



# CAROLINA BEACH

## Planning and Zoning Meeting Agenda

Thursday, March 12, 2020 @ 6:30 PM

Council Chambers

1121 N. Lake Park Boulevard

Carolina Beach, NC 28428

	Page
1. CALL TO ORDER	
2. APPROVAL OF MINUTES	
a.	3 - 8
3. STAFF REPORT ON RECENT COUNCIL MEETINGS	
4. STAFF REPORT ON RECENT DEVELOPMENTS	
5. PUBLIC DISCUSSION	
6. DISCUSSION ITEMS	
a. Consider a Conditional Use Permit located at 522 N. 7th for a 12 unit Residential Planned Unit Development Applicant: Marlow Development	9 - 19
•Approve the CUP in accordance with the draft grant order and that the proposal meets the 7 specific standards and the 4 general conditions, if developed according to the plan as submitted and approved.	
•Deny the CUP as it fails to sufficiently meet 1 or more of the general conditions to include (state conditions not met in the motion)	
(1) That the use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved by the issuance of the C.U.P.;	
(2) That the use meets all required conditions and specifications;	
(3) That the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity; and	
(4) That the location and character of the use if developed according to the plan as submitted and approved will be in harmony with the area in which it is to be located and in general conformity with the town land use plan and policies.	
b. CAMA Land Use Plan Draft Review	
Bring back the plan to P&Z for review with any proposed changes or	

recommend to forward the plan to Town Council with any proposed changes.

7. NON-AGENDA ITEMS
8. ADJOURNMENT

## CAROLINA BEACH

Planning and Zoning Minutes  
Thursday, February 13, 2020 @ 6:30 PM  
Council Chambers  
1121 N. Lake Park Boulevard  
Carolina Beach, NC 28428

### ASSEMBLY

The Town of Carolina Beach Planning and Zoning was held on Thursday, February 13, 2020 at 6:30 PM at Council Chambers.

PRESENT: Keith Bloemendaal, Deb LeCompte, Wayne Rouse, John Ittu, and Jeff Hogan

ABSENT: Mike Hoffer and Melanie Boswell

ALSO PRESENT: Director of Planning & Development Jeremy Hardison

#### • CALL TO ORDER

Chairman Bloemendaal called the meeting to order at 6:30 P.M.

#### • APPROVAL OF MINUTES

Planning & Zoning - January 9, 2020 Meeting Minutes.

- a. Commissioner LeCompte made a motion to accept the minutes as submitted.  
Commissioner Ittu second, all were in favor (5-0).

#### • STAFF REPORT ON RECENT COUNCIL MEETINGS & STAFF REPORT ON RECENT DEVELOPMENTS

Mr. Hardison reported on recent council meeting and recent developments -

#### Town Council -

- CUP CB Marina & Yacht Club – no decision made - (The applicant may appeal)
- LPBS Speed Limit reduced from 35mph to 25mph - (from Sumter Ave to Alabama Ave) – Passed
- Driving on Boardwalk – Passed
- Watershed Plan - Adopted

#### Permitting

- 81 Permits (renovation, repair, grading, additions, fence)
- 16 Residential New Construction
- 10 Certificates of Occupancy
- 4 Demos

**Code Enforcement**

- 19 Complaints Received
- 11 Resolved

**Demolition**

1213 Canal Drive  
1615 Bonito Lane

**New Business**

Nancy Jo's • 8 Pavilion Unit 7  
Polar Bear Beach Games • 6 Harper

- Permits Issued-  
A+ Nails • Smoothie Bar

**Coming up -**

- CUP – 522 N. 7th Street PUD
- Private Parking Lot Regulations
- Text Amendment: Nonconforming Structures
- Text Amendment: Sign Ordinance Overhaul

**Staff Activities -**

- Staff attended a UNC School of Government presentation on the update to the NC GS
- Staff will be working to update the ordinance to reflect the changes in NCGS 160D
- Staff attended another SE Hazard Mitigation Plan Meeting
- Will be working to help review and update the 2020 LUP

**PUBLIC DISCUSSION**

Chairman Bloemandaal opened the public discussion for the Land Use Plan. We would like to have a public workshop set up for this to be better prepared.

Karen Graybush lives at 518 Sumter Ave. There is some discussion in her office regarding the LUP and is looking forward to the workshop for clarity, one of her concerns is the lot sizes. Chairman Bloemandaal asked her to reach out to Sherry Pridgen, the president of the Cape Fear Realtor Association, to have her email comments to Mr. Hardison regarding their concerns. She will get in touch with Ms. Pridgen for her feed back.

Commissioner Rouse stated the more people that attend for public comment the better aware they all will be. Added that P&Z is only a recommending board, it is up to Town Council to make the final decision.

