

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



Permit # _____

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:
 - o A copy of the letter announcing the meeting
 - o A list of property owners contacted
 - o An attendance roster from the meeting
 - o A summary of the issues discussed
 - o 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 3 units), Mixed Uses, Business Developments, and similarly complex projects shall be categorized as "major", while projects such as bed and breakfast inns, small day care services, etc. shall be categorized as "minor".

Major Conditional Zoning Permit	=	\$ 800.00
Minor Conditional Zoning Permit	=	\$ 350.00

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.

2021 Submission Deadlines & Meeting Dates

Technical Review Committee		Planning & Zoning Commission		Town Council	
Submission	Meeting	Submission	Meeting	Submission	Meeting
Jan 4	Jan 19	Jan 28	Feb 11	Feb 23	Mar 9
Feb 1	Feb 16	Feb 25	Mar 11	Mar 30	Apr 13
Mar 1	Mar 15	Mar 25	Apr 8	April 27	May 11
Apr 5	Apr 19	Apr 29	May 13	May 25	June 8
May 3	May 17	May 27	June 10	June 29	July 13
June 7	June 21	June 24	July 8	July 27	Aug 10
July 6	July 19	July 29	Aug 12	Aug 31	Sept 14
Aug 2	Aug 16	Aug 26	Sept 9	Sept 28	Oct 12
Sept 7	Sept 20	Sept 30	Oct 14	Oct 26	Nov 9
Oct 4	Oct 18	Oct 28	Nov 10	Nov 30	Dec 14
Nov 1	Nov 15	Nov 24	Dec 9		
Dec 6	Dec 20				
Board	# Copies Full Size	# Copies Electronic	Recipients		
TRC	2	1	All submissions are public information and will be shared with appropriate Federal, Local, and State agencies, news outlets, stakeholders, and citizens upon necessity or request		
P&Z	2	1			
Town Council	2	1			

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

- The name, address, and phone number of the professional(s) responsible for preparing the plan if different than the applicant.
- An appropriate scaled plan
- Title block or brief description of project including all proposed uses
- Date
- North arrow
- Property and zoning boundaries
- The square footage of the site
- Lot coverage (buildings, decks, steps)
- Location of all existing and proposed *structures* and the setbacks from property lines of all affected structures 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:

Yes No N/A

- Location and design of refuse facilities
 - Approximate locations and sizes of all existing and proposed *utilities*
 - Existing and/or proposed fire hydrants (showing distances)
 - Adjacent properties with owners' information and approximate location of structures
 - Distances between all *buildings*
 - Number of *stories* and height of all *structures*
 - Locations of all entrances and exits to all *structures*
 - Calculate the *gross floor area* 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 *natural features* and wetlands with existing and proposed topography with a maximum of two-foot contour intervals
 - Proposed landscaping including percentages of *open space*
 - Stormwater management systems
 - Cross-sectional details of all streets, roads, ditches, and *parking lot* improvements
 - Building* 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 *signs*
 - A vicinity map drawn with north indicated
- I have provided two hard-copies and one scaled electronic version of each required drawing
- I 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 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.

Signature 

11/01/21
Date

Please complete all sections of the application.

A. Property Information

Address(es): 406, 408, 410 CANAL DRIVE

PIN(s): ROBB18-015-004-000; ROBB18-015-003-000; ROBB18-015-003-001

Project Name CANAL DRIVE CONDOMINIUMS

Size of lot(s): 17,000 SQ FT TOTAL (3) lots

B. Application for Conditional Zoning

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

MULTI FAMILY CONDOMINIUM (9) UNITS, FRAMED 3 STORY,
PARKING BELOW STRUCTURE

C. Applicant Contact Information

Tank Construction Supplies LLC
Company/corporate Name (if applicable):

Tracy Pettigrew
Applicant's Name

3109 S. Rockland Ct
Mailing Address

Wilmington NC 28409
City, State, and Zip Code

217-390-2562
Telephone

Info@tankconstructionsupplies.com
Email

D. Owner Contact Information (if different)

Owner's Name

Mailing Address

City, State, and Zip Code

Telephone

Email

AUTHORITY FOR APPOINTMENT OF PERSON TO ACT ON MY BEHALF

The undersigned owner, TRACEY PETHGREW, does hereby appoint SLOTT BAGGIE & WESCOTT BUTLER 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: 11-1-2021

Appointee's Name, Address & Telephone:
SLOTT BAGGIE & WESCOTT BUTLER
P.O. Box 1028
CAROLINA BEACH, NC 28428
910-367-0066 & 910-599-5789

Signature of Owner:  _____

October 21, 2021

Subject: **406-410 Canal Dr / Proposed Condominium Development**

RE: SCHEDULED PROPERTY OWNERS MEETING

To whom it concerns,

The owners of the subject property and proposed development have scheduled a meeting. The meeting will be held at the subject property, October 30, 2021 at 9:30AM.

Please see attached primary Site Plan of the proposed condominium development. The proposed condominium development will be a 3 story, 9-unit framed structure with parking below each unit. For further information email (Lsbaggie@pldcpa.com).

