1121 N. Lake Park Blvd.
Carolina Beach, NC 28428
permits@carolinabeach.org
Phone (910) 458-2999

Permit # 0726-03

AUG 18 2026

TOWN OF CAROLINA BEACH

Conditional Zoning Application

The Conditional Zoning process for the Town of Carolina Beach may be found in the ordinance (Sec. 40-527).

Prior to the application submission, the applicant must conduct a Public Input Meeting. The following are the public meeting requirements:

- The applicant must mail notice of said meeting to all property owners within 500 feet of the perimeter of the project bounds no less than 10 days prior to the meeting.
- The notice must include time, date, location, and project description.
- The applicant must maintain and submit to with their application a:
    - A copy of the letter announcing the meeting
    - A list of property owners contacted
    - An attendance roster from the meeting
    - A summary of the issues discussed
    - The results and any changes related to the proposal based on meeting discussions

Each application submitted to staff must be legible, contain the public scoping meeting required information, and provide all other required materials to be accepted as a completed application. Supplemental application materials may include, but not be limited to, site plans, building designs, engineered drawings, stormwater designs, landscaping plans, project narratives, Federal and/or State permits/permissions, and Traffic Impact Analyses. **It is strongly suggested that the applicant set up a meeting with Planning Staff prior to the submission deadline, to ensure the application is complete.**

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

Application fees. The owner or owners, or their duly authorized agent, of the property included in the application for Conditional Zoning shall submit a complete application and supplemental information to the Planning Department. **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 Zoning Permit Application as either "major" or "minor", depending upon the complexity of review. Generally, Planned Residential (over 7 units), Mixed Uses, Business Developments, and similarly complex projects shall be categorized as "major", while projects such as Planned Residential (5-6 units), bed and breakfast inns, small day care services, etc. shall be categorized as "minor".

Major Conditional Zoning Permit = $ 1,000.00
Minor Conditional Zoning Permit = $ 500.00

This permit will be scheduled for the next possible Technical Review Committee, provided the public scoping meeting has taken place and the application is otherwise complete.

2026 Submission Deadlines & Meeting Dates					
Technical Review Committee		Planning & Zoning Commission		Town Council	
Submission	Meeting	Submission	Meeting	Submission	Meeting
23-Dec-25	6-Jan	26-Jan	12-Feb	24-Feb	10-Mar
20-Jan	3-Feb	23-Feb	12-Mar	31-Mar	14-Apr
17-Feb	3-Mar	23-Mar	9-Apr	28-Apr	12-May
24-Mar	7-Apr	27-Apr	14-May	26-May	9-Jun
21-Apr	5-May	22-May	11-Jun	30-Jun	14-Jul
19-May	2-Jun	22-Jun	9-Jul	28-Jul	11-Aug
23-Jun	7-Jul	27-Jul	13-Aug	25-Aug	8-Sep
21-Jul	4-Aug	24-Aug	10-Sep	29-Sep	13-Oct
18-Aug	1-Sep	21-Sep	8-Oct	27-Oct	10-Nov
22-Sep	6-Oct	26-Oct	12-Nov	24-Nov	8-Dec
20-Oct	3-Nov	23-Nov	10-Dec	Jan 2027	Jan 2027
17-Nov	1-Dec	Dec-26	Jan 2027	Feb 2027	Feb 2027
22-Dec	Jan 2027	Jan 2027	Feb 2027	Mar 2027	Mar 2027

PURPOSE

Conditional zoning allows flexibility with regard to the zoning regulations. Subject to high standards of planning and design, certain uses may be allowed in certain districts or on properties provided they can be developed to minimize any adverse effects they might have on surrounding properties. Conditional Zoning allows for public and governing board input to help any proposed project meet its goals while also contributing to the positive development of Carolina Beach.

☑ ***Check the box beside each item verifying that the item has been submitted with this application***

I. Site Plan Criteria

For new construction all boxes in this section shall be marked yes by the applicant to be considered a complete application.

