neighborhood Amenities:** While the surrounding commercial uses include restaurants and services, our proposal for a community-centered space with new books, quality toys, workshops, and guest speakers is a unique offering that complements, rather than conflicts with, the existing commercial landscape. It fills a community need by providing enriching activities for residents and families throughout the year, especially during the

off-season.

3. Respect for Architectural and Aesthetic Character

- **Preserving Historic Charm:** As a 1933 beach cottage, the property has limited setbacks and a small backyard. The CBD zoning, with its greater flexibility, is more compatible with preserving the home's original character. Attempting to force compliance with more restrictive MU setbacks would likely compromise the building's historic facade and charm, contradicting the town's interest in preserving aesthetically significant structures.
- **Improved Accessibility:** The rezoning will facilitate the construction of an ADA-compliant ramp along the side and back of the house, allowing for the preservation of the original, more restrictive front porch entrance. This improves accessibility for the community without sacrificing the property's historic integrity.

In conclusion, the rezoning request is a reasonable and compatible extension of the surrounding Central Business District. It leverages the property's location and character to provide a unique community asset that aligns with the neighborhood's commercial context while also protecting its aesthetic and historical value.

3. RE: Benefits and Detriments of Proposed Rezoning for 205 Raleigh Ave

The proposed rezoning of 205 Raleigh Ave from Mixed-Use (MU) to Central Business District (CBD) offers clear and compelling benefits for the landowner, the immediate neighbors, and the surrounding community, with minimal, manageable detriments.

Benefits of the Proposed Rezoning

For the Landowner:

- **Optimal Property Use:** The rezoning allows the landowner to fully utilize the small, unique lot to its maximum potential by removing the restrictive parking requirements of the Mixed-Use zone. This enables the creation of a protected outdoor space for community programming.

- **Historic Preservation:** The change in zoning permits the preservation of the 1933 beach cottage's historic charm and facade. The more flexible setback requirements of the CBD are crucial for preserving the structure's original details and installing an ADA-compliant ramp without compromising the historic character.
- **Business Viability:** The rezoning will support a sustainable business model that provides consistent, year-round offerings, reducing reliance on the high-tourist season and ensuring the business's long-term success.

For the Immediate Neighbors:

- **No Direct Residential Encroachment:** The immediate adjacent properties are primarily commercial (CBD-zoned Truist bank and El Cazador restaurant), transient (motels), or parking lots. The only nearby residences are not directly adjacent to our property. Therefore, this rezoning does not represent a new commercial intrusion into an existing residential block.
- **Removal of a "Hybrid" Status:** The property has operated as a business for several years (including acupuncture, therapy, and an Airbnb). Rezoning to CBD formally recognizes the property's established commercial use, providing clarity and consistency to the immediate area.
- **Enhanced Pedestrian Environment:** By eliminating the need for on-site parking, the rezoning promotes walkability and discourages the kind of vehicular traffic that would otherwise be generated by required on-site parking.

For the Surrounding Community:

- **Year-Round Community Programming:** The business will provide enriching activities such as books, art and craft workshops, guest speakers, and after-school tutoring. This directly benefits residents, local families, tourists, and convention attendees, particularly by offering much-needed off-season programming.

- **Employment Opportunities:** The business will create jobs for community members, contributing to the local economy.
- **Promotion of Walkability:** By attracting pedestrian traffic, the business will help foster a more vibrant, walkable core consistent with the town's goals.

Potential Detriments of the Proposed Rezoning

- **Potential for Perceived Commercial Creep:** A potential detriment is the perception that expanding the CBD zone could encourage further commercial creep towards residential areas. However, this concern is mitigated by the property's unique location, which is already a transitional area between established commercial uses and transient properties.
- **Unlikely to Return to Residential Use:** The property's small size, historical use as a commercial space, and location make a return to family residential use highly unlikely. Therefore, rezoning to CBD formalizes its most appropriate and viable use, avoiding the potential detriment of having an underutilized or mismatched parcel in a key area.

In conclusion, the benefits of optimizing this property for year-round community engagement and historic preservation outweigh the minimal, and in some cases, already-addressed detriments. The rezoning will support a successful local business while providing valuable resources to the community and aligning with the surrounding area's commercial character.

4. RE: Public Need for Additional Central Business District (CBD) Zoning

The proposed rezoning of 205 Raleigh Ave to the Central Business District (CBD) classification addresses a clear public need for flexible zoning that supports unique, community-focused businesses within the town center. This request is not simply for the benefit of a single property owner but is essential for creating a more vibrant, accessible, and resident-friendly town center, objectives commonly identified in the town's planning documents.