Kind regards,

October 21, 2021

Subject: **406-410 Canal Dr / Proposed Condominium Development**

RE: LIST OF PROPERTY OWNERS CONTACTED

HUTAFF RICHARD R ROTH IRA; 318 CANAL DR., CAROLINA BEACH, NC 28428

400 CANAL DRIVE UNIT OWNERS ASSN INC.; 400 CANAL DR., CAROLINA BEACH, NC 28428

DOLPHIN LANE HOLDINGS LLC; 401 CAROLINA BEACH AVE N., CAROLINA BEACH, NC 28428

JAVA NORTH LLC; 403 CAROLINA BEACH AVE N., CAROLINA BEACH, NC 28428

WEEKS JOSEPH; 402 CANAL DR., CAROLINA BEACH, NC 28428

LEE JUDY BREWER; 404 CANAL DR., CAROLINA BEACH, NC 28428

GIBBS SUSAN HARRIS ETAL; 405 CAROLINA BEACH AVE N. CAROLINA BEACH, NC 28428

BEACH HOUSE PARTNERS LLC; 407 CAROLINA BEACH AVE N. CAROLINA BEACH, NC 28428

ERS INVESTMENTS LLC; 413 CAROLINA BEACH AVE N. CAROLINA BEACH, NC 28428

HOLLAND E FREDERICK ETAL; 412 CANAL DR. CAROLINA BEACH, NC 28428

LEE ZELMA B CHARLES R TRUSTEES; 414 CANAL DR. CAROLINA BEACH, NC 28428

RUPNARAIN ROSANA; 415 CAROLINA BEACH AVE N. CAROLINA BEACH, NC 28428

ETHERIDGE GORDON S.; 416 CANAL DR. CAROLINA BEACH, NC 28428

GF 2017 LLC; 417 CAROLINA BEACH AVE N. CAROLINA BEACH, NC 28428

ETHERIDGE GORDON S.; 418 CANAL DR. CAROLINA BEACH, NC 28428

BOARD PATRICK S JANICE; 419 CAROLINA BEACH AVE N. CAROLINA BEACH, NC 28428

HSH REAL ESTATE LLC; 500 CANAL DR. CAROLINA BEACH, NC 28428

MAGNOLIA PLACE HOA; 115 SCALLOP LN. CAROLINA BEACH, NC 28428

HARBOR WATCH HOA INC; 501 CANAL DR. CAROLINA BEACH, NC 28428

MCCUISTON GEORGE W.; 419 CANAL DR. CAROLINA BEACH, NC 28428

ETHERIDGE GORDON S.; 417 CANAL DR. CAROLINA BEACH, NC 28428

LEE ZELMA B CHARLES R TRUSTEES; 415 CANAL DR. CAROLINA BEACH, NC 28428

HOLLAND JOANNE; 413 CANAL DR. CAROLINA BEACH, NC 28428

BRUFFEY ALLISON W TRUSTEE; 411 CANAL DR. CAROLINA BEACH, NC 28428
LATITUDE 34 HOA INC; 409 CANAL DR. CAROLINA BEACH, NC 28428
BRIGHT LESLIE S SR DARLENE J.; 407 CANAL DR. CAROLINA BEACH, NC 28428
PRETTER PHILIP C LESLIE A.; 405 CANAL DR. CAROLINA BEACH, NC 28428
ANDREWS DOUGLAS CHERYL; 403 CANAL DR. CAROLINA BEACH, NC 28428
KING MICHAEL R SUE H; 401 CANAL DR. CAROLINA BEACH, NC 28428
HUTTAFF RICHARD R ROTH IRA ETAL; 321 CANAL DR. CAROLINA BEACH, NC 28428
WHEELER SMITH KAREN A DAVID; 319 CANAL DR. CAROLINA BEACH, NC 28428
BORDEAUX JOY LEE L WILLIAM T; 317 CANAL DR. CAROLINA BEACH, NC 28428
NOELLE HOLDINGS LLC ETAL; 313 CANAL DR. CAROLINA BEACH, NC 28428
JAVA NORTH LLC; 5 DOLPHIN LN. CAROLINA BEACH, NC 28428
JAVA NORTH LLC; 319 CAROLINA BEACH AVE N. CAROLINA BEACH, NC 28428
BORDEAUX JOY LEE LEWIS WILLIAM T; 317 CAROLINA BEACH AVE N. CAROLINA BEACH, NC 28428
SHERRY TRAVIS M ETAL; 315 CAROLINA BEACH AVE N. CAROLINA BEACH, NC 28428
BORDEAUX JOY L WILLIAM T ETAL; 314 CANAL DR. CAROLINA BEACH, NC 28428
REITZEL JEFFREY B.; 312 CANAL DR. CAROLINA BEACH, NC 28428
CBP3 INC.; 309 CAROLINA BEACH AVE N. CAROLINA BEACH, NC 28428
BEACH HOUSE PARTNERS LLC; 410 CAROLINA BEACH AVE N. CAROLINA BEACH, NC 28428
WEBSTER CLIFFORD W JR.; 406 CAROLINA BEACH AVE N. CAROLINA BEACH, NC 28428
BURNETT COTTAGE LLC; 404 CAROLINA BEACH AVE N. CAROLINA BEACH, NC 28428
JAVA NORTH LLC; 400 CAROLINA BEACH AVE N. CAROLINA BEACH, NC 28428
BEACH HOUSE PARTNERS LLC; 412 CAROLINA BEACH AVE N. CAROLINA BEACH, NC 28428
WINDS @ CAROLINA BEACH VI HOA; 418 CAROLINA BEACH AVE N. CAROLINA BEACH, NC 28428
HUBBARD JOHN W HELEN E; 500 CAROLINA BEACH AVE N. CAROLINA BEACH, NC 28428

