



# CAROLINA BEACH

## PLANNING AND ZONING MEETING

### MINUTES • JUNE 9, 2016

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**Council Chambers**
**Regular Meeting**
**6:30 PM**


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**1121 N. LAKE PARK BLVD.  
CAROLINA BEACH, NC 28428**

#### 1. CALL MEETING TO ORDER

Attendee Name	Title	Status	Arrived
Mary Grady		Present	
Greg Reynolds		Present	
Keith Bloemendaal		Present	
Ked Cottrell		Present	
Sarah Efird		Present	
Johnie Davis		Present	
Tammy Hanson		Absent	

#### 2. APPROVAL OF MINUTES

- a. Planning and Zoning - Regular Meeting - May 12, 2016 6:30 PM

Commissioner Bloemendaal noted an error in the motion that was made for the text amendment for manufactured homes. Commissioner Bloemendaal made a motion to approve the minutes as corrected. Motion passed (6-0).

#### 3. STAFF REPORT ON RECENT COUNCIL MEETING(S)

There has not been a Town Council Meeting since the last Planning and Zoning Meeting. At the next Council Meeting Council will be voting to reappoint or appoint new members to committees.

#### 4. PUBLIC DISCUSSION

- a. Conditional Use Permit (CUP): For a Hotel located at 205 N. Lake Park Blvd & 209 N. Lake Park Blvd (PID 313011.55.0780.000 and PID 313011.55.0880.000). Hotels are permitted as a CUP in the Central Business Zoning District. Applicant: Edna Strickland

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>AYES:</b>	Grady, Reynolds, Bloemendaal, Cottrell, Efird, Davis
<b>ABSENT:</b>	Hanson

*(Requested by Abby Lorenzo, Planning and Zoning)*

Chairman Reynolds asked if there would be any issues with meeting flood requirements. Mr. Hardison answered that staff is working with the applicant to keep the cost of repairs under the 50% substantial improvement value.

Chairman Reynolds asked what type of surfacing would be required for the parking. Mr. Parvin explained that the surfacing could be grass or gravel, but one hard surfaced parking space would be required for handicap accessibility.

Chairman Reynolds asked if the abutting single family residence had been occupied in the past 180 days. Mr. Hardison answered that it has been occupied regularly and will continue to be grandfathered in as a single family residence.

Mathew Fox, 3308 Grey Leaf Drive, Wilmington. Contractor for the applicant. Mr. Fox is looking forward to renovating the structure and documenting it as a historic building with the State. Wanting to preserve the old history of the beach community.

Commissioner Cottrell asked for an approximate length of time for the renovation. Mr. Fox responded that it would be roughly five months. They will be attempting to keep existing hardware, i.e. doors, handles. Hope to be open for Spring 2017.

Commissioner Bloemendaal asked if they would also be doing renovations on the abutting single family residence. Mr. Fox answered that the Inn is of the prime concern currently, although the owners would like to do repairs to all of their older buildings.

Commissioner Grady asked for clarification that it was to be a motel, not a boarding house. Mr. Fox responded that this was correct.

Chairman Reynolds asked if weekly rentals would be allowed as a motel. Mr. Parvin replied that it was stated in the Town's code, but he believed this to be true.

Commissioner Davis asked if every room would have a bathroom. Mr. Fox answered yes, that a bedroom from each floor had to be removed in order to accommodate the space for each room to have a bathroom.

Commissioner Bloemendaal made a motion to close the public hearing and it was seconded by Commissioner Cottrell. All were in favor (6-0).

Chairman Reynolds made a motion to approve the Conditional Use Permit for the hotel to be located at 205 N. Lake Park Blvd. The Commission finds that the application meets the four general conditions and seven specific requirements as presented by staff. The motion was seconded by Commissioner Davis. All were in favor (6-0).

Enacted and approved this 9th day of June, 2016, at Carolina Beach

- b. Consider a Conditional Use Permit request at 303 South 3rd Street for a Planned Unit Development, Tax parcel number: 313014.44.2246.000. Applicant: Charles Alexander

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>AYES:</b>	Grady, Reynolds, Bloemendaal, Cottrell, Efird, Davis
<b>ABSENT:</b>	Hanson

*(Requested by Abby Lorenzo, Planning and Zoning)*

Chairman Reynolds asked for clarification on the location of the proposed sidewalks. Mr. Parvin explained that the Town is already planning on putting in sidewalks, thus it did not make sense to have the applicant provide for sidewalks that would be removed and then put back by the Town.

Commissioner Efird made a motion to open the public hearing and it was seconded by Commissioner Cottrell. All were in favor (6-0).

