

1121 N. Lake Park Blvd.
 Carolina Beach, NC 28428
 Phone (910) 458-2999
 Fax (910) 458-2997



Permit # CZ21-02 MOD

TOWN OF CAROLINA BEACH

CONDITIONAL ZONING MAJOR MODIFICATION

Major changes to approved plans and conditions of development may be authorized only by the Town Council after review and recommendation by the Planning and Zoning Commission in the same manner as original submission. Major changes include, but are not limited to:

1. Change in use;
2. Increase in intensity of the development; such as increase in density of units, whether residential, office, commercial or industrial; an increase in number of off-street parking or loading spaces; or an increase in impervious surface area;
3. An increase in overall ground coverage by structures;
4. A change in any site dimension by more than ten percent;
5. A reduction in approved open space or screening;
6. A change in access and internal circulation design.

Major Modification to Minor CZ	=	\$ 500.00
Major Modification to Major CZ	=	\$ 1,000.00

This permit modification will be scheduled for the next possible Technical Review Committee.

2026 SUBMISSION DEADLINES AND 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

Please complete all sections of the application.

A. Property Information

Address(es): 1000 N Lake Park Blvd.

PIN(s): R08814-003-015-000

Project Name: The Proximity At Carolina Beach

Size of lot(s): 11.76 Acres Total

B. Application for Modification

1. Reason for modification request:

Please see attached Project Narrative and Proposed modification to condition #8 and an additional condition allowing for outdoor events
within the existing zoning order.

2. Description of modification request:

Modification of Conditional Zoning District Ordinance NO. 21-1156

C. Applicant Contact Information

The Proximity CB, LLC

Company/corporate Name (if applicable):

Mike Brown

Applicant's Name

102 Autumn Hall Drive, Suite 210

Mailing Address

Wilmington, NC 28403

City, State, and Zip Code

910-622-4657

Telephone

mike@capefearcommercial.com

Email

D. Owner Contact Information (if different)

Owner's Name

Mailing Address

City, State, and Zip Code

Telephone

Email



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.

<u>Yes</u>	<u>No</u>	<u>N/A</u>	
☐	☐	☒	The name, address, and phone number of the professional(s) responsible for preparing the plan if different than the applicant.
☐	☐	☒	Engineers scale 1 inch = 40 ft or larger
☐	☐	☒	Title block or brief description of project including all proposed uses
☐	☐	☒	Date
☐	☐	☒	North arrow
☐	☐	☒	Property and zoning boundaries
☐	☐	☒	The square footage of the site
☐	☐	☒	<i>Lot coverage</i> (buildings, decks, steps)
☐	☐	☒	Location of all existing and proposed <i>structures</i> and the setbacks from property lines of all affected <i>structures</i> to remain on-site
☐	☐	☒	Design of driveways and parking
☐	☐	☒	Adjacent right-of-ways labeled with the street name and right of way width
☐	☐	☒	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:

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

- ☒ I have provided a scaled electronic version of each required drawing
- ☒ I have folded all plans to 8 1/2" x 11" size and am prepared to pay the application fee today

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 development plan shall be submitted in accordance with Chapter 40 Article

OWNER'S SIGNATURE: In filing this application for a special use permit major modification 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. I hereby designate NA

to act on my behalf regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to speak for me in any public meeting regarding this application.

Michal C. Brown

6/12/2024

Signature

Date

AUTHORITY FOR APPOINTMENT OF PERSON TO ACT ON MY BEHALF

The undersigned owner, NA, does hereby appoint _____ 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; c) approval of a special use permit; d) approval of a special use district; and/or, e) 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 a special use permit, to accept conditions or recommendations made for the issuance of the special use permit 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: _____

Appointee's Name, Address & Telephone:

Signature of Owner: NA

Project Narrative

The Proximity Carolina Beach development is located on 11.76 Acres at 1000 N. Lake Park Blvd, in Carolina Beach NC. The property's Conditional Zoning was approved by Town Council, and the accompanying Conditional Zoning District Ordinance (No. 21-1156) was signed by LeAnn Pierce, Carolina Beach Mayor on 1.11.22.

The property was developed in accordance with the approved Conditional Zoning Ordinance, site plan, approved construction drawings, permits and required approvals. The development is complete and has been in operation since late 2024.