October 30, 2021

Subject: Attendance roster from the meeting / 406-410 Canal Dr / Proposed Condominium

HOLLAND, LINDA; 413 CANAL DR. CAROLINA BEACH, NC 28428

HOLLAND, FRED; 413 CANAL DR. CAROLINA BEACH, NC 28428

KING, SUE H; 401 CANAL DR. CAROLINA BEACH, NC 28428

WESCOTT BUTLER, BUILDER

L. SCOTT BAGGIE, SURVEYOR

TRACEY PETTIGREW, OWNER / DEVELOPER

ADAM SHANKS, OWNER / DEVELOPER

er: Summary and minutes of comments and discussion

Meeting commenced at 9:30am Oct. 29, 2021 at project site (408 Canal Drive).

The attendees were interested in our proposed storm water remediations. Developer explained the desire to keep runoff to a minimum by employing several under ground storm water systems for roof and driveway surfaces. As little as possible would be shed into the road system.

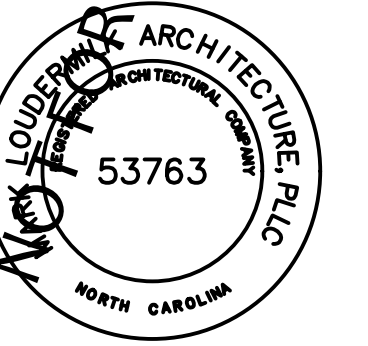
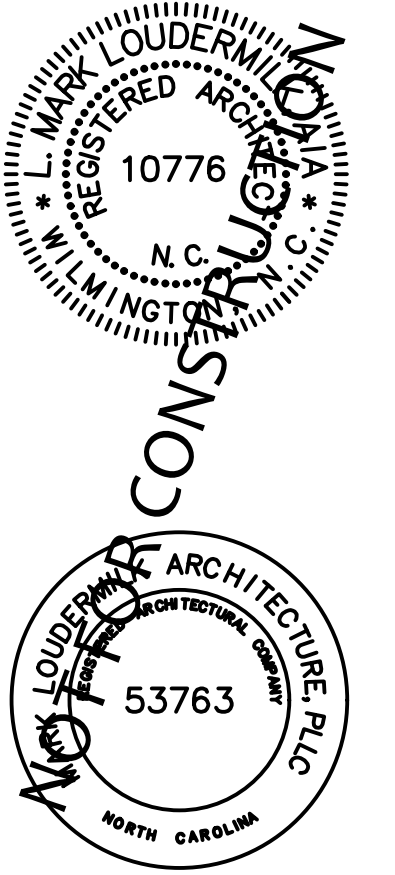
The attendees question the typical facia of the proposed condominiums. Plans were presented and that and other features were discussed and explained.

The attendees question the typical size of units and the layout.

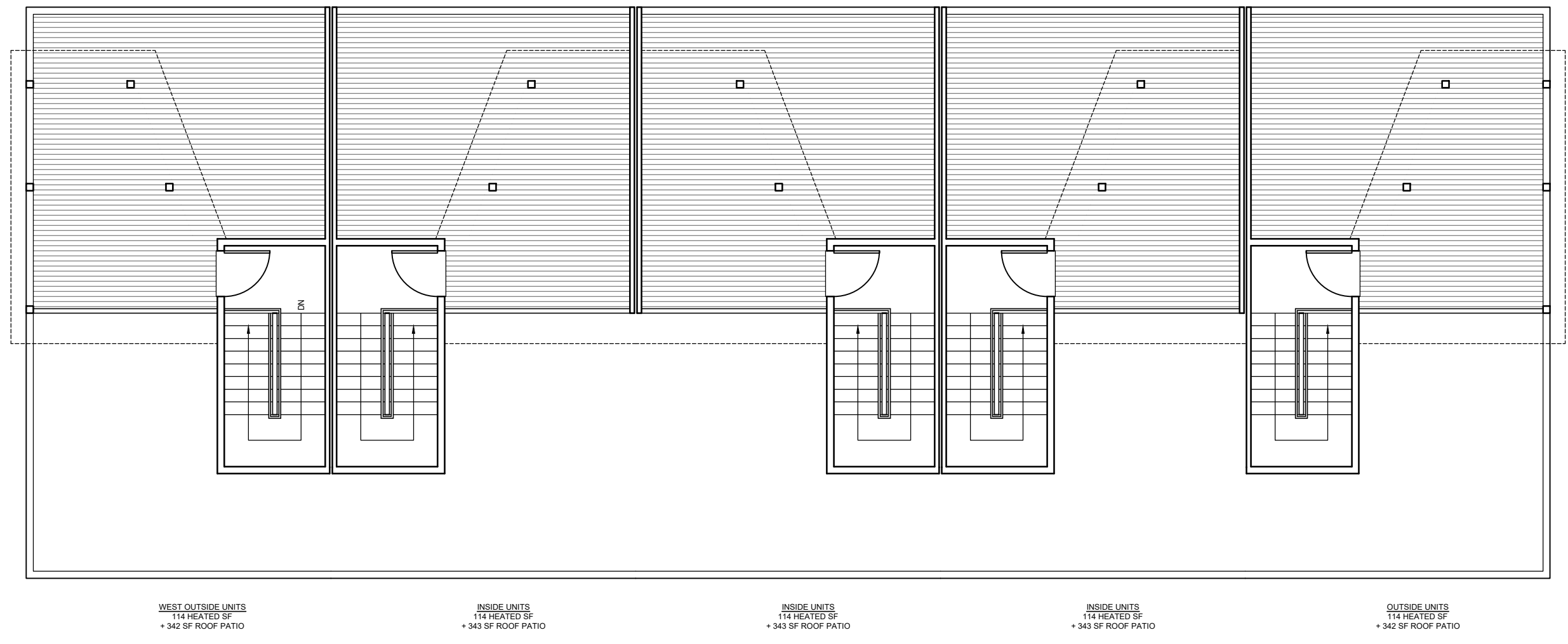
Meeting adjourned at 10:15am.