Yes	No	N/A	
☒	o	⊘	The name, address, and phone number of the professional(s) responsible for preparing the plan if different than the applicant.
☒	o	o	An appropriate scaled plan
☒	o	o	Title block or brief description of project including all proposed uses
☒	o	o	Date
o	o	o	North Arrow
o	o	o	Property and zoning boundaries
☒	o	o	The square footage of the site
o	o	o	Lot coverage (buildings, decks, steps)
☒	o	o	Location of all existing and proposed *structures* and the setbacks from property lines of all affected structures to remain on-site
o	o	o	Design of driveways and parking
o	o	o	Adjacent right-of-ways labeled with the street name and right of way width
o	o	o	Location of all existing and/or proposed easements

Additional information or data as determined necessary by town staff and/or other reviewing agencies including but not limited to the following may be required:

Yes	No	N/A	
o	o	o	Location and design of refuse facilities
☒	o	o	Approximate locations and sizes of all existing and proposed *utilities*
o	o	o	Existing and/or proposed fire hydrants (showing distances)
☒	o	o	Adjacent properties with owners' information and approximate location of structures
o	o	o	Distances between all *buildings*
o	o	☒	Number of *stories* and height of all *structures*
☒	o	o	Locations of all entrances and exits to all *structures*
o	o	o	Calculate the *gross floor area* with each room labeled (i.e. kitchen, bedroom, bathroom)
o	o	o	Exterior lighting locations with area of illumination illustrated as well as the type of fixtures and shielding to be use
o	o	o	Location of flood zones and finished floor elevations
o	o	o	CAMA Areas of Environmental Concern (AEC) and CAMA setbacks
o	o	o	Delineation of *natural features* and wetlands with existing and proposed topography with a maximum of two-foot contour intervals
o	o	o	Proposed landscaping including percentages of *open space*
o	o	o	Stormwater management systems
o	o	o	Cross-sectional details of all streets, roads, ditches, and *parking lot* improvements
o	o	o	*Building* construction and occupancy type(s) per the building code
o	o	o	Location of fire department connection(s) for standpipes
o	o	o	Turning radii, turnarounds, access grades, height of overhead obstructions
o	o	o	Dimensions and locations of all *signs*
o	o	o	A vicinity map drawn with north indicated
o	o	o	Submit the total daily water flow usage and sewer design flow by a design professional

o I have provided two hard-copies and one scaled electronic version of each required drawing

☒ I am prepared to pay the application fee today

Please complete all sections of the application.

A. Property Information

Address(es): 313 Canal Dr Carolina Beach NC 28428

PIN(s): _____

Project Name Stoked Artical 3 sec 319 removable floating Dock

Size of lot(s): _____

B. Application for Conditional Zoning

Application is hereby made for a Conditional Zoning for use of the property described above as a (please provide a brief description of the use):

Noelle Holdings

C. Applicant Contact Information

Stoked Restaurant

Company/corporate Name (if applicable):

Rodney Johnson

Applicant's Name

101 Buccaneer Rd

Mailing Address

Wilmington NC 28409

City, State, and Zip Code

910-264-4033

Telephone

rodney@stokedrestaurant.com

Email

D. Owner Contact Information (if different)

Deb Groh

Owner's Name

~~Deb~~ 5231 Masonboro Harbor D.

Mailing Address

Wilmington NC 28409

City, State, and Zip Code

910-228-4280

Telephone

Deb@theBluesA.I.com

Email

AUTHORITY FOR APPOINTMENT OF PERSON TO ACT ON MY BEHALF

The undersigned owner, Deborah Grob, does hereby appoint Rodney Johnson 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; and/or c) 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 conditional zoning, to accept conditions or recommendations made for the conditional zoning 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: 8/13/26

Appointee's Name, Address & Telephone:

_____

_____

_____

_____

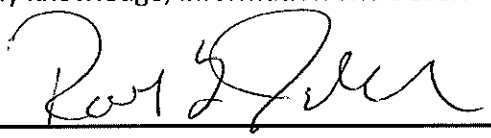
Signature of Owner: Deborah Grob

Plan to Start
Mid Oct.