Proximity Carolina Beach is a mixed-use community consisting of 250 Class A residential units (for rent) and 44,111 SF of commercial area (inclusive of residential leasing office, clubhouse and live work units). Commercial tenants include K-38 Baja Grill, Reflect Gifts Accessories and Décor, Noe Spa and Salon, Nest Realty, Boombalatti's Ice Cream, Emerge Ortho, Drift Cafe, Riko's Pizza, Embody Pilates, and Axis Fitness.

The Proximity Carolina Beach has enjoyed a warm reception from the Carolina Beach community, local residents and visitors.

It has always been our aim to operate the property in a manner which honors the unique identity of the Carolina Beach community and fosters interaction and quality of life amongst residents and visitors of Carolina Beach. The property was designed with architecture, greenspace, walking trails and parking to facilitate this mission. Further the tenant mix was curated with local businesses and concepts which would complement the unique identity of Carolina Beach and be a hub for community interaction.

This application does not seek further approvals with respect to new construction or planned horizontal/vertical development. The applicant is instead requesting two modifications (we consider to be minor) to the zoning order "rules, regulations, and conditions" as follows (also see attached proposed redline changes within the zoning ordinance document):

1. An update to the restriction that prohibits residential units from being rented for a period of less than 90 days, with an added qualifier that this prohibition apply to "Ninety (90%) of" the residential units within the community.
2. The designation of areas as denoted on the attached site plan as "amenity/entertainment areas" which would thereafter allow for events to be hosted onsite without the requirement for a special event permit OR in lieu thereof; additional conditions added to the zoning order (as proposed in the attached redline) which would allow outdoor events to be hosted onsite as an accessory use without the need to secure a special event permit.

Modification #1 would allow for flexibility for shorter term lease agreements to facilitate the lease of certain units within the community to both friends/guests of residents within Proximity Carolina Beach as well as the general public. Though Proximity Carolina Beach has enjoyed a healthy lease occupancy since opening, we have some units that for various reasons would be better suited for shorter term leases. We believe that the addition of some shorter-term rental options comprising less than 90% of the total units would not have a material impact on the character of the development, would not create a nuisance, but would allow for some optionality which would be helpful from a property operations standpoint.

Modification #2 would allow for programming of the common areas within the community, particularly the areas in front of the commercial units on Lake Park and the event lawn at the rear of the building. These spaces were designed to be enjoyed by patrons of the businesses and to also function and gathering spaces for community gatherings. Though this has always been the vision and intent for these spaces, we would like to be able to host events or allow our tenants to utilize these spaces to host events that would be attractive to their patrons and the community at large. Whether that be music on the lawn or a community gathering in partnership with a non-profit organization (“art in the park” by way of example). The ability to program these spaces without the need to continuously secure event permits would be helpful and most practical. Lastly it would be consistent with the intended form and function of a mixed-use community such as Proximity Carolina Beach (to create a thriving and attractive amenity for both those within and outside of the community who wish to visit our restaurants and businesses).

Once these modifications are approved, Proximity Carolina Beach remains fully committed to continued professional management and oversight, to ensure that the community remains attractive, safe and inviting to all. Further, we are very sensitive to the quiet enjoyment of our neighbors and will remain focused on maintaining standards at Proximity Carolina Beach ensure we remain a good neighbor and corporate citizen. This has always been our aim and is of utmost importance to us.

Summary of June 11, 2026 Community Meeting and Engagement

Proposed Modification of Existing Conditional Zoning Ordinance Number 21-1156 associated with the Proximity Carolina Beach - Commercial-Residential Mixed-Use Development

1000 Lake Park Blvd.
Carolina Beach, NC
The Proximity CB, LLC

Written notice of a community meeting for the above referenced modification to the existing conditional zoning order associated the Proximity Carolina Beach development was mailed via First Class Mail to all property owners within five hundred feet (500') of the subject property as listed on the New Hanover County ("County") tax records. A list of all adjacent property owners to whom the written notice was mailed is attached to this report as Exhibit 1. A copy of the written notice is attached as Exhibit 2. A list of the parties who attended the meeting is attached as Exhibit 3.

The meeting was held on June 11, 2026 at the subject property. The meeting began at 5:30 PM and continued until approx. 6:15 PM.