Phillip Williams lives at 101 Moorefield Dr, he is concern with the addition to the Bryant Real Estate building and would like to see some type of fencing. Added, would like the town to look into the gravel street and the town-traffic due to the pumping station that is in his neighborhood. He doesn't have any issues with what Bryant is requesting.

Chairman Bloemandaal stated that the Bryant Real Estate item is a CUP and any statements made regarding that would need to be sworn statements due to the quasi judicial laws that need to be followed but if he wanted that to be on record he would have to come back up and be sworn in when the items is addressed. He added that he would need to contact Brian Standberry in operations regarding the street issue or contact Jeremy Hardison.

**DISCUSSION ITEMS**

- a. Consider a Conditional Use Permit located at 1012 S. Lake Park Blvd for a 2 unit detached Business Planned Unit Development Applicant: Ralph Roof

Mr. Murphy reported on this CUP for 1012 S. Lake Park Blvd - Business Planned Unit Development. The applicant did complete a recombination plat to be used for the proposed parking area. The adjacent properties are 1016 S. Lake Park Blvd Carolina Sands HOA and the Spot Restaurant 1006 S. Lake Park Blvd. Business PUD's are permitted in R-2 based on a Council decision in October of 2019.

**Design -**

- Landscaping buffer has been met in all areas excluding pre-existing building/patio footprint and adjacent to the proposed structure
- Handicap and access to public ROW is sufficient per building inspector
- Drive aisles and parking meet standards with the inclusion of golf cart parking in two different locations.

Staff recommends the approval of the proposed Business CUP.

Commissioner Rouse asked regarding the change that needed to be made. Mr. Murphy replied the applicant came back with a new application with a site plan that meets all the standards.

Chairman Bloemandaal stated the issue before was the landscaping buffer correct, Mr. Murphy replied yes.

George Pinkston is a resident of Pleasure Island and has an architectural planning business in Wilmington North Carolina and is representing Mr. Ralph Roof. We have submitted the proposal a few times and with the last submittal we have met all the requests from council, this board and staff. And can answer any questions the board may have.

**No one signed up to speak.**

Chairman Bloemandaal made a motion to close the public hearing.  
Commissioner Rouse seconded, all were in favor (5-0).

No discussion due to the landscape buffer issue has been met.

**ACTION:** Commissioner Rouse made a motion to approve the CUP in accordance with the draft grant order and that the proposal meets the 7 specific standards and the 4 general conditions, if developed according to the plan as submitted and approved. Chairman

Bloemandaal seconded, all were in favor (5-0).

Vote: UNANIMOUS

- b. Consider a Conditional Use Permit located at 1230 N. Lake Park Blvd for a Business Planned Unit Development Applicant: Bryant Real Estate Investments, LLC

Commissioner LeCompte recused herself because she provides laundry services for Bryant Real Estate. Chairman Bloemandaal explained the recusing process for a CUP to the newer members. You can't recuse yourself just because you want to there has to be an actual lawful reason. The vote to recuse her was unanimous (4-0).

Mr. Murphy reported on this CUP for a Planned Unit Development at 1230 N. Lake Park Blvd. In the Highway business district conditional use permits are permitted for business planning use developments, and they have to meet specific standards. Based on the proposed development of office and warehouse space including the existing office space they are required to have 23 parking spaces and are providing such with 3 handicap spaces. The adjacent properties are commercial and residential, at 1300 Lake Park Blvd N and 1206 Lake Park Blvd N as well as residential at 100-103 Moorefield Dr.

**General Conditions -**

- Business PUDs are permitted in HB and the zoning standards are being followed.
- The proposed CUP meets all required conditions.
- They are not asking for any waivers or modifications.
- The proposed use will conform with the HB zoning district and be buffered from adjacent residential uses.
- Is in line with the current and future Land Use Plan in the commercial one zoning district.

**Specific Standards -**

- Ingress and egress will be via Risley Rd.
- Parking will be based off the parking requirements for office and warehouse space.
- 1 per 300ft<sup>2</sup> of office and 1 per 5000ft<sup>2</sup> of warehouse for a total of 23 parking spaces.
- Trash service will not be altered.
- Stormwater and utilities will be dealt with by standard methods.
- There will be a minimum of a 10' landscape buffer around the second building and 5' around the preexisting structure.
- No additional signage is proposed at this time.
- Any new signs would have to comply with the sign ordinance.
- There is no require yard or open space beyond general zoning standards for a residential PUD.
- Minimum of 15' between structures.
- Minimum of 10% of open space.
- Below maximum of 60% lot coverage.

