

CAROLINA BEACH

Planning and Zoning Commission

Thursday, September 11, 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
Commissioner Melanie Boswell
Commissioner Ethan Crouch
Commissioner Todd Piper
Commissioner Bill Carew
Commissioner Lynn Conto

ABSENT

Vice Chairman Jeff Hogan

ALSO PRESENT

Community Development Director Jeremy Hardison
Senior Planner Gloria Abbotts

APPROVAL OF MINUTES

1. July 10, 2025 – P&Z Minutes

ACTION: Motion to approve the minutes as written

Motion made by Chairman Rouse

Voting Yea: Chairman Rouse, Commissioner Boswell, Commissioner Crouch, Commissioner Piper,
Commissioner Carew, Commissioner Conto

Motion passed 6-0

STAFF REPORT ON RECENT DEVELOPMENTS

Mr. Hardison reported the following:

Permitting

- 107 permits (renovation, repair, grading, additions, fences, etc.)
- 15 residential new construction
- 6 certificates of occupancy

Code Enforcement

- 84 complaints received
- 34 resolved
- 49 open

Demos

- 215 Peninsula Drive (single-family home)
- 1611 Snapper Lane (mobile home)
- 1610 Swordfish Lane (mobile home)
- 502 Ocean Boulevard (single-family home)
- 105 Dow Road South (Seaside Chapel church building)
- 1513 Bonito Lane (mobile home)
- 1604 Bonito Lane (mobile home/house moving)

New Businesses

- Nest Realty, 1000 North Lake Park Boulevard, Suite 131
- Embody Movement + Wellness, 1000 North Lake Park Boulevard, Suite 175

Past and Upcoming

- Council August 12: approved 301 Canal Drive MB-1 to CBD rezoning and water-oriented uses text amendment (without any more restrictive regulations); denied motorized beach carts text amendment and accessory structures text amendment
- Council September 9: denied Pedal Pub
- Technical Review Committee (TRC) September 2: Conditional Zoning hotel 223-239 Carolina Beach Avenue North, Fishers Reserve subdivision modification 1215 Saint Joseph Street, beach cleanup baskets, Harbor Master office
- Board of Adjustment September 15: right-of-way materials appeal 101 Delaware Avenue
- Council October 14: Wilson Avenue one-way

PUBLIC COMMENT

None

PUBLIC HEARING

2. Zoning Map Amendment to Consider a Request to Rezone 205 Cape Fear Boulevard from Mixed Use (MX) to Central Business District (CBD)
Applicant: Cori McQueen

Applicant Cori McQueen has submitted a petition to consider rezoning 205 Cape Fear Boulevard from Mixed Use (MX) to Central Business District (CBD) zoning. The property has been owned by the applicant's family since the 90s and consists of a single-family home that was built in 1930. The surrounding uses are a hotel, auto parts store, restaurants, and a warehouse.

The 1984 zoning ordinance and zoning map show the property in the B-1: Central District. In 2000, 205 Cape Fear Boulevard was rezoned to MX.

During TRC, staff discussed the non-conforming status that the existing single-family home would have if rezoned to CBD. The single-family home could remain, but if it was changed to commercial use, it could not be reverted to a single-family home.

The property is shown on the Future Land Use Map as Mixed Use Commercial and is described as a higher-density area with a mix of uses, within the district and individual buildings. Residential uses are allowed only on upper stories; ground floor is encouraged to be active. Structures of four to five stories are possible, unless adjacent to low- or medium-density residential with attractive street facades.

Staff recommends approval of the rezoning.

Ms. Abbotts presented the details. She reviewed the history, district purpose, permitted uses, and surrounding uses.

Commissioner Crouch asked what the basis for staff's recommendation is. Ms. Abbotts said it was because the property is surrounded by commercial uses and the request is in line with the Land Use Plan.

Chairman Rouse said he spoke to Mr. Hardison and Town Attorney Noel Fox about guidance on whether he should recuse himself from this matter. Chairman Rouse said he is a 1099 contractor for Coldwell Banker, the same company that employs the applicant. He said there is no intermingling of finances between them, and staff and counsel said there was no reason for Chairman Rouse to recuse himself. No one objected.