On behalf of the applicant, The Proximity CB, LLC ("Applicant"), the following people were in attendance: Mike Brown, Haley Phillip and Ilene Green with Bell Partners (Property Manager for The Proximity Carolina Beach).

Mike Brown provided a detailed overview of the proposed modification to the zoning order. Attendees were allowed to make comments, ask questions, and provide feedback. Attendees and Applicant had a productive conversation about the proposed application and their experience with the Proximity Carolina Beach in general since it's opening almost 18 months ago.

Outline of Discussion, Suggestions and Considerations

1. Residents surrounding Federal Point Marina alerted applicant that Proximity Carolina Beach residents and/or people parking at Proximity Carolina Beach are walking through their community to reach the water and asked that applicant take steps to curtail this activity. They also asked applicant to make sure any future renters (including short-term renters) be made aware that they are not to access/use private property, private streets, or private common areas in neighboring communities.

Response: Ilene Green will notify residents of this complaint, remind them that Federal Point and the surrounding community and streets are private property and reinforce that Proximity Carolina Beach residents should not use private neighborhood streets or common areas in surrounding communities. Ilene will also direct any residents who observe this activity by others to report it to Proximity Carolina Beach Management so that it can be addressed with the offending resident directly. Expectations will be reinforced with future renters as well.

2. Meeting attendees inquired about the size of events and asked if events would be large in scale.

Response: Applicant shared that our intent is to host limited scale community-oriented events (music on the lawn or “art in the park” by way of example) with the intended audience being Proximity Carolina Beach residents and local visitors/patrons of Proximity Carolina Beach restaurants/businesses.

3. Meeting attendees requested that no event attendees be permitted to park within their neighborhoods.

Response: Applicant let attendees know that this certainly was not our intent, that parking would be accommodated within the Proximity Carolina Beach development and to extent that there was at some point a planned event that might require additional parking, applicant would only host such an event if overflow parking was secured and agreed to by the owner of that parking (a neighboring commercial parking lot, not parking within a residential neighborhoods).

4. Meeting attendees inquired as to whether events might cause an increased traffic burden or congestion.

Response: Applicant shared that their interest was geared towards community focused programming primarily using the lawn behind Building 1 within Proximity Carolina Beach, rather than large scale major events i.e. community/mixed use programming and activation, not a commercial event venue.

5. Meeting attendees asked applicant to consider noise and hours during which amplified sound might be allowed.

Response: Applicant reviewed the stipulations and hours that could be incorporated into the conditions with the attendees and made adjustments to the draft language at the meeting based on their feedback.

Note: Following the meeting, Jeremy Hardison shared that there was already language within the code that covered the stipulations that had been discussed with meeting attendees and that language might not need to be incorporated into the conditions. Nonetheless, the applicant has provided that draft language with this application and is happy to incorporate it as a condition if desired.

6. Meeting attendees expressed their desire to see a median installed on Lake Park Blvd.

Response: Applicant shared that this would be a decision/project that NCDOT would need to take the lead on.

7. Meeting attendees asked us to continue to reinforce with our residents the responsibility for pet owners to pick up pet waste and not walk their dogs on nearby private neighborhood streets. And further, asked that anyone renting on a shorter-term basis be made aware as well or not be allowed to have pets on the property.

Response: Ilene will include this in her reminder to residents to make sure expectations are clear going forward with any future renters.

8. Meeting attendees expressed an appreciation for the level of community engagement and outreach shown throughout the original zoning and development of Proximity Carolina Beach as well as our commitment to being a good neighbor and keeping lines of communication open.

Response: Applicant agreed to continue to keep attendees in the loop at the proposed application proceeds.

9. Meeting attendees expressed an appreciation for dining and retail opportunities within Proximity Carolina Beach as well as the quality of the development and maintenance standards.