**Proposed set backs -**

- Rear - 25' - (10' will be landscaped)
- Side - 25'

Staff recommends the approval of the CUP.

**Questions for Mr. Murphy -**

Commissioner Rouse asked what the square footage of the impervious surface. Mr. Murphy explained that the proposed will be 4,000 square feet.

Chairman Bloemandaal opened the public hearing.

Colin Tarrant is an attorney with Block, Crouch, Keeter, Behm & Sayed and is here on behalf of the applicant Bryant Real Estate along with Mark Bryant as well as Phil Trip with Trip Engineering. We are requesting a Conditional Use Permit to build a two unit business PUD with an existing and proposed office and warehouse space building. We have met the Specific Standards as well as the General Conditions. Both Mr. Bryant and Mr. Trip are here to answer any questions.

Commissioner Rouse asked have any environmental testing been done because of what was there in the past and would you be opposed to testing. Mark Bryant is the owner/operator of Bryant Real Estate located at 1230 North Lake Park Blvd. There were impact studies done for soil composition but not environmental. He would not be opposed and stated the whole lot has been turned over as far as the stormwater because they treated for underground stormwater retention for the entire square footage of the lot. And added that underneath the parking lot there is a giant underground water tank.

Philip Williams lives at 101 Moorfield Dr. is happy with what they have already done but would like to see a fence in place in the rear between the residential homes and the proposed property. Mr. Murphy stated there isn't a fence proposed or required but there will be 10' of substantial landscaping. A fence is something the board could consider requesting from the applicant but not required. He asked if there will be any driving in the area. Mr. Bryant stated that they are planning on building a fence and there won't be any driving.

Chairman Bloemandaal made a motion to close the public hearing, all were in favor.

Commissioner Rouse is happy with this property and feels it's aesthetically pleasing.

Chairman Bloemandaal asked why is this a required CUP. Mr. Murphy replied because it's a PUD.

**ACTION:** Chairman Bloemandaal made a motion to approve the Conditional Use Permit located at 1230 North Lake Park Blvd for a planned business unit development it's in accordance with a draft grant order and that the proposal meets the 7 specific standards and the 4 general conditions, if developed according to the plan as submitted and approved.

Commissioner Ittu seconded, all were in favor (4-0).

Vote: UNANIMOUS

c. CAMA Land Use Plan Draft Review

Chairman Bloemandaal stated we will not be reviewing the 2020 CAMA Land Use Plan draft as an agenda item but will discuss it as a Non-Agenda Item.

. **NON-AGENDA ITEMS**

Chairman Bloemandaal reported as a group they decided to set up a Workshop so to spend more time discussing, researching and to get more feed back from the residents and business owners. Also there are legal issues that need to be considered, this is a ten year plan. Stated that in the future making any changes in the Land Use Plan is not an easy process so they want to get it right the first time.

Commissioner Rouse raise a good point where this process has been going on for over a year and the meetings never seem to resolve any questions that are brought up before another one is even answered. Chairman Bloemandaal asked Mr. Hardison what are the rules regarding a P&Z Workshop. Mr. Hardison replied it is up to the board on how they want to run the workshop, either open it up to the public or just a discussion with the board. Chairman Bloemandaal wants the public involved but at the same time doesn't want it to take more time then it already has. Commissioner LeCompte suggested the public discussion be at the P&Z meeting after the workshop.

Karen Graybush lives at 518 Sumter Ave suggested making a schedule for certain topics and block out a time period for the public to speak at the end but have them submit their questions in advance for review. Also feels the changing of the lot size issue is a big issue for a lot of residents and needs to match our zoning laws.

Chairman Bloemandaal asked the board with the fact that we have 3 board members on P&Z from the LUP Steering Committee, should we have our own official meeting and have the questions or concern in writing before, so they can discuss them.

Mr. Hardison added the only requirement is that you will have to have a public comment scheduled if action is taken. We could send out an email to ask the board members for their availability. The purpose of this meeting will be for the P&Z members only, to give staff clear direction on any modification to the plan and bring back to P&Z for review with any proposed changes to then forward the plan to Town Council.

Commissioner Rouse made a suggestion he is all for public comments and we have already had a lot of public input but feels we should wait to the end to have the public speak. Commissioner Hogan agrees with him about having the public wait. Feels this meeting needs to have a format and to stay on track and added that P&Z isn't the final decision for the LUP it's Town Council.

Commissioner Hogan added that as a committee we can fix the errors and to know the end result is great.

Chairman Bloemandaal stated he has formally made a decision, he is not asking to be reappointed to this committee in June. He's been involved since 2013 and has enjoyed it and all the people he's had the opportunity to work with, feels this is a great group of people. He has a lot going on in his personal life that he wants to pay attention to.