Charles Alexander, 7 S. 7th Street, Unit 5. The Applicant has built a similar house before. Believes it will fit in well with current construction in the area.

Commissioner Efird made a motion to close the public hearing and it was seconded by Commissioner Grady. All were in favor (6-0).

Commissioner Davis asked for more clarification on the density multiplier. Mr. Parvin explained that it is a request that can be made as part of a PUD if the density is close to allowing another unit.

Commissioner Cottrell made a motion to approve the Conditional Use Permit for 303 S. 3rd Street with the intent of a PUD. The Commission finds that the application meets the seven specific standards and four general conditions, as well as recommends the request for an additional 1.25 times the allowable density, as well as a relief from providing the required sidewalks, curb and gutters. Commissioner Efird seconded the motion. All were in favor (6-0).

Enacted and approved this 9th day of June, 2016, at Carolina Beach

- c. Amend Chapter 40 Zoning to adopt a development line for oceanfront properties.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>AYES:</b>	Grady, Reynolds, Bloemendaal, Cottrell, Efird, Davis
<b>ABSENT:</b>	Hanson

*(Requested by Abby Lorenzo, Planning and Zoning)*

Commissioner Bloemendaal asked when the building line was adopted. Mr. Hardison answered in 1963. The line is still in use today, however the State put a larger restriction on oceanfront development.

Commissioner Bloemendaal asked who determined the static vegetation line. Mr. Hardison answered that it was the state and that the line was based off of the vegetation line in 1980. The state was concerned that there would not be further beach renourishment.

Commissioner Efird asked how this development line would help properties on the north end. Mr. Hardison answered that the CRC is considering grandfathering in these properties and that overall Staff feels this proposed development line rule would benefit the entire community.

Commissioner Cottrell made a motion to open the public hearing. It was seconded by Commissioner Efird. All were in favor (6-0).

Mark Miller, 702 Seafarer Dr. Asked if there would be cases where if buildings were destroyed they could actually be built closer to the ocean. Requested that staff provide language to keep developers from taking advantage of the new development line by moving existing structures oceanward or enlarging in the event the existing structure is destroyed and proposed to be rebuilt.

Commissioner Bloemendaal asked if there were limitations on the square footage. Chairman Reynolds clarified that as long as they met the two requirements of the development line that there was nothing stopping redevelopment larger and more oceanward than what is currently existing. Mr. Hardison answered yes and informed the commissioners that a condition could be made to the ordinance to require structures be rebuilt in existing footprints.

Commissioner Davis asked if 409 Carolina Beach Ave South could be rebuilt. Mr. Hardison answered that the condos are proposed to be rebuilt as two buildings each under 5,000sf to meet CAMA development setbacks.

Chairman Reynolds clarified that the Building Line is not changing. Mr. Hardison confirmed and that development east of the building line is limited.

Mark Miller asked if the big picture was to help multifamily, oceanfront units. Mr. Hardison explained that most could not currently be rebuilt if destroyed. Any enlargement of multifamily structures would be subject to meet current zoning regulations, including parking and setbacks. Current language prohibits an increase of units when building back a nonconforming structure. Ocean front lots still required to meet all the same zoning standards as all other lots in Carolina Beach.

Commissioner Efirm made a motion to close the public hearing and it was seconded by Commissioner Bloemendaal. All in favor (6-0).

Chairman Reynolds reiterated that development on ocean front lots would still be subject to zoning requirements and saw no need to propose further conditions to the proposed text amendment.

Commissioner Bloemendaal made a motion to amend chapter 40, Zoning, to adopt the development line for ocean front properties as written. Whereas in accordance with the provisions of the NCGS 160A-383, the Commission does hereby find and determine that the adoption of the following ordinance amendment is consistent with the goals and objectives of the adopted Land Use Plan and other long range plans. The motion was seconded by Commissioner Efirm. All were in favor (6-0).

Enacted and approved this 9th day of June, 2016, at Carolina Beach

**5. DISCUSSION ITEMS**

**6. NON-AGENDA ITEMS**

Mr. Parvin asked the Commission if there were dates in the next few weeks to have a discussion with council about food trucks and itinerant merchants. The Commissioners requested July 14th at 6pm. A second date would be July 20th.

Chairman Reynolds clarified that last months discussion was on the itinerant merchant code, not a particular itinerant merchant.

**7. ADJOURNMENT**

Commissioner Efirm made a motion to close the meeting. It was seconded by Commissioner Bloemendaal. All were in favor (6-0).

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Kimberlee Ward, Town Clerk

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Date Approved