Exhibit 1

Parcel Number	Owner	Owner Mailing Address
R08818-002-004-000	RILP NC2 LP	11995 El Camino Real San Diego, CA 92130
R08818-002-014-000	CBAD LLC	PO Box 1882 Carolina Beach, NC 28428
R08818-002-005-000	Bertran J and Gloria Pearson	1,905 CAMBRIDGE DR KINSTON, NC 28504
R08818-002-006-000	Peets Retreats LLC	5212 DUTCHMAN DR RALEIGH, NC 27606
R08818-002-007-000	Michael L Passmore	9829 River Road Wilmington, NC 28412
R08818-002-008-000	Town of Carolina Beach	1121 N Lake Park Blvd. Carolina Beach, NC 28428
R08818-002-009-000	Island Breeze of CB LLC	1628 Sound Watch Drive Wilmington, NC 28409
R08818-002-010-000	Longs Rental Investments LLC	107 Carolina Sands Drive Carolina Beach, NC 28428
R08818-007-013-000	CCR Property LLC	113 Winner Ave Carolina Beach, NC 28428
R08818-007-011-000	Hoplite Properties LLC	701 N Lake Park Blvd. Carolina Beach, NC 28428
R08818-007-019-000	Quality Home Repair & Maintenance Inc.	103 Winner Avenue Carolina Beach, NC 28428
R08818-007-007-000	PDA Ventures LLC	10820 Cahill Road Raleigh, NC 27614
R08818-007-006-000	Gabby LLC	713 Saint Joseph Street Carolina Beach, NC 28428
R08818-007-005-000	Gabby LLC	711 Saint Joseph Street Carolina Beach, NC 28428
R08818-007-004-000	Michael D. and Christina A. Puritis	9009 Saint Stephens Place Wilmington, NC 28412
R08818-007-003-001	Michael D. and Christina A. Puritis	9009 Saint Stephens Place Wilmington, NC 28412
R08818-007-020-000	St. Joseph Business COA	Post Office Box 715 Carolina Beach, NC 28428
R08818-007-002-002	JSL CB Properties LLC	1108 Merchant Lane Carolina Beach, NC 28428
R08818-007-021-000	COMPROP LLC	727 Eastowne Dr Suite 300D Chapel Hill, NC 27514
R08818-007-015-000	Anthony Thomas Management & Marketing In Carolina Beack	716 Lake Park Blvd. Carolina Beach, NC 28428
R08818-007-014-000	Ralph W. Roof Living Trust	221 Lochview Drive Cary, NC 27518
R08818-006-050-000	Island Marina Enterprises LLC	511 Clarendon Blvd. Carolina Beach, NC 28428
R08818-006-052-000	Sound View UOA Inc.	1029 N Lake Park Blvd. Carolina Beach, NC 28428
R08818-006-007-000	Tully Paul S Erika B	411 Carolina Beach St Apt 1 Carolina Beach, NC 28428
R08818-006-030-000	David C. Winner, Jr.	406 Atlanta Avenue Carolina Beach, NC 28428
R08818-006-048-000	Federal Point Yacht Club	910 Basin Road Carolina Beach, NC 28428
R08818-006-042-000	David A. and Nichole E. Weimer	105 Rum Cay Road Carolina Beach, NC 28428