ACTION: Motion to open the public hearing

Motion made by Chairman Rouse

Voting Yea: Chairman Rouse, Commissioner Boswell, Commissioner Crouch, Commissioner Piper, Commissioner Carew, Commissioner Conto

Motion passed 6-0

Ms. McQueen of 804 South Fifth Street said she grew up at the property for which she is requesting the rezoning. She said she does not know of any neighbors who object, and she would like the ability to open a small restaurant and be treated the same as 204 Harper Avenue and 209 Charlotte Avenue.

No one else requested to speak.

ACTION: Motion to close the public hearing

Motion made by Chairman Rouse

Voting Yea: Chairman Rouse, Commissioner Boswell, Commissioner Crouch, Commissioner Piper, Commissioner Carew, Commissioner Conto

Motion passed 6-0

Commissioner Conto said this is no different than what has already been done, so she has no issues with the request.

Commissioner Crouch said he thinks westerly expansion of the CBD is going to be an ongoing push for high-density development within our community. He said the Town just created a Land Use Plan and will have to amend it to accommodate this change, and he has concerns that offering excuses for each applicant will continue to establish a precedent. Commissioner Crouch said this request is not in conformity with the current Land Use Plan Map or the one in 2000, so he will vote against this request. He said he knows the applicant and thinks she's a great member of the community, but there is a greater overall intensification threat to the community that they should get ahead of instead of letting this slide.

Commissioner Carew said he is in favor of the request because he personally believes in property rights and thinks this would be restoring them due to the property previously being B-1.

Commissioner Piper said he falls in the middle. He said this parcel is the odd man out and is bordered by an auto parts store and hotel on each side, but he does feel like the Town is going down a slippery slope. Commissioner Piper said he can get behind this request but encourages the community and staff to come up with a better plan. He said this is the third time they have heard this argument, and for one of those he deeply regrets his vote and feels like he made a bad decision for residents.

Commissioner Boswell said this must also go to Council for a final vote. She said she agrees that the applicant is a great steward of the community, but at some point they have to vote for what they think is right for the Town. Commissioner Boswell said if they are not careful, the CBD will go all the way back to the elementary school and people will have to live on Fifth Street to get away from bars. She questioned when this will stop and said she doesn't understand why staff is recommending approval of the request.

Chairman Rouse said he is voting in favor of it because he has to look at each property individually, and for this one the rezoning makes sense.

ACTION: Motion for approval that whereas in accordance with the provisions of the North Carolina General Statutes, the Commission does hereby find and determine that the adoption of the zoning map amendment for 205 Cape Fear Boulevard is consistent with the goals and objections of the adopted Land Use Plan and other long-range plans

Motion made by Commissioner Piper, seconded by Commissioner Conto

Voting Yea: Chairman Rouse, Commissioner Piper, Commissioner Carew, Commissioner Conto

Voting Nay: Commissioner Boswell, Commissioner Crouch

Motion passed 4-2

NON-AGENDA ITEMS

Chairman Rouse brought up non-conforming properties and said there are about 400 that need to be addressed comprehensively rather than through repeated Board of Adjustment cases. He said this is going to be a big job and the Commission should get started on it within the next few months. Mr. Hardison said Council discussed this during the latest retreat, and after it goes to TRC in October for ideas and possible options then Council will discuss it again at their October workshop. He said from there, it will come back to the Commission for review.

Commissioner Carew asked if there had been any clarification on where things stand with accessory dwelling units. Mr. Hardison said he has not heard about any movement on potential legislation and said they are waiting to see what happens on the State level.

Chairman Rouse asked if there had been any updates on the State's consideration of parking requirements. Mr. Hardison said he had not heard anything.

Commissioner Piper asked if the previous applicant seeking a text amendment regarding accessory use standards had come up with any other ideas after the Commission and Council had concerns that granting their request could result in loopholes. Mr. Hardison said they had not.

ADJOURNMENT

Chairman Rouse adjourned the meeting at 6:30 PM.