Subject: Changes to the proposed development from meeting

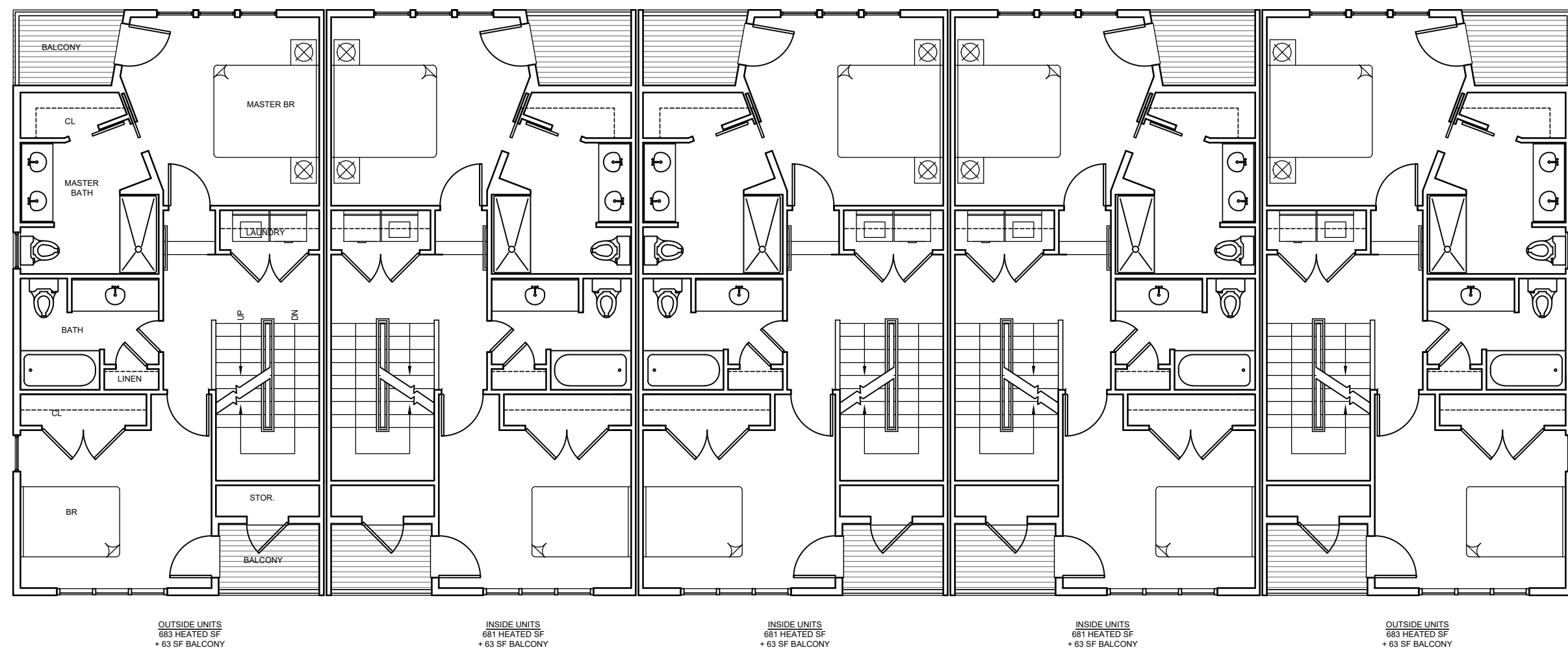
No changes or amendments were made to plans or development proposal from the discussions at the meeting.