R08818-006-043-000	James C. and Natalie H. Pierce	7201 Laurel Point Drive Gibsonville, NC 27249
R08818-006-044-000	Michael H. Womble	PO Box 333 Caroline Beach, NC 28428
R08818-006-041-000	Susan S. Scandura Revocable Trust	103 Rum Cay Road Carolina Beach, NC 28428
R08818-006-040-000	Keith S. and Melanie C. Steuer	1215 Briers Creek Drive Alpharetta, GA 30004
R08818-003-006-000	Yacht Road Property LLC	8108 Needle Grass Way Wilmington, NC 28412
R08818-003-005-000	Keith Critchely ET UX	222 Hockley Road Downingtown, PA 19335
R08818-003-003-000	Shelley Hancock ETAL	16718 Five Point Road Locust, NC 28097
R08818-006-034-000	Daniel P. and Kimberly Kay Stiff	103 Hopetown Road Carolina Beach, NC 28428
R08818-006-039-000	Rock Raymnd H Jr Cheryl	4080 Barrett Dr Raleigh, NC 27609
R08818-003-002-001	KTS Rental Properties LLC	8108 Needle Grass Way Wilmington, NC 28412
R08818-003-002-000	Hubert Owen McLamb ETAL	2634 Juniper Church Rd Four Oaks, NC 27524
R08818-006-035-000	Christopheher T & Sandra A Coughlin	803 Holt Dr Raleigh NC 27608
R08818-006-038-000	Herbert Jerry and Rebecca J. Byrd	900 Grand Bahama Drive Carolina Beach, NC 28428
R08818-003-008-000	CBBY LLC	701 N Lake Park Blvd. Carolina Beach, NC 28428
R08818-003-001-000	CBBY LLC	701 N Lake Park Blvd. Carolina Beach, NC 28428
R08818-003-007-000	Hubert O. and Margaret McLamb	2634 Juniper Church Rd Four Oaks, NC 27524
R08818-004-011-000	CBBY LLC	701 N Lake Park Blvd. Carolina Beach, NC 28428
R08818-004-010-000	CBBY LLC	701 N Lake Park Blvd. Carolina Beach, NC 28428
R08818-004-009-000	Quality of Life CB LLC	917 Basin Road Carolina Beach, C 28428
R08818-004-014-000	CBBY LLC	701 N Lake Park Blvd. Carolina Beach, NC 28428
R08818-004-008-000	CBBY LLC	701 N Lake Park Blvd. Carolina Beach, NC 28428
R08818-004-060-000	CBBY LLC	923 Basib Rd Carolina Beach 28428
R08814-004-016-000	CBBY LLC	701 N Lake Park Blvd. Carolina Beach, NC 28428
R08814-004-062-000	Brian and Jammie Benthem	908 Grand Bahama Drive Wilmington, NC 28405
R08814-004-061-000	Jonathan T. and Wendy Richardson	905 Grand Bahama Drive Carolina Beach, NC 28428
R08818-006-036-000	Earl Clyde Kelly	Post Office Box 84 Semora, NC 27343
R08818-006-037-000	Sweet Mint LLC	PO Box 3886 Merrifield, VA 22116
R08814-004-064-000	Kevin R. and Angela B. Besecker	201 Elm St N Suite 1401 Greensboro, NC 27408
R08814-004-063-000	Dennis and Debbie Triplett	906 Grand Bahama Drive Carolina Beach, NC 28428
R08814-004-007-000	Mona Black Marina LLC	5553 Oleander Drive Wilmington, NC 28403

R08814-003-019-000	PSM North Carolina Holdings LLC	Post Office Box 32018 Lakeland, FL 33802
R08814-004-047-000	Jeffrey M. Lee	1001 Waterview Place Carolina Beach, NC 28428
R08814-003-011-000	PSM North Carolina Holdings LLC	Post Office Box 32018 Lakeland, FL 33802
R08814-004-048-000	Mary Haila Hampton	1020 Saint Joseph Street Carolina Beach, NC 28428
R08814-004-046-000	Herbert T. and Lori L. Jerread	1003 Waterview Place Carolina Beach, NC 28428
R08814-004-045-000	Mark Roundtree	1005 Waterview Place Carolina Beach. 28428
R08814-004-044-000	David T. and Denise F. Anderson	1007 Waterview Place Carolina Beach, NC 28428
R08814-004-043-000	Joseph L. and Betty B. Hudson	1009 Waterview Place Carolina Beach, NC 28428
R08814-004-042-000	Barbara M. Bigley Trustee	1011 Waterview Place Carolina Beach, NC 28428
R08814-004-041-000	Farell Donna Life Estate	1013 Waterview Place Carolina Beach, NC 28428
R08814-004-049-000	Randy L JR & Jennifer L Neel	3500 Jordan Oaks Dr, Efland, NC 27243
R08814-003-073-000	Carolina Beach Village HOA	Pleasure Island PLZ Carolina Beach, NC 28428
R08814-003-012-000	SMLP 765 LLC	2800 125th St NW Miami, FL 33167
R08814-003-011-001	New Hanover County ABC Board	Post Office Box 3036 Wilmington, NC 28406Post
R08814-003-009-000	Richard and Cynthia Wallace	Post Office Box 480 Kure Beach, NC 28449
R08814-003-010-000	William T. Lee and Joy Bordeaux Trustees	Post Office Box 552 Carolina Beach, NC 28428
R08814-003-044-000	Thomas L. and Barbara M. Savarese	101 Lighthouse Drive Carolina Beach, NC 28428
R08814-003-045-000	Strategic Alliance Management LLC	1102 Merchant Ln Carolina Beach, NC 28428
R08814-003-046-000	Harry Mark Arthur	105 Lighthouse Drive Carolina Beach, NC 28428
R08814-003-047-000	George and Leah Ryer	23 Collier Drive Carmel, NY 10512
R08814-003-048-000	John M. Rondeau	109 Lighthouse Drive Carolina Beach, NC 28428
R08814-003-049-000	Elizabeth M. Thigpen	111 Lighthouse drive Carolina Beach, NC 28428
R08814-003-050-000	RSP Properties LLC	1028 Waterview Court Carolina Beach. NC 28428
R08814-003-051-000	Deborah S. Sullivan	115 Lighthouse Drive Carolina Beach, NC 28428
R08814-003-052-000	Jane A Lewis Et Ux	429 Shorehaven Dr Erie, PA 16505
R08814-003-053-000	Larry H Stephens	119 Lighthouse Dr Carolina Beach, NC 28428
R08814-003-054-000	Neusa R. Cabral	121 Lighthouse Drive Carolina Beach, NC 28428

