



CAROLINA BEACH
PLANNING AND ZONING MEETING
MINUTES • APRIL 14, 2016

Council Chambers
Regular Meeting
6:30 PM

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		Absent	
Johnie Davis		Absent	
Tammy Hanson		Absent	

2. APPROVAL OF MINUTES

- a. Planning and Zoning - Regular Meeting - Feb 11, 2016 6:30 PM

Commissioner Cottrell made a motion to approve the minutes from the February 11, 2016 meeting. It was seconded by Commissioner Grady. All were in favor (4-0).

3. STAFF REPORT ON RECENT COUNCIL MEETING(S)

Town Council approved the CUP Modification for Harris Teeter.

There was a Hazard Mitigation plan adopted by Council.

4. PUBLIC DISCUSSION

- a. Conditional Use Permit (CUP): For an Arcade located at 810 N. Lake Park Blvd & 112 Winner Ave. N (PID 313006.47.7665.000 and PID 313006.47.8632.000). Amusements in enclosed buildings are permitted as a CUP in the Highway Business Zoning District. Applicant: CBAD LLC, James and Jennifer Kitts

(Requested by Jeremy Hardison, Planning and Zoning)

Commissioner Grady questioned if the CUP could be approved prior to the agreement with the Scotchman property. Mr. Hardison explained that the Commissioners could make this a condition of approval.

Commissioner Bloemendaal asked if 112 Carl Winner was zoned for a parking lot. Mr. Hardison answered that the property was zoned HB, and as it was in common ownership could be used for parking.

Chairman Reynolds called for the Applicant to make a presentation.

Ned Barnes, 814 Carolina Beach Ave North. Reiterated that the proposed project meets the four general conditions and seven specific standards. The deed has officially been signed and the applicants now own the property at 112 Carl Winner, thus making

parking adequate. No alcoholic beverages will be served. The arcade will be open all year long.

Jennifer Kitts, 7645 Myrtle Grove Rd. Addressed what would happen if an agreement could not be reached with the Scotchman property.

Mr. Parvin explained that whether a conditional use or permitted by right, staff would have to ensure that parking would meet the requirements.

Commissioner Cottrell made a motion to close the public hearing and it was seconded by Commissioner Bloemendaal. All were in favor (4-0).

Chairman Reynolds made a motion to approve the CUP for an arcade to be located at 810 N. Lake Park Blvd and 112 Carl Winner Avenue and that the proposed project meets the four general conditions and seven specific standards. Commissioner Cottrell seconded the motion. All were in favor (4-0).

- b. Consider Amending the 2007 Land Use Plan Classification map from Commercial 2 to Mixed Use for 310 Carolina Beach Ave N. 1 to allow for standalone residential uses.

(Requested by Jeremy Hardison, Planning and Zoning)

Commissioner Cottrell made a motion to open the public hearing and it was seconded by Commissioner Bloemendaal. All were in favor (4-0).

Justin Donaton, 224 Sea Watch Way, Kure Beach. Stressed that the parcel had always been zoned T-1 until it was rezoned for the failed Arcadius project. The Owners of the property feel that the Town has defined the limits of the CBD with the extension of the Boardwalk. As a realtor he did not feel any developer would develop a parcel of that size for commercial purposes. The cost and feasibility are inconceivable.

Mr. Hardison illustrated the extents of the Boardwalk Northern Extension. Mr. Donaton further stated that the current surrounding uses of the parcel are in character with allowed uses in T-1.

Commissioner Bloemendaal questioned if an adjacent properties to the north had considered rezoning to T-1 also. Mr. Hardison explained that Staff has not explored an updated vision for the community but will be soon evaluating.

Commissioner Bloemendaal made a motion to close the public hearing and it was seconded by Commissioner Cottrell. All in favor (4-0).

Commissioner Bloemendaal made a motion to approve the amendment to the Land Use plan, 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 and in the public interest. Commissioner Cottrell seconded the motion. All were in favor (4-0).

- c. Consider rezoning of 310 Carolina Beach Ave N from Central Business District (CBD) to Tourist (T-1). The rezoning would allow residential dwellings without having a commercial component.

(Requested by Jeremy Hardison, Planning and Zoning)

Commissioner Bloemendaal asked Mr. Hardison to display an overall zoning map.

Chairman Reynolds asked Mr. Hardison to display the 2005 zoning map.

Commissioner Bloemendaal made a motion to open the public hearing and it was seconded by Commissioner Cottrell. All were in favor (4-0).

There was no public discussion.

Commissioner Bloemendaal made a motion to close the public hearing and it was seconded by Commissioner Cottrell. All were in favor (4-0).

Commissioner Bloemendaal made a motion to approve the rezoning of 310 Carolina Beach Ave North from CBD to T-1, 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 and that it is in the public interest. The motion was seconded by Chairman Reynolds. All were in favor (4-0).

5. DISCUSSION ITEMS

6. NON-AGENDA ITEMS

Chairman Reynolds directed Staff to review the Itinerant Merchant code and make sure if it is being followed. Asked that it be brought back to the next P&Z Meeting as a discussion item.

Mr. Hardison informed the Commissioners that there will be upcoming advertisements for the open positions on Planning and Zoning.

7. ADJOURNMENT

Commissioner Cottrell made a motion to adjourn. All were in favor (4-0).

Kimberlee Ward, Town Clerk

Date Approved