

CAROLINA BEACH

Planning and Zoning Meeting

Thursday, February 11, 2021 - 6:30 PM

Council Chambers, 1121 N. Lake Park Boulevard, Carolina Beach, NC



MINUTES

CALL TO ORDER

Chairman LeCompte called the meeting to order at 6:30 PM.

PRESENT

Chairman Deb LeCompte

Vice Chairman Wayne Rouse

Commissioner Jeff Hogan

Commissioner Melanie Boswell

Commissioner John Ittu

Commissioner Ethan Crouch

Commissioner Todd Piper

ALSO PRESENT

Planning Director Jeremy Hardison

Senior Planner Miles Murphy

APPROVAL OF MINUTES

1. Approval of Meeting Minutes from December 10, 2020

ACTION: Motion to accept the minutes as written

Motion made by Vice Chairman Rouse, Seconded by Commissioner Hogan

Voting Yea: Chairman LeCompte, Vice Chairman Rouse, Commissioner Hogan, Commissioner Boswell, Commissioner Ittu, Commissioner Crouch, Commissioner Piper

Motion passed unanimously

STAFF REPORT ON RECENT COUNCIL MEETINGS

Town Council and Other Updates

- CUP Boardwalk Amusements – Approved 5-0
- SE Regional Hazard Mitigation Plan – Approved 5-0
- Conditional Zoning – February Workshop
- 160D Final Draft to Attorney – P&Z March?
- 5+ 2-Unit Minor PUDs Have Been Applied for Since the Text Amendment
- Staff Has Started the Review of Beach Services and Vending Permits
- Staff Is Working with Town Attorney on Boarding House Situation – February Workshop

STAFF REPORT ON RECENT DEVELOPMENTS

Mr. Murphy reported the following statistics for the past two months:

Permitting

- 90 permits (renovation, repair, grading, additions, fence)
- 29 residential new construction
- 18 certificates of occupancy

Code Enforcement

- 8 complaints received
- 6 resolved

Complete Demos

- 206 Alabama Avenue
- 101 and 109 Cape Fear Boulevard
- 1618 Snapper Lane

Demos in Progress

- 210 Cape Fear Boulevard
- 206 Carolina Beach Avenue South

House Moving

- Structure coming from Kure Beach arrived safely with few issues other than damaging some mailboxes

New Businesses

- Nancy Jo's, Bakery Retail – 9 South Lake Park Boulevard
- Stoner & Jacobs, Construction – 607 North Lake Park Boulevard
- Icon Superstore, Golf Cart Sales/Rentals – 810 North Lake Park Boulevard
- Potential Convenience Store on the Boardwalk – Details TBA

Coming Up

- Text amendment: sign ordinance overhaul – TBD
- Text amendment: Chapter 160D – March/April
- And (potentially) many more

PUBLIC DISCUSSION

None

DISCUSSION ITEMS

2. Consider a Zoning Map Amendment request to rezone a portion of 300 Goldsboro Ave from Highway Business (HB) to Residential (R-1) Applicant: Troy Slaughter.

Mr. Murphy presented the background and details.

Troy Slaughter has requested a portion of his property, currently zoned HB, to be rezoned to R-1 to allow for single-family residences. He is in the process of constructing multiple single-family homes along Goldsboro and plans to continue in the same manner on this property once single-family development is permitted. This portion of 300 Goldsboro features 3 different zoning districts: Highway Business (Commercial), Mixed Use (Mixed Commercial/Residential), and Residential 1 (Residential). Downzonings, moving from a more dense/intense district to a less dense/intense one, may only be applied for by the owner of the property(s) in question. This portion of the R-1 Zoning District falls under the Medium Density category of the current Land Use Plan.

TRC recommends approval of the Zoning Map Amendment.

Downzoning?

- Under new State Law, only the owner of a property may petition to downzone a property
- Downzoning is reducing the density/intensity of a property
- Neighbors or other third parties are no longer allowed to petition for a downzoning

LUP –Medium Density

Mostly medium-sized lots (min. 5,000 sq ft) with primarily single-family detached residences. Smaller-scale, attached residences (two-family homes and townhomes) allowed occasionally if contextually compatible. Some small-scale commercial, restaurants, or offices are encouraged at select locations with good access. Low-to-medium-traffic streets with pedestrian facilities.

ACTION: Motion to open the public hearing

Motion made by Chairman LeCompte

Voting Yea: Chairman LeCompte, Vice Chairman Rouse, Commissioner Hogan, Commissioner Boswell, Commissioner Ittu, Commissioner Crouch, Commissioner Piper

Motion passed unanimously

Mr. Slaughter gave some more details about his request and plans, stating it's his intent to try to improve the Town.

Commissioner Crouch said it was obvious that Mr. Slaughter had made some effort to save mature trees on the property, and Commissioner Crouch encouraged him to continue with this endeavor. Mr. Slaughter said he is maintaining steps to preserve trees and will be able to save most of them.

ACTION: Motion to close the public hearing

Motion made by Chairman LeCompte

Voting Yea: Chairman LeCompte, Vice Chairman Rouse, Commissioner Hogan, Commissioner Boswell, Commissioner Ittu, Commissioner Crouch, Commissioner Piper

Motion passed unanimously

Vice Chairman Rouse said he sees nothing but good from the request and will vote to approve it. Other

Commissioners agreed with him. Commissioner Piper said it seems like a mistake that is being corrected. Chairman LeCompte said she agreed.

ACTION: Motion whereas in accordance with the provisions of the NCGS 160A-383 does hereby find and determine that the adoption of the Zoning Map Amendment for 300 Goldsboro in the Town of Carolina Beach is consistent with the goals and objectives of the adopted Land Use Plan and other long-range plans

Motion made by Vice Chairman Rouse, Seconded by Commissioner Boswell

Voting Yea: Chairman LeCompte, Vice Chairman Rouse, Commissioner Hogan, Commissioner Boswell, Commissioner Ittu, Commissioner Crouch, Commissioner Piper

Motion passed unanimously

NON-AGENDA ITEMS

Commissioner Crouch brought up the subject of fence height to see how others felt about increasing the 6-foot limit. Vice Chairman Rouse said he would be all for it. Commissioner Crouch said he would also. Commissioner Boswell said her dogs can jump over her back fence. Commissioner Crouch proposed increasing the limit to 7 feet. Chairman LeCompte said Town staff would need to address this.

Mr. Murphy said fence height restrictions vary by community but that there are places with taller limits. He said Town staff would be open to a discussion about increasing the limit. Mr. Hardison said fences were already planned as a topic for the next meeting due to the need to revisit the more restrictive height limit of 4 feet for double-frontage lots. He said the overall fence height can also be part of the discussion and that staff can bring forward some options for consideration.

Chairman LeCompte said houses are getting higher and that current limits really only keep dogs in the yard rather than providing privacy. Commissioner Boswell said she would be open to a fence height limit of 8 feet.

ADJOURNMENT

ACTION: Motion to adjourn

Motion made by Chairman LeCompte

Voting Yea: Chairman LeCompte, Vice Chairman Rouse, Commissioner Hogan, Commissioner Boswell, Commissioner Ittu, Commissioner Crouch, Commissioner Piper

Motion passed unanimously

The meeting adjourned at 6:55 PM.