**ADJOURNMENT**

Chairman Bloemandaal made a motion to adjourn at 7:21 PM, all were in favor (5-0).





## AGENDA ITEM

Meeting: Planning and Zoning - 12 Mar 2020

Prepared By: Miles Murphy

Department: Planning

### Consider a Conditional Use Permit located at 522 N. 7th for a 12 unit Residential Planned Unit Development Applicant: Marlow Development

#### BACKGROUND:

The applicant, Marlow Construction, is requesting a Conditional Use Permit (CUP) to build a twelve-unit residential PUD comprised of six townhomes at 522 N. 7th Street. The parcel is zoned R-1 which allows single-family and two-family Residential PUDs with a unit density of 17-units per acre.

The property was previously under construction for one extremely large SFR, but the project stalled. Subsequently, the property went back on the market and Marlow Construction determined it would be a good potential location to feature some of their townhomes, which have been constructed elsewhere in town. The lot has the ability to contain a maximum of 23 units by R-1 zoning standards. Marlow Construction is only proposing 12 units.

The property requires, 40% lot coverage, standard parking, 25% open space, stormwater retention, and a 10' landscaping buffer. All of these have been met/provided in the proposed layout.

**Specific standards.** No *conditional use* shall be granted by *town council* unless the following provisions and arrangements, where applicable, have been made to the satisfaction of the council:

(1) Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe;

- Ingress and egress will remain via N. 7th Street

- The design will accommodate 2-way traffic and sufficient parking for each townhome.

(2) Off-street parking and loading areas where required, with

particular attention to the items in (1) above and the economic, noise, glare, or odor effects of the conditional use on adjoining properties and properties generally in the district;

- Parking will be contained on the property

(3) Refuse and service area, with particular reference to the items in (1) and (2) above;

- Trash service will be collected via standard residential manner

(4) Utilities, with reference to locations, availability, and compatibility;

- Utilities will be provided by Duke and the Town as they are already existing through the access easement

(5) Screening and buffering with reference to type, dimensions, and character;

- A 10' landscape buffer is required for this type of development

(6) Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district;

- No signage is proposed at this time and any signage will have to meet all standards zoning requirements in the future

(7) Required yards and other open space and preservation of existing trees and other attractive natural features of the land.

- There is no require yard or open space beyond general zoning standards for a residential PUD

- Minimum of 15' between structures

- Minimum of 25% of open space

- Below maximum of 40% lot coverage

**General conditions.**

(1) That the use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved by the issuance of the C.U.P.;

- The density falls within the standard R-1 density requirements and the proposed structure follows the setback requirements

(2) That the use meets all required conditions and specifications;

- The proposed CUP meets all required conditions.

(3) That the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity; and

- The proposed structure/use will conform with the neighboring properties

(4) That the location and character of the use if developed according to the plan as submitted and approved will be in harmony with the area in which it is to be located and in general conformity with the town land use plan and policies.

- The desired Future Land Use of the Residential 1 area includes a predominance of single-family and duplex units. Building height will not exceed a 50' height maximum and shall be consistent with Section 4.3, II. Management Topic: Land Use Compatibility Policies, 31 (B). Density will be moderate with a minimum of 5,000 square foot lots and around 8.7 units per acre, with up to 15 units per acre allowed. Lot coverage will not be allowed to exceed 40%. Provision of infrastructure to undeveloped and un-served areas will be at the expense of the developer. New multi-family residential development shall be prohibited.

**ACTION REQUESTED:**

- Approve the CUP in accordance with the draft grant order and that the proposal meets the 7 specific standards and the 4 general conditions, if developed according to the plan as submitted and approved.

- Deny the CUP as it fails to sufficiently meet 1 or more of the general conditions to include (state conditions not met in the motion)

- (1) That the use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved by the issuance of the C.U.P.;

- (2) That the use meets all required conditions and specifications;

- (3) That the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity; and

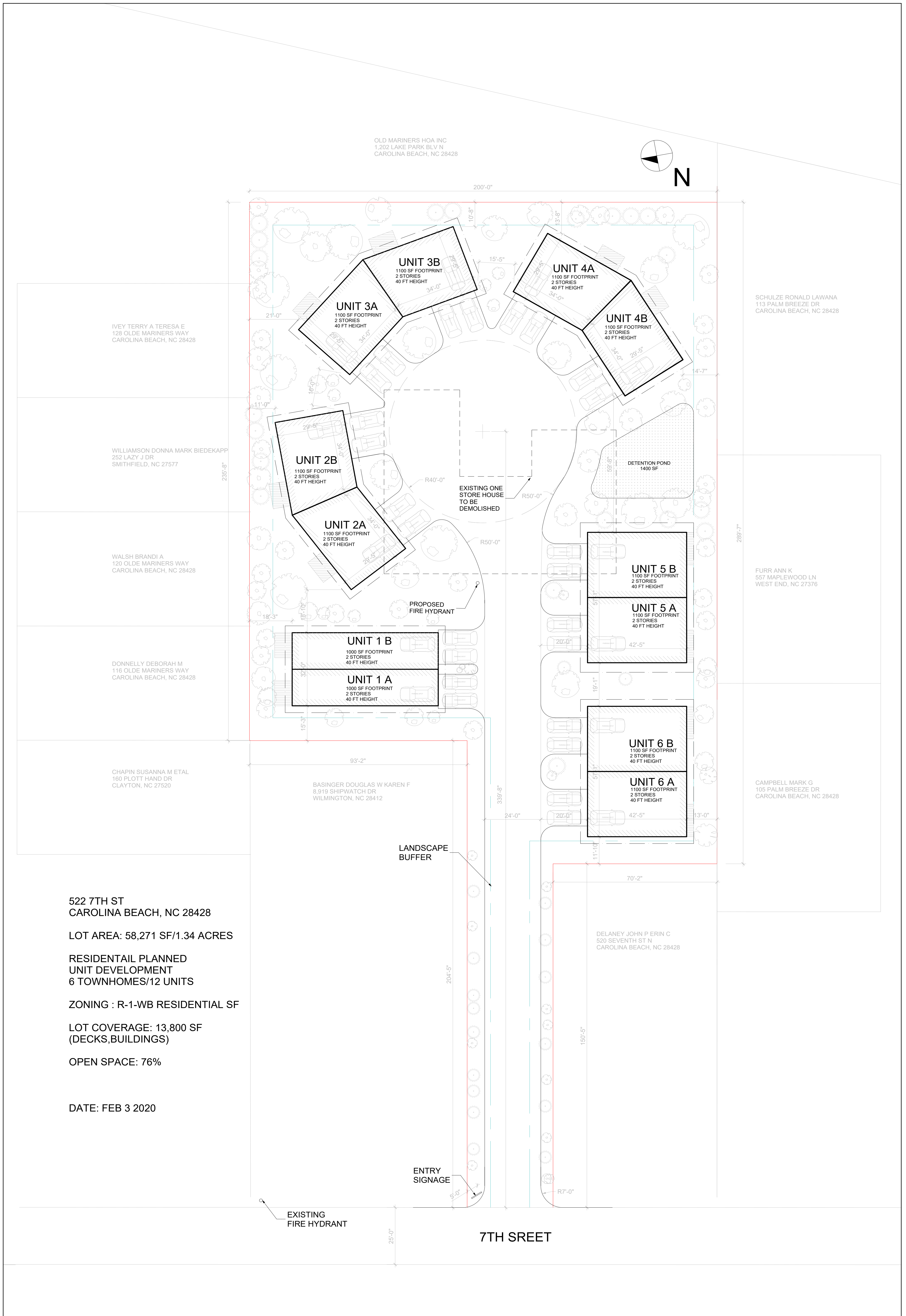
- (4) That the location and character of the use if developed according to the plan as submitted and approved will be in harmony with the area in which it is to be located and in general conformity with the town land use plan and policies.

**COMMITTEE RECOMMENDATION:**

Staff recommends approval of the CUP

**ATTACHMENTS:**

[SitePlan - 7th street - REVISED March 6 2020](#)  
[CUP #20-C02 App](#)



522 7TH ST  
 CAROLINA BEACH, NC 28428

LOT AREA: 58,271 SF/1.34 ACRES

RESIDENTIAL PLANNED  
 UNIT DEVELOPMENT  
 6 TOWNHOMES/12 UNITS

ZONING : R-1-WB RESIDENTIAL SF

LOT COVERAGE: 13,800 SF  
 (DECKS,BUILDINGS)

OPEN SPACE: 76%

DATE: FEB 3 2020

7TH SREET



## Conditional Use Permit TOWN OF CAROLINA BEACH, N.C.

Permit Number: 20-C02

Each application must be printed or typewritten and have all information answered. **It is required that the applicant set up a meeting with Planning Staff prior to the submission deadline to ensure the application is complete.** The Town of Carolina Beach requires a licensed attorney to appear in a representative capacity to advocate the legal position of another firm, or corporate entity that is the applicant/owner of record.

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

**Major and minor projects: application fees.** The owner or owners, or their duly authorized agent, of the property included in the application for a conditional use permit shall submit a complete application and supplemental information to the Zoning Administrator. A fee in accordance with the Town's adopted schedule of fees, payable to the Town of Carolina Beach, must accompany each application. For the purposes of determining the fee, the Zoning Administrator shall categorize each such Conditional Use Permit Application as either "major" or "minor", depending upon the complexity of review. Generally, Planned Residential (over 3 units), Mixed Uses, Business Developments, and similarly complex projects shall be categorized as "major", while projects such as bed and breakfast inns, small day care services, etc. shall be categorized as "minor".

**Major Conditional Use Permit = \$ 800.00**  
**Minor Conditional Use Permit = \$ 350.00**

**\*\*Fees are nonrefundable after item has been sent for advertisement\*\***

This permit will be scheduled for the next possible Technical Review Committee.

<b>2019 Submission Deadlines &amp; Meeting Dates</b>					
Technical Review Committee		Planning & Zoning Commission		Town Council	
Submission	Meeting	Submission	Meeting	Submission	Meeting
Jan 7	Jan 22	Dec 27	Jan 10	Dec 27	Jan 8
Feb 4	Feb 18	Jan 31	Feb 14	Jan 30	Feb 12
Mar 4	Mar 18	Feb 28	Mar 14	Feb 27	Mar 12
Apr 1	Apr 15	Mar 28	Apr 11	Mar 27	Apr 9
May 6	May 20	Apr 25	May 9	May 1	May 14
June 3	June 17	May 30	June 13	May 29	June 11
July 1	July 15	June 27	July 11	June 26	July 9
Aug 5	Aug 19	July 25	Aug 8	July 31	Aug 13
Sept 2	Sept 16	Aug 29	Sept 12	Aug 28	Sept 10
Oct 7	Oct 21	Sept 26	Oct 10	Sept 25	Oct 8
Nov 4	Nov 18	Oct 31	Nov 14	Oct 30	Nov 12
Dec 2	Dec 16	Nov 28	Dec 12	Nov 20	Dec 10
Jan 6	Jan 20	Dec 19	Jan 9	Dec 31	Jan 14

Board	# Copies Full Size	# Copies Electronic	Recipients
TRC	9	1	1 Manager, 3 Planning, 1 Fire, 1 Police, 2 Operations, 1 Admin
P&Z	9	1	7 P&Z, 1 Manager, 2 Planning, 1 Secretary, 1 Island Gazette
Town Council	9	1	5 Town Council, 1 Manager, 1 Planning, 1 Clerk, 1 Island Gazette

**PURPOSE**

Conditional use permits add flexibility to the zoning regulations. Subject to high standards of planning and design, certain property uses may be allowed in certain districts where these uses would not otherwise be acceptable. By means of controls exercised through the conditional use permit procedures, property uses which would otherwise be undesirable in certain districts can be developed to minimize any adverse effects they might have on surrounding properties.

Please complete all sections of the application.

**A. Property Information**

Address(es): 522 7TH STREET  
PIN(s): \_\_\_\_\_  
Project Name MARLOW DEVELOPMENT  
Size of lot(s): 58,271 SF

**B. Application for Conditional Use Permit**

Application is hereby made for a Conditional Use Permit for use of the property described above as a (please provide a brief description of the use):  
RESIDENTIAL PLANNED UNIT DEVELOPMENT - 6 TOWNHOMES 12 UNITS

\_\_\_\_\_  
\_\_\_\_\_

**C. Applicant Contact Information**

Company/corporate Name (if applicable):  
MARLOW CONSTRUCTION  
Applicant's Name  
QUINN MARLOW  
Mailing Address  
1112 SOUTH LAKE PART BLVD  
City, State, and Zip Code  
CAROLINA BEACH NC  
Telephone  
804-874-8604  
Email  
qmarlow@marlowconstruction.com

**D. Owner Contact Information (if different)**

Cynthia B. Workman  
Owner's Name  
8651 Stephens Church Rd. Apt. D101  
Mailing Address  
Wilmington, NC 28411  
City, State, and Zip Code  
910-319-7236  
Telephone  
cworkman22@twc.com  
Email

**AUTHORITY FOR APPOINTMENT OF PERSON TO ACT ON MY BEHALF**

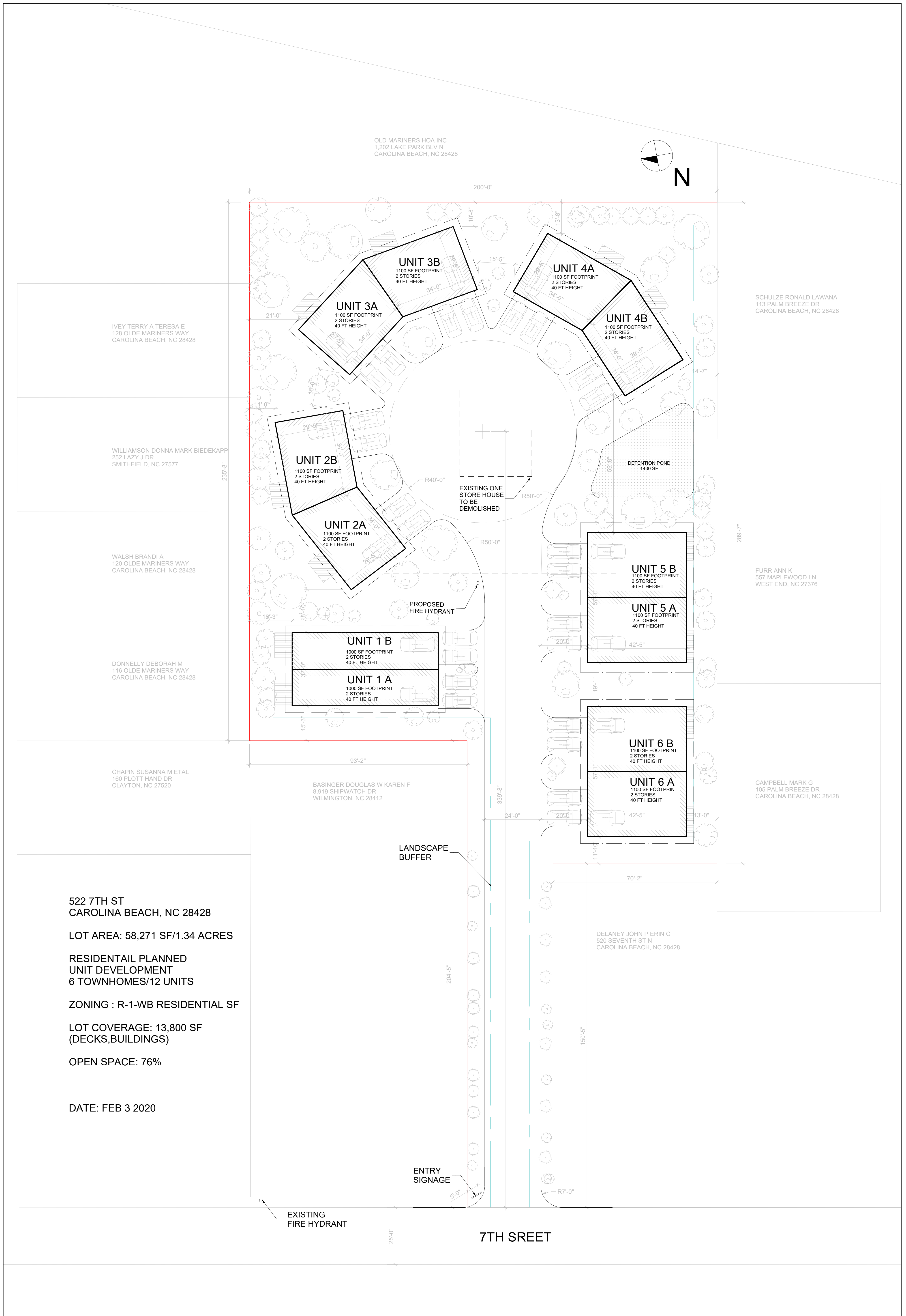
The undersigned owner, Cynthia B. Workman, does hereby appoint Quinn Marlow to act on my behalf for the purpose of petitioning the Town of Carolina Beach for: a) an amendment to the text regulations; b) a change to the zoning map; c) approval of a special use permit; d) approval of a special use district;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

Date: 2/5/20

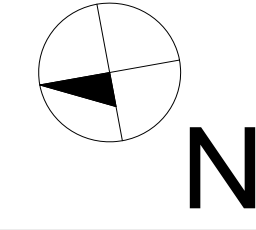
Appointee's Name, Address & Telephone:

Quinn Marlow  
Marlow Construction  
1112 South Lake Park Blvd.  
Carolina Beach, NC 28428

Signature of Owner: Cynthia B. Workman



OLD MARINERS HOA INC  
1,202 LAKE PARK BLV N  
CAROLINA BEACH, NC 28428



IVEY TERRY A TERESA E  
128 OLDE MARINERS WAY  
CAROLINA BEACH, NC 28428

WILLIAMSON DONNA MARK BIEDEKAPP  
252 LAZY J DR  
SMITHFIELD, NC 27577

WALSH BRANDI A  
120 OLDE MARINERS WAY  
CAROLINA BEACH, NC 28428

DONNELLY DEBORAH M  
116 OLDE MARINERS WAY  
CAROLINA BEACH, NC 28428

CHAPIN SUSANNA M ETAL  
160 PLOTT HAND DR  
CLAYTON, NC 27520

BASINGER DOUGLAS W KAREN F  
8,919 SHIPWATCH DR  
WILMINGTON, NC 28412

SCHULZE RONALD LAWANA  
113 PALM BREEZE DR  
CAROLINA BEACH, NC 28428

FURR ANN K  
557 MAPLEWOOD LN  
WEST END, NC 27376

CAMPBELL MARK G  
105 PALM BREEZE DR  
CAROLINA BEACH, NC 28428

DELANEY JOHN P ERIN C  
520 SEVENTH ST N  
CAROLINA BEACH, NC 28428

522 7TH ST  
CAROLINA BEACH, NC 28428

LOT AREA: 58,271 SF/1.34 ACRES

RESIDENTIAL PLANNED  
UNIT DEVELOPMENT  
6 TOWNHOMES/12 UNITS

ZONING : R-1-WB RESIDENTIAL SF

LOT COVERAGE: 13,800 SF  
(DECKS,BUILDINGS)

OPEN SPACE: 76%

DATE: FEB 3 2020

LANDSCAPE  
BUFFER

ENTRY  
SIGNAGE

EXISTING  
FIRE HYDRANT

7TH SREET





## Conditional Use Permit TOWN OF CAROLINA BEACH, N.C.

Permit Number: 20-C02

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Apr 1	Apr 15	Mar 28	Apr 11	Mar 27	Apr 9
May 6	May 20	Apr 25	May 9	May 1	May 14
June 3	June 17	May 30	June 13	May 29	June 11
July 1	July 15	June 27	July 11	June 26	July 9
Aug 5	Aug 19	July 25	Aug 8	July 31	Aug 13
Sept 2	Sept 16	Aug 29	Sept 12	Aug 28	Sept 10
Oct 7	Oct 21	Sept 26	Oct 10	Sept 25	Oct 8
Nov 4	Nov 18	Oct 31	Nov 14	Oct 30	Nov 12
Dec 2	Dec 16	Nov 28	Dec 12	Nov 20	Dec 10
Jan 6	Jan 20	Dec 19	Jan 9	Dec 31	Jan 14

Board	# Copies Full Size	# Copies Electronic	Recipients
TRC	9	1	1 Manager, 3 Planning, 1 Fire, 1 Police, 2 Operations, 1 Admin
P&Z	9	1	7 P&Z, 1 Manager, 2 Planning, 1 Secretary, 1 Island Gazette
Town Council	9	1	5 Town Council, 1 Manager, 1 Planning, 1 Clerk, 1 Island Gazette

**PURPOSE**

Conditional use permits add flexibility to the zoning regulations. Subject to high standards of planning and design, certain property uses may be allowed in certain districts where these uses would not otherwise be acceptable. By means of controls exercised through the conditional use permit procedures, property uses which would otherwise be undesirable in certain districts can be developed to minimize any adverse effects they might have on surrounding properties.

Please complete all sections of the application.

**A. Property Information**

Address(es): 522 7TH STREET  
PIN(s): \_\_\_\_\_  
Project Name MARLOW DEVELOPMENT  
Size of lot(s): 58,271 SF

**B. Application for Conditional Use Permit**

Application is hereby made for a Conditional Use Permit for use of the property described above as a (please provide a brief description of the use):  
RESIDENTIAL PLANNED UNIT DEVELOPMENT - 6 TOWNHOMES 12 UNITS

\_\_\_\_\_  
\_\_\_\_\_

**C. Applicant Contact Information**

Company/corporate Name (if applicable):  
MARLOW CONSTRUCTION  
Applicant's Name  
QUINN MARLOW  
Mailing Address  
1112 SOUTH LAKE PART BLVD  
City, State, and Zip Code  
CAROLINA BEACH NC  
Telephone  
804-874-8604  
Email  
qmarlow@marlowconstruction.com

**D. Owner Contact Information (if different)**

Cynthia B. Workman  
Owner's Name  
8651 Stephens Church Rd. Apt. D101  
Mailing Address  
Wilmington, NC 28411  
City, State, and Zip Code  
910-319-7236  
Telephone  
cworkman22@twc.com  
Email

**AUTHORITY FOR APPOINTMENT OF PERSON TO ACT ON MY BEHALF**

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

Date: 2/5/20

Appointee's Name, Address & Telephone:

Quinn Marlow  
Marlow Construction  
1112 South Lake Park Blvd.  
Carolina Beach, NC 28428

Signature of Owner: Cynthia B. Workman