SUPPLEMENTAL INFORMATION REQUIRED WITH THE APPLICATION

1. Detailed project narrative describing the proposed site and request.
2. Agent form if the applicant is not the property owner.
3. Request for site specific vesting plan shall be submitted in accordance with Chapter 40 Article XIII

OWNER'S SIGNATURE: In filing this application for a conditional zoning, I/we as the property owner(s), hereby certify that all of the information presented in this application is accurate to the best of my knowledge, information and belief.



8/13/26

Signature **Date**

Public Input Meeting Notice
Proposed Conditional Zoning Request – Text Amendment to Article 3, Section 3.19 of the UDO to Allow for Temporary Structures Beyond the Pierhead Line

Dear Property Owner,

You are receiving this notice because your property is located 500 feet of Stoked Restaurant at 313 Canal Dr. in Carolina Beach. An additional zoning application is being prepared for a temporary floating dock at Stoked Restaurant.

Purpose of the Meeting:

The purpose of this meeting is to provide information, answer questions from nearby property owners, and gather feedback before we submit our zoning request to the Town of Carolina Beach.

Meeting Details:

- **Location**: Stoked Restaurant, 313 Canal Dr. – Harbor Room
- **Date**: Friday, September 4
- **Time**: 2 PM

Project Summary:

Stoked Restaurant is proposing the installation of a floating dock in the Carolina Beach channel area. The floating dock will serve the following purposes:

- It will accommodate Stoked Restaurant guests and other visitors wishing to enjoy dinner while visiting Carolina Beach.
- No permanent structures will extend beyond the pierhead line.
- The dock will be removable in case of emergencies, such as dredging or other necessary actions by the Town of Carolina Beach or CAMA.

A location sketch is included with this notice to help you visualize the proposed dock renovation and addition.

If you have any questions prior to the meeting, please feel free to contact: Rodney Johnson
Phone: 910-264-4033
Email: rodney@stokedrestaurant.com
Address: 101 Buccaneer Rd., Wilmington, NC 28409
We welcome your input and participation.

Sincerely,
Rodney Johnson
Director of Operations and Partner
Stoked Restaurant

Stoked Deck Meeting Friday Aug 4 2pm

Sue King 401 Canal Dr. 910-833-0644
Bonnie Woodard Big Kahuna Slip 910-707-4144

Rocky Johnson

Stoked town meeting to discuss renovations

Presentation and discussion for request new zoning for the floating dock

Meeting Findings – Stoked Restaurant Renovation Presentation

Date: September 4

Time: 2:00 p.m.

Location: Stoked Restaurant

The meeting was held to present the renovation plans requested for Stoked Restaurant, including improvements to the deck and the proposed extension of the floating dock beyond the pier line.

Although the meeting was scheduled to begin at 2:00 p.m., we waited until approximately 2:15–2:20 p.m. before starting. One attendee from 401 Canal Drive attended. Brandon Woodland, captain of the Big Kahuna vessel next door, was also invited.

More than 50 invitations were mailed, and seven return letters were received after the meeting.

The complete renovation presentation, which is included in the attached slide deck, was reviewed. The discussion covered the proposed deck renovations and the request to extend the floating dock beyond the existing pier line. The feedback was overwhelmingly positive, with attendees expressing that the improvements would be a great addition to both Carolina Beach and the restaurant.

One concern was raised regarding construction debris. It was emphasized that the contractor should be responsible for properly managing and removing all debris to ensure the area remains clean throughout the project.

The attendee also mentioned speaking with several other neighbors who had planned to attend. According to her, they were excited about the renovations and felt the improvements would be a significant benefit to the area.