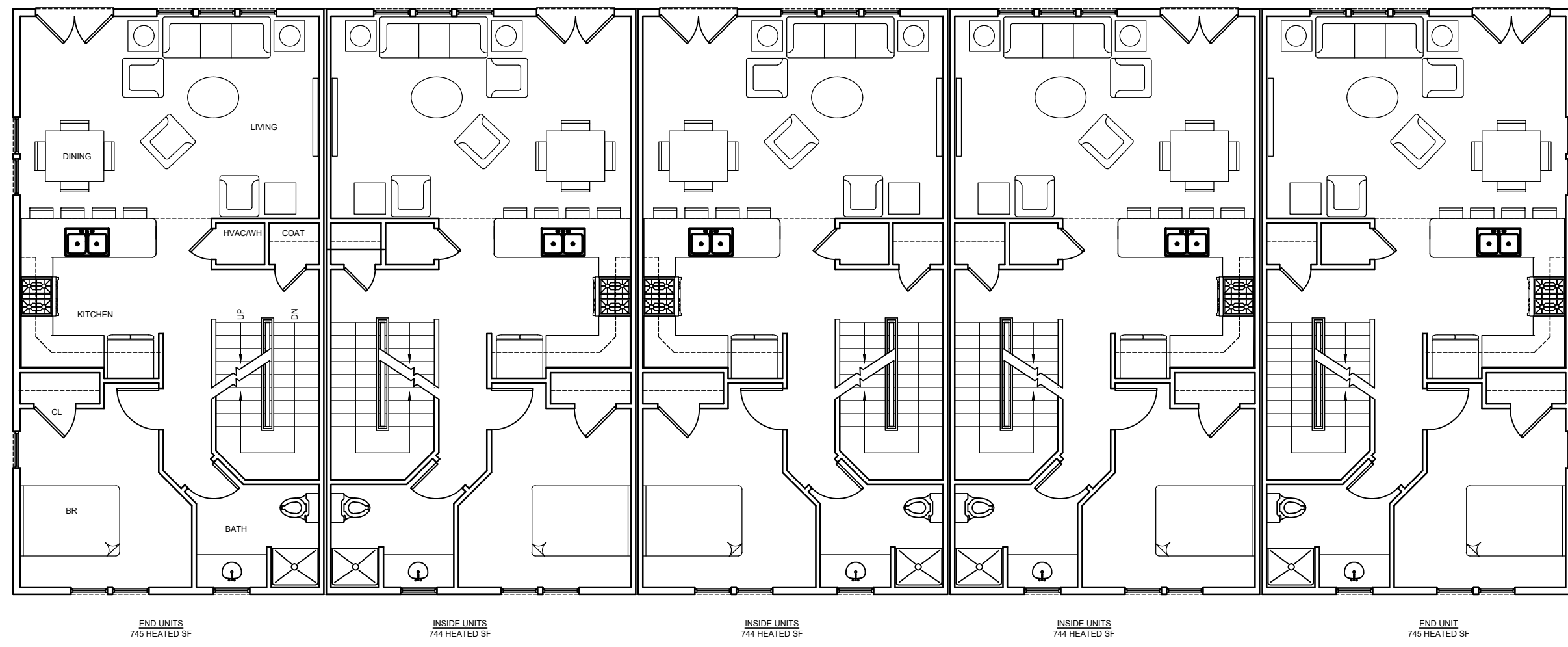
CANAL DRIVE CONDOS
 406 CANAL DRIVE
 CAROLINA BEACH, NC



(CI) ROOF PATIO PLAN Scale: 1/8" = 1'-0"



(BI) UPPER LEVEL FLOOR PLAN Scale: 1/8" = 1'-0"



(AI) MAIN LEVEL FLOOR PLAN Scale: 1/8" = 1'-0"

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00:00:00	ISSUE	
MARK	DATE	DESCRIPTION
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CAD DWG FILE: 21106_CONCEPTPLANS.DWG		
DRAWN BY:		
CHK'D BY: LML		
WEST BUILDING CONCEPT FLOOR PLANS		

