



Consider a modification to CZ Ord. 21-1156 to update the outdoor amenity areas and allow for 10 percent of the residential units to be short term rentals

Located at 1000 N. Lake Park Blvd.

Applicant: The Proximity at Carolina Beach

TOWN COUNCIL

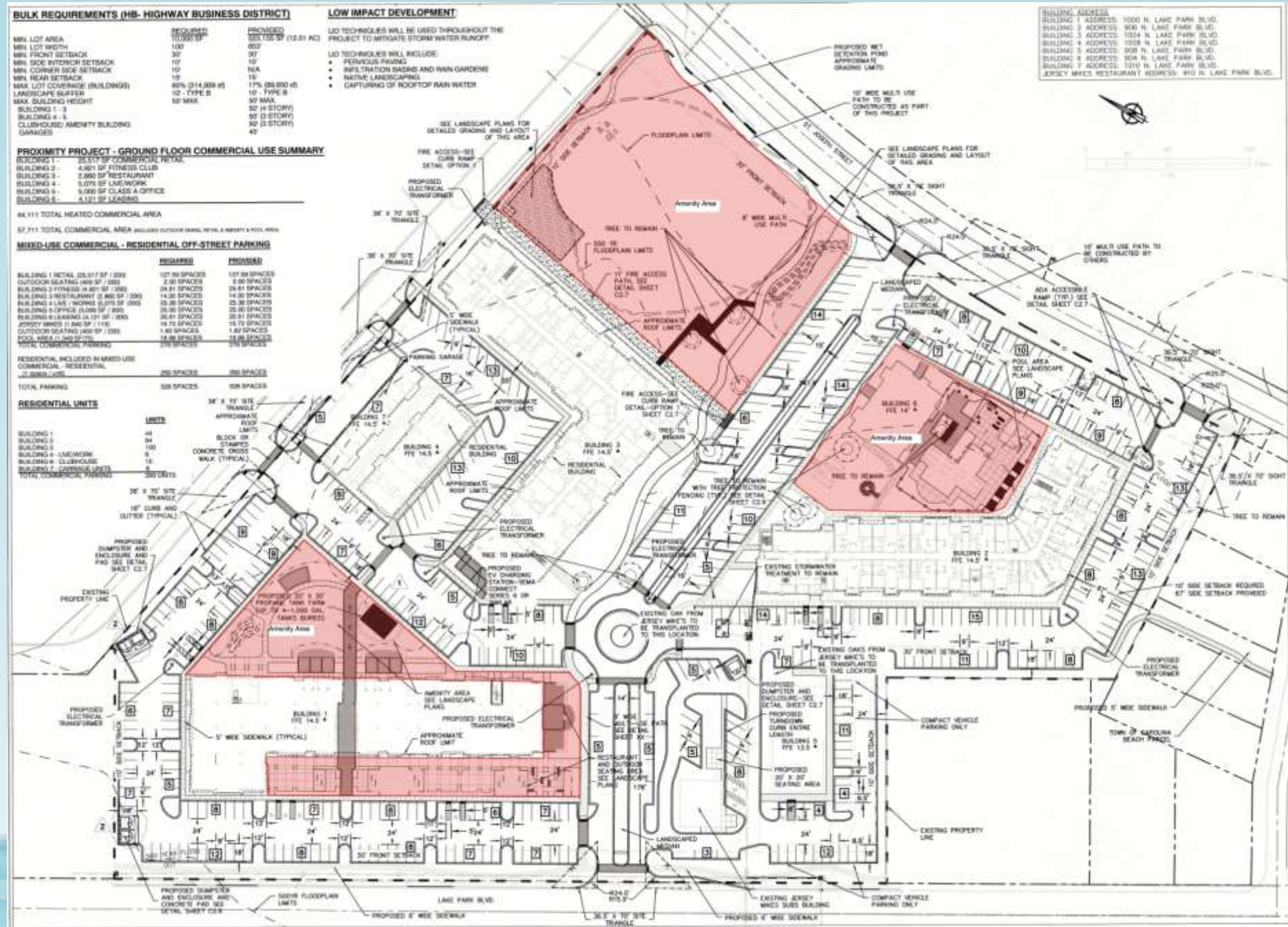
9/8/26

Proximity



- CZ approved 11/9/21 for mixed-use commercial-residential project
- Highway Business District
 - Accommodates business oriented toward the motoring public and which require a high volume of traffic.
 - Businesses serve the entire community and beyond.
 - Conveniently reached by automobile to avoid sending heavy automobile traffic through smaller streets or residential areas.
- CO early 2025
 - 10 occupied commercial units
 - 250 residential units

1. Allow for 10 percent of the residential units to be short term rentals (25 of the existing 250 units)
2. Update the site plan to define where amenity areas are located





Conditional Zoning Process

- The applicant held the required meeting on June 11, 2026.
 - The applicant has provided summary comments from the meeting.
 - Based off the comments from the meetings the applicant can place conditions on the project to help mitigate the impacts and concerns from the neighboring properties.
- P&Z may include additional standards such as landscaping, design guidelines, buffers, infrastructure improvements (i.e. water), pedestrian, street and right-of-way improvements.
 - P&Z can accept none, any, or all of the conditions forwarded from the review process.

Land Use Plan

The 2020 Land Use Plan vision on this area is higher density with a mix of uses, within the district and individual buildings. Residential uses allowed only on upper stories; unless associated with a mixed commercial-residential use on a 10 acre or greater lot with a minimum 3,000 sq ft of commercial space provided per acre.

TRC/Staff Recommendation:

- UDO does not regulate short term rentals – this was a condition from the applicant that stemmed from public meetings
- Special event exemption requires amenity areas to be shown on the site plan

P&Z Recommendation:

- Recommended approval 5-2 to allow for the amenity area and 12 units can be utilized for short term rentals for a period of 31 days or more.

MOTION:

Approval - whereas in accordance with the provisions of the NCGS, the Council does hereby find and determine that the adoption of the Modification to the Conditional Zoning District located at 1000 N. Lake Park Blvd. is consistent with the goals and objectives of the adopted Land Use Plan and other long-range plans and the potential impacts on the surrounding area, are mitigated by the approved conditions.

Denial - based on inconsistencies with the goals and objectives of the adopted Land Use Plan and/or other long-range planning documents and the potential impacts on the surrounding areas.