Rodney Johnson

Stoked Restaurant

OWN1	OWNER_NUM	OWNER_STREET	OWNER_STREETTYPE	OWNER_DIR
145 155 TPR LLC	570	DONALD ROSS	DR	
400 CANAL DRIVE UNIT OWNERS ASSN INC				
ANDREWS DOUGLAS B CHERYL H TRUSTEES	107	GAZEBO	CT	
BEACH HARBOUR HOA INC	302	CANAL	DR	
BEACH HOUSE PARTNERS LLC	1525	FRONT	ST	S
BIKINI BOTTOM TOWNHOMES	711	CAROLINA BEACH	AVE	N
BORDEAUX JOY LEE WILLIAM T TRUSTEES				
BRIGHT LESLIE S III	400	SWAN ISLAND	CT	
BRUFFEY ALLISON W TRUSTEE	5	HORSESHOE	CT	
BURNETT COTTAGE LLC	1720	FRANKLIN	ST	
CARLISLE JACK HEIRS	8620	RIVER	RD	
CAROLINA BAY COA INC				
CAROLINA BEACH HOSPITALITIES LLC	2318	CROWN CENTRE	DR	
DOLPHIN LANE HOLDINGS LLC	318	CAROLINA BEACH	AVE	
DP PROPERTIES OF NC LLC	7220	WINDSOR	DR	
ELBERA LLC				
ESSEN SETH V	730	FRONT RANGE	RD	
ESSEN SETH V	6220	MARION	WAY	S
FERRER PROPERTIES LLC	312	CAROLINA BEACH	AVE	N
GALILEAN NC LLC	2119	FRATE BARKER	RD	
GALLUZZO VINCENT J RACHEL G	3500	PROVIDENCE MANOR	RD	
GIBBS SUSAN HARRIS ETAL	3612	WINSTEAD	RD	
GREESON DON F	400	LAKE PARK	BLVD	N
GROH DEBORAH A	5231	MASONBORO HARBOUR	DR	
GROW PROPERTIES LLC	3109	ROCKLUND	CT	S
HOLLAND E FREDERICK ETAL				
HOLLAND JOANNE				
HUTTAFF RICHARD R ROTH IRA ETAL	617	BRANDYWINE	CIR	
HUYNH SONY ETAL	960	VAN GERT	DR	
ICE PLANT LLC	6100	MADDRY OAKS	CT	
INLAND HARBOR HOA				

ISLAND MARINA ENTERPRISES LLC	511	CLARENDON	BLVD	
JAVA NORTH LLC				
JOHNSON PAGE S II AMY A	1300	DIAMOND SPRINGS	RD	
KING MICHAEL R SUE H	401	CANAL	DR	
LAKE PARK INVESTMENTS LLC				
LATITUDE 34 HOA INC	110	HINTON	AVE	
NOELLE HOLDINGS LLC	5231	MASONBORO HARBOUR	DR	
PRETTER PHILIP C LESLIE A	12325	CAMBERWELL	CT	
REITZEL JEFFREY B	10	GRACE	ST	
ROKVIC IRIS ETAL	4224	RICHARDSON	RD	
ROSE FAMILY PROPERTIES LLC	203	COUNTRY CLUB	RD	
RWH PROPERTIES LLC				
SHERRY TRAVIS M ETAL	1708	CAROLINA BEACH	AVE	
STONE GEORGE E JEANNE L	411	CAROLINA BEACH	AVE	
TROUTMAN BILL	6247	GLYNMOOR LAKES	DR	
TULLY PAUL S	411	CAROLINA BEACH	AVE	N
VAN ESSEN SETH KEELY	730	FRONT RANGE	RD	
WEBSTER CLIFFORD W JR	406	CAROLINA BEACH	AVE	N
WHEELER SMITH KAREN A DAVID	3415	WHITE OAK	CT	