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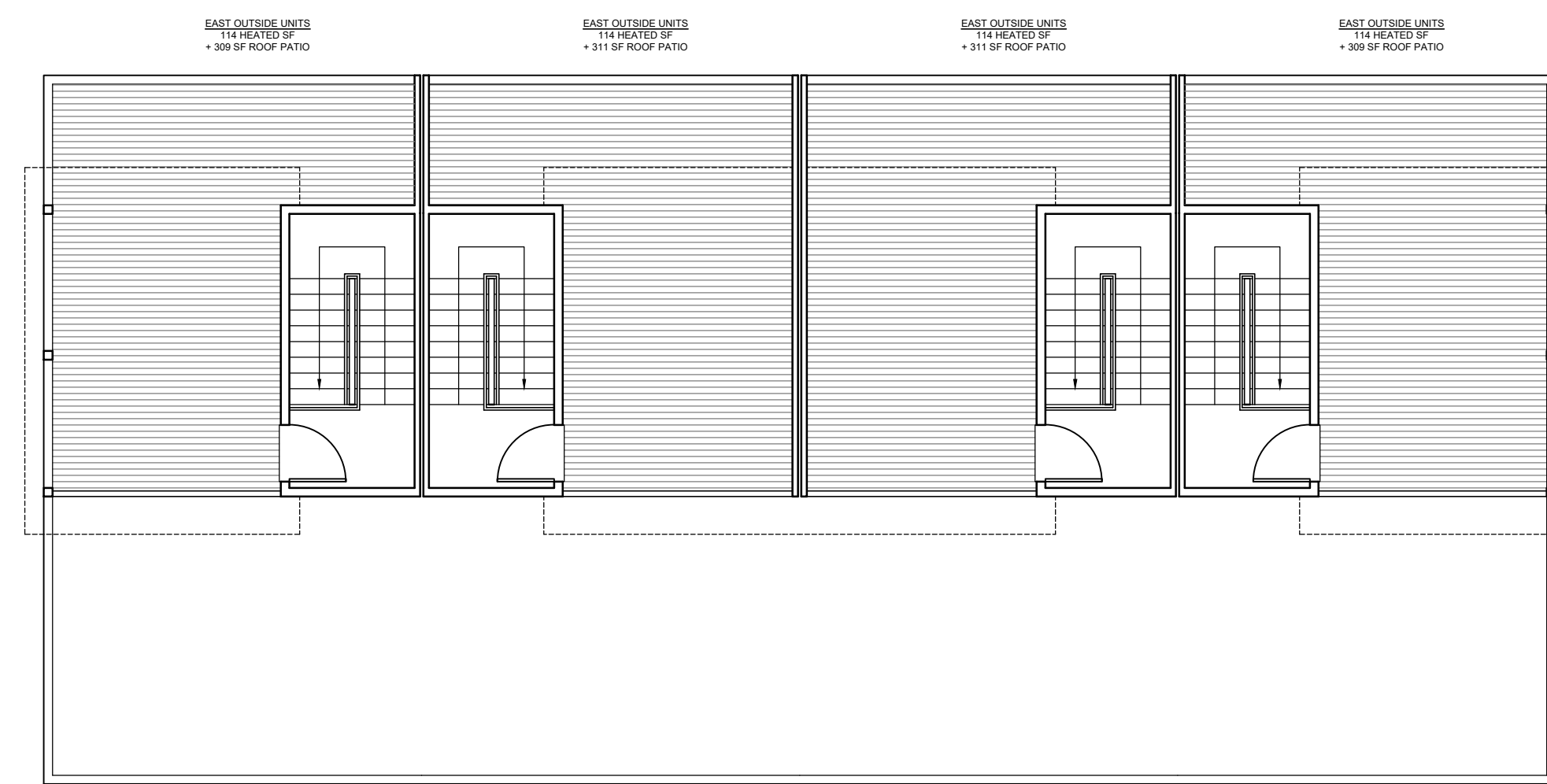
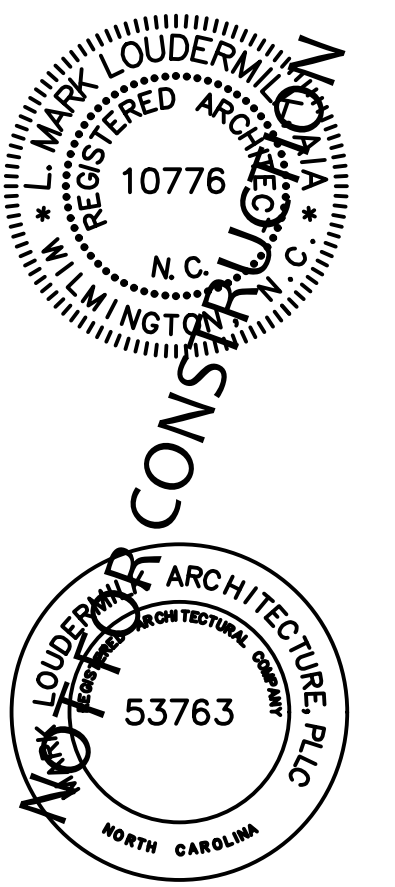
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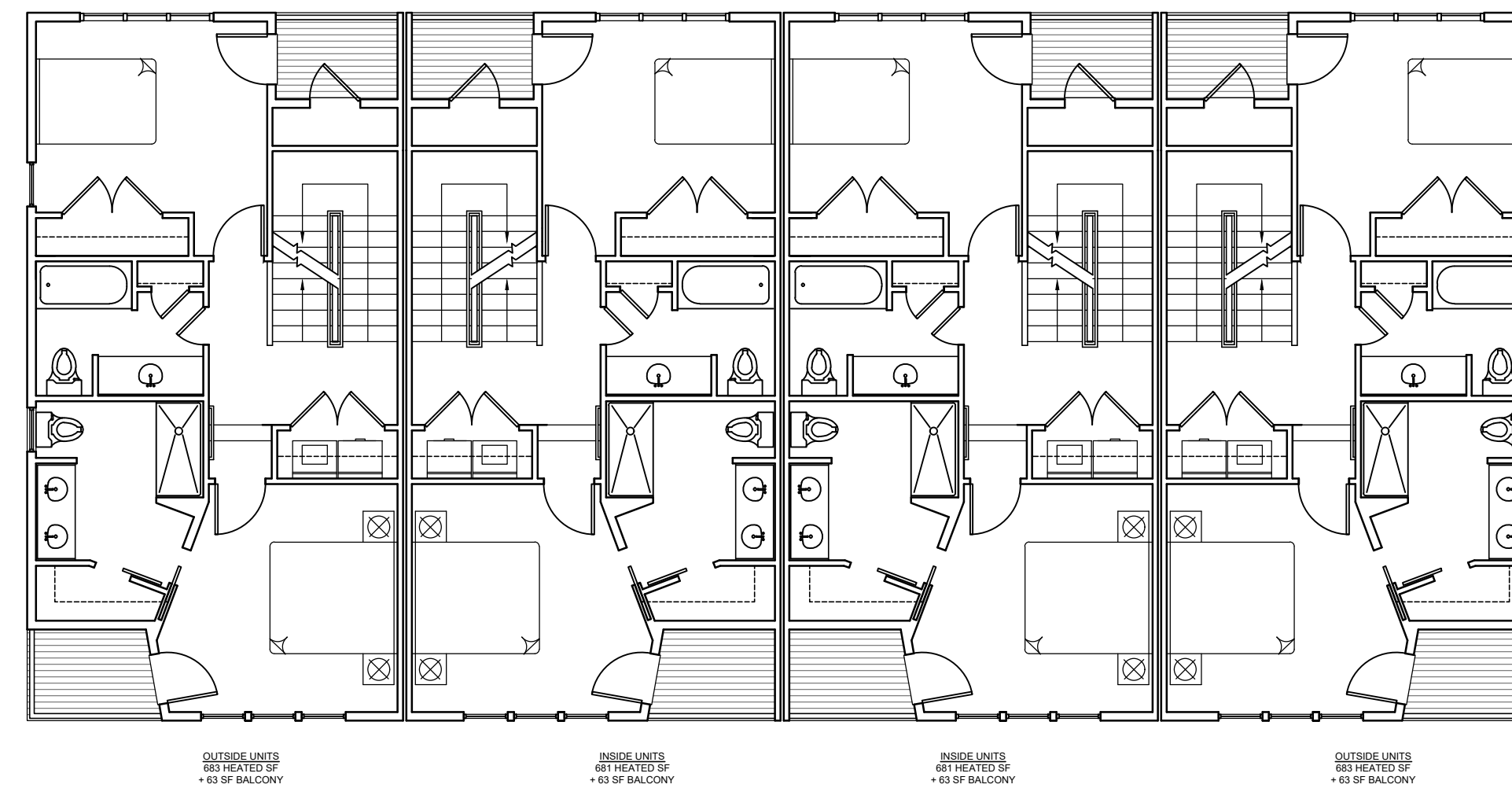
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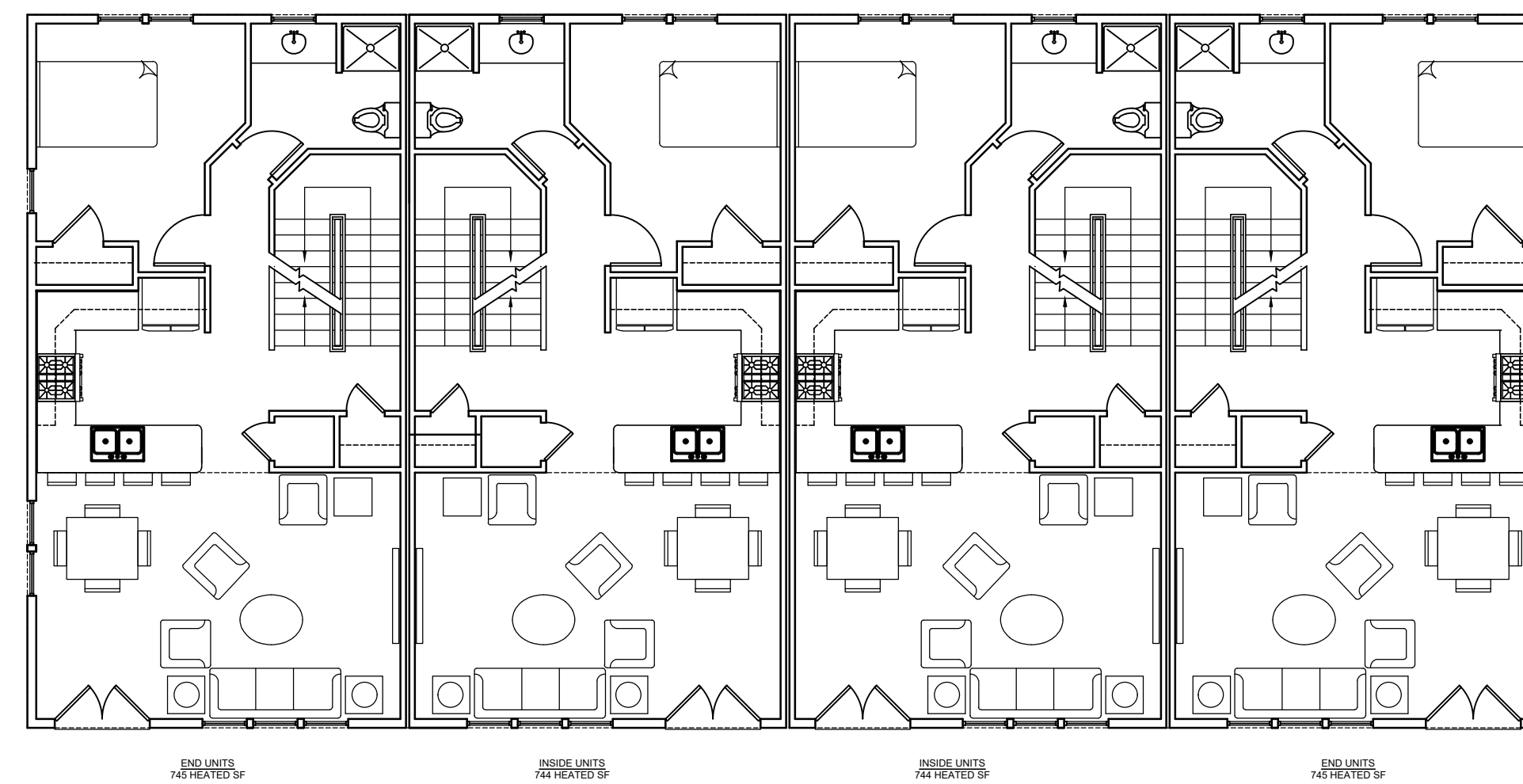
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(CI) ROOF PATIO PLAN
 Scale: 1/8" = 1'-0"



(BI) UPPER LEVEL FLOOR PLAN
 Scale: 1/8" = 1'-0"



(AI) MAIN LEVEL FLOOR PLAN
 Scale: 1/8" = 1'-0"

CANAL DRIVE CONDOS
 406 CANAL DRIVE
 CAROLINA BEACH, NC

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00.00.00	ISSUE	
MARK	DATE	DESCRIPTION
PROJECT NO:	21106	
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DRAWN BY:		
CHK'D BY:	LML	
EAST BUILDING CONCEPT FLOOR PLANS		

A102

WEST BUILDING

<i>END UNITS</i>	HEATED	STORAGE	BALCONY/PATIO			
GROUND FLOOR	94	62	0			
MAIN LEVEL	745					
UPPER LEVEL	683		63			
ROOF PATIO LEVEL	114		342			
TOTAL	1,636	62	405	2,103	2	4,206

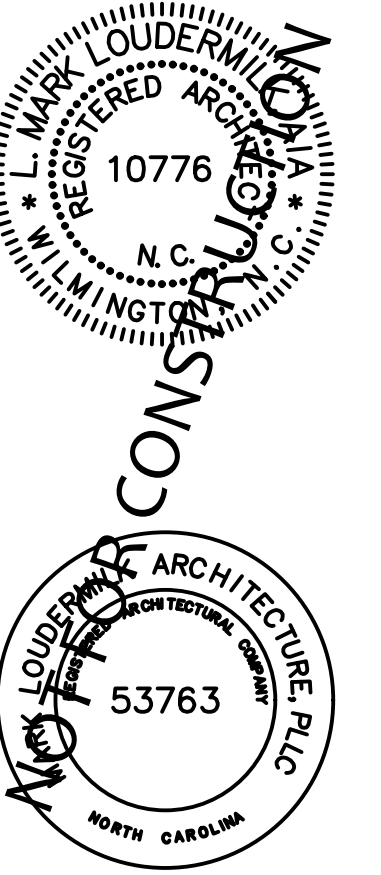
<i>INSIDE UNITS</i>	HEATED	STORAGE	BALCONY/PATIO			
GROUND FLOOR	94	62	0			
MAIN LEVEL	744					
UPPER LEVEL	681		63			
ROOF PATIO LEVEL	114		343			
TOTAL	1,633	62	406	2,101	3	6,303

10,509**EAST BUILDING**

<i>END UNITS</i>	HEATED	STORAGE	BALCONY/PATIO			
GROUND FLOOR	94	62	0			
MAIN LEVEL	745					
UPPER LEVEL	683		63			
ROOF PATIO LEVEL	114		309			
TOTAL	1,636	62	372	2,070	2	4,140

<i>INSIDE UNITS</i>	HEATED	STORAGE	BALCONY/PATIO			
GROUND FLOOR	94	62	0			
MAIN LEVEL	744					
UPPER LEVEL	681		63			
ROOF PATIO LEVEL	114		311			
TOTAL	1,633	62	374	2,069	2	4,138

8,278**TOTAL LIVABLE SF 18,787**



CANAL DRIVE CONDOS
 406 CANAL DRIVE
 CAROLINA BEACH, NC

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DRAWN BY:		
CHK'D BY:	LML	

PERSPECTIVE VIEW

A104

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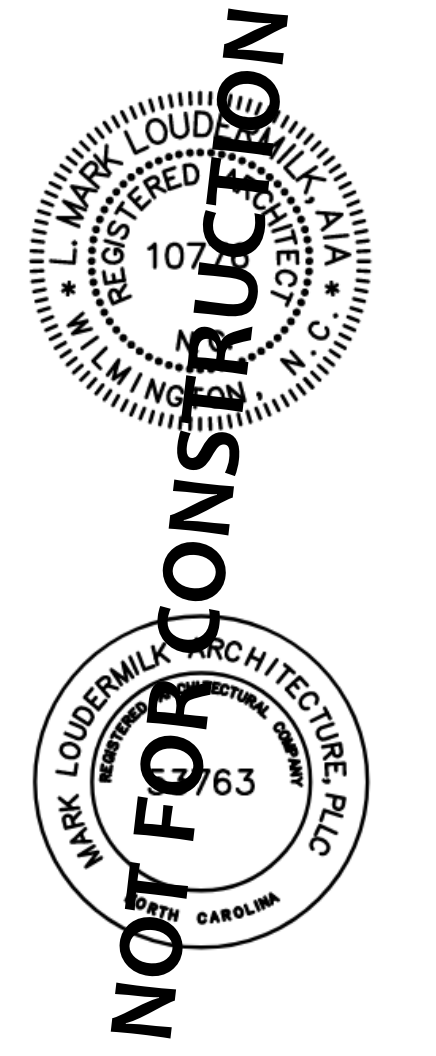
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