1. Optimal Use of Space to Meet Community Needs

- **Encouraging Public Gathering Spaces:** The small, under-700-square-foot building is inherently limited in its ability to offer programming indoors. The current Mixed-Use zoning's requirement for on-site parking would consume the property's small backyard, preventing its use as a much-needed green space for community events. Rezoning to CBD, which does not require this parking, will enable the establishment of a protected, open-air space for enriching activities, fulfilling a public need for gathering areas in the town center.
- **Maximizing Land Use in a Built-Out Area:** Carolina Beach is a built-out community where redevelopment is the norm. The public benefits from zoning classifications that allow small, commercially-oriented parcels to be used to their fullest potential. By enabling the combined indoor-outdoor model, the CBD classification ensures this limited land can provide maximum public value, offering more retail on the inside and more programming and engagement in the back.

2. Promoting Local Economic Resilience

- **Supporting Year-Round Business Activity:** The business will focus on year-round residents, providing after-school tutoring and programming that serves the local population and promotes foot traffic during the off-season. This aligns with public need by bolstering the local economy beyond the seasonal tourist influx, a strategic goal for many coastal towns.
- **Reducing Reliance on Off-Island Shopping:** By providing a unique local retail option for gifts, toys, books and games, the business addresses a specific public need identified by local residents. It lessens the reliance on off-island chain stores like Walmart or Target, and online giants like Amazon, supporting a stronger, more independent local economy. This enhances the quality of life for residents and keeps revenue within the community.

3. Enhancing Accessibility and Walkability

- **Ensuring ADA Compliance with Historic Preservation:** The property's historic 1933 cottage has limited setbacks that make achieving

proper ADA access difficult under the current MU zoning without compromising its architectural integrity. The greater flexibility offered by the CBD classification is a public necessity, as it allows for the installation of an ADA-compliant ramp while preserving a historic structure, balancing accessibility with historic preservation.

- **Complementing the Town Center's Walkable Character:** By creating a business that serves as a destination and complement to the boardwalk and surrounding restaurants, the rezoning leverages existing infrastructure. It benefits the public by offering a new, unique destination for those waiting for a table or strolling through the district, naturally encouraging pedestrian activity.

In summary, the public need for this rezoning is multifaceted: it is needed to unlock a property's potential to serve the community year-round, to promote a resilient local economy, and to achieve ADA accessibility while preserving the town's historic character. The CBD classification is the most appropriate tool to achieve these public benefits on this specific property.

5. RE: Impact on Public Services, Facilities, Infrastructure, Fire and Safety, Parks and Recreation,

The proposed rezoning and subsequent renovation of 205 Raleigh Ave are not expected to place any negative or excessive burdens on the town's public services, facilities, or infrastructure. The project is a low-impact development that focuses on the adaptive reuse of an existing structure rather than new, large-scale construction.

Public Services and Facilities:

- **Minimal Strain on Services:** The retail and community-oriented business model will not generate a significant increase in demand for public services such as water, sewer, or police. The property is already serviced by existing town utilities, and the scale of the business will not strain current capacities.
- **Waste Management:** The only notable change will be a minor

increase in trash and recycling.

Infrastructure:

- **No Expansion Required:** The project requires no new or expanded public infrastructure. All needed services are currently in place.
- **Focus on Pedestrian Infrastructure:** In collaboration with the town, we will contribute positively to pedestrian infrastructure by evaluating the best location for bike racks and improving visibility for bicycle and foot traffic. This active collaboration shows our commitment to supporting the town's infrastructure goals.

Fire and Safety:

- **Enhanced Safety Features:** The renovation of the 1933 cottage will bring the structure up to current safety codes, which will include improved fire safety measures.
- **Accessibility for Emergency Services:** The installation of a new ADA-compliant ramp will also ensure ease of access for emergency responders, improving overall safety for all occupants and visitors.
- **No Increased Risk:** The nature of the retail and activity space, and the modest occupancy, does not create any increased fire or safety risk for the surrounding area.

Parks and Recreation:

- **Complementary Services:** Rather than burdening existing park and recreation facilities, our business will offer a complementary option for community programming and family activities. The use of our green space for things like after-school tutoring and workshops will serve as an extension of community recreational offerings.
- **Environmental Landscaping:** The beautification efforts, including the planting of native plants, will contribute to the local ecosystem and enhance the aesthetic value of the neighborhood.

Topography:

- **Minimal Impact:** The project involves no significant changes to the property's topography. The existing structure and footprint will be maintained, and renovations will not require major excavation or grading that would alter drainage patterns or create runoff issues.

Access to Light and Air:

- **Preservation of Existing Conditions:** By retaining the building's original height and design, the project will ensure that existing light and air access for neighboring properties is maintained. There will be no new construction or expansion that would cast shadows or block air circulation.
- **Neighborhood Buffering:** We are committed to working with our neighbors to address existing issues, such as the damaged fencing from the adjacent parking lot. Collaborating on agreeable buffers and new fencing will improve the quality of life and aesthetic appeal of the immediate area.

6. RE: Description of Existing Zoning and Built Environment

The existing zoning patterns and built environment surrounding the property at 205 Raleigh Ave strongly support the proposed rezoning to the Central Business District (CBD) classification. The immediate area is characterized by a commercial and transitional land use pattern, with several recent rezoning cases setting a clear precedent for this type of change.

Existing Zoning Patterns

- **Surrounding Districts:** The properties surrounding 205 Raleigh Ave consist predominantly of Central Business District (CBD) and Mixed-Use (MU) zoning districts. As noted in the analysis of the town's zoning map, the adjacent MU parcels are primarily commercial in nature, functioning as parking lots or transient businesses rather

than traditional residential family homes.

- **CBD Context:** Our property is immediately adjacent to the CBD-zoned Truist Bank on Lake Park Blvd and the CBD-zoned El Cazador restaurant across the street, confirming our location within a well-established commercial corridor.
- **Pattern of Rezoning:** The proposed rezoning is consistent with recent land use trends in the immediate area. Specifically, the properties at 204 Harper Ave and 205 Charlotte Ave were recently rezoned from Mixed-Use to CBD. Furthermore, a public hearing is scheduled for the rezoning of 205 Cape Fear Blvd from Mixed-Use to CBD. This pattern demonstrates that the requested zoning is a logical and progressive step for the area, not an isolated request.
- **Existing Built Environment**
- **Building Heights and Density:** The built environment along Raleigh Ave consists of predominantly one and two-story buildings, a pattern we intend to maintain with our existing structure. We will not be increasing the height of the current 1933 cottage, which aligns with the modest scale of the neighborhood. The overall density of structures is low, with larger commercial lots nearby accommodating parking and other commercial functions.
- **Setbacks and Lot Configuration:** The property at 205 Raleigh Ave is a small, historically-built lot with limited setbacks, which is a key reason for the rezoning request. These limited setbacks are not uncommon for historic properties in this area. The current lot configuration includes existing tree cover and shrubbery that provide buffers to the adjacent commercial neighbors, Truist Bank and the El Cazador parking lot.
- **Buffer Yards and Screening:** We recognize the importance of maintaining and enhancing buffer yards and plan to work with landscape designers to improve the natural screening and buffering on our property. We are also open to collaborating with neighboring businesses to address issues, such as the damaged fencing from the adjacent parking lot, to improve the overall aesthetic and function of the area.

- **Access to Light and Air:** By preserving the existing building's original height and design, the project will ensure that light and air access for neighboring properties remains unimpeded, supporting the town's concern for a healthy and pleasant urban environment.

7. Include any additional arguments on behalf of the map amendment requested.

To the Town of Carolina Beach and all who we are presenting to:

We are The Hutchins Family. We live on the North End with our 8 year old son, Denver. This is his 3rd year at Carolina Beach Elementary School. We have been working in the music industry for over 20 years. Previously, we lived in New York and LA. Jonathan "Zeke" Hutchins is from Durham and his family relocated to Wilmington some time ago. We bought our beach cottage in 2017 and split our time here between 2017-2019 and then COVID hit and we were stuck in L.A. When the world reopened, we visited family and friends in the area and decided to stay. We fell in love with the town, not just for a vacation but as a community and a place to slow down and focus on family. We even got married here in 2023 at the Ocean Grill & Tiki Bar. We have been dreaming of ways to pivot from the hustle of our industry and give back to our community in Carolina Beach. At the end of July, we closed on a cute 1930s beach cottage at 205 Raleigh Ave, zoned as Mixed Use. It is across from El Cazador and behind the Truist Bank and next to the El Cazador auxiliary parking lot. Our dream is to open a bookstore, toy store, art supply, gift shop and utilize the backyard as a place for community driven programming: authors, artists, workshops, book clubs, tutoring and enrichment for our kids. With the current Mixed Use laws, we are required to provide a minimum of two parking spaces in our backyard, which would diminish our vision and concept quite a bit. Our goal is to be rezoned from Mixed Use to CBD to eliminate our parking concerns on the property. Many buildings across the 205 line deemed Mixed Use have been converted to CBD. We want to honor the property as it is and provide the community with something that it doesn't quite have yet, and hopefully bring a unique perspective from all of our years of travel and experience in the arts around the globe.

The name of our spot would be called 'the little wave.' We hope you will welcome us.

"You're not a wave, you're a part of the ocean." ~ M. Schwartz

205 RALEIGH AVENUE

Item 2.





AGENDA ITEM COVERSHEET

PREPARED BY: Gloria Abbotts, Senior Planner

DEPARTMENT: Community
Development

MEETING: Planning & Zoning Commission – December 11, 2025

SUBJECT: Appoint a Chair of the Planning & Zoning Commission

Action:

The Commission will need to appoint a Chair.