Addresses obtained from a review of the New Hanover County GIS tax records.

Exhibit 2

May 27, 2026

TO: Neighboring Property Owners
FROM: Proximity CB, LLC
RE: The Proximity - Notice of Public Input Meeting Regarding Modification to
Conditional Zoning Ordinance No. 21-1156

Dear Neighbors,

I am writing to you on behalf of Proximity CB, LLC, owner of Proximity Carolina Beach located at 1000 N. Lake Park Blvd (Parcel ID Number: R08814-003-015-000) (the "Property").

Proximity Carolina Beach is a community focused mixed-use development featuring a blend of residential, restaurant, retail, office and live-work. Retail tenants include Riko's Pizza, K-38 Baha Grill, Boombalatti's Ice Cream, Drift Coffee, Noe Nail & Hair Salon, Nest Realty, Embody Pilates and Reflect Boutique. The Property includes interactive green spaces and pedestrian & bicycle interconnectivity with the Island Greenway. These amenities alongside our commercial tenants and residents have distinguished Proximity Carolina Beach as destination for community interaction and social engagement at Carolina Beach.

The property was rezoned for its current use in the fall of 2021 and thereafter constructed and opened to the public. Given the benefit of almost two years of operations, we believe two minor adjustments to the "rules, regulations, and conditions" included in the original zoning order would be helpful.

1. An update to the restriction that prohibits residential units from being rented for a period of less than 90 days, with an added qualifier that this prohibition apply to "Ninety (90%) of" the residential units within the community.
2. An addition of conditions under which outdoor events could be hosted onsite as accessory use without the need to secure a special event permit for each event i.e. by way of example live music on the lawn or another similar community event hosted onsite that would foster public engagement.

You are invited to attend a neighborhood meeting to discuss these proposed modifications to the Conditional Zoning Order for Proximity Carolina Beach.

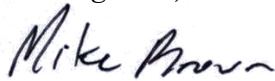
Please join us on June 11th, at 5:30 p.m. at the Property Residential Clubhouse (next to the pool). Representatives of The Proximity team will be available. We look forward to

The Proximity – Neighborhood Meeting
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the opportunity to meet with you and welcome your questions and comments. Please register via email at haley@capefearcommercial.com.

If you have any questions regarding the topics to be covered at the meeting or wish to comment on the proposed application outside the context of this community meeting, please contact me at mike@capefearcommercial.com.

Best regards,

A handwritten signature in black ink that reads "Mike Brown". The signature is written in a cursive, slightly slanted style.

Mike Brown
Cape Fear Development
Proximity CB, LLC

Exhibit 3

Proximity Carolina Beach Community Meeting
June 11, 2026

PLEASE SIGN IN

	Name	Address	Email
1.	Howard Fineman	901 Basin Rd	HFINEMAN@gmail.com
2.	NAT HARRISON	1036 WATERVIEW CT	NATHARRIS@GMAIL.COM
3.	Darrell & Linda Lee	1001 Waterview Pl	dlee45@triad.rr.com
4.	Sandra & Christopher T Coughlin	8104 Hopetown Rd	Carolina Beach
5.	Kim Stiff	103 Hopetown Rd	kkstiff@hotmail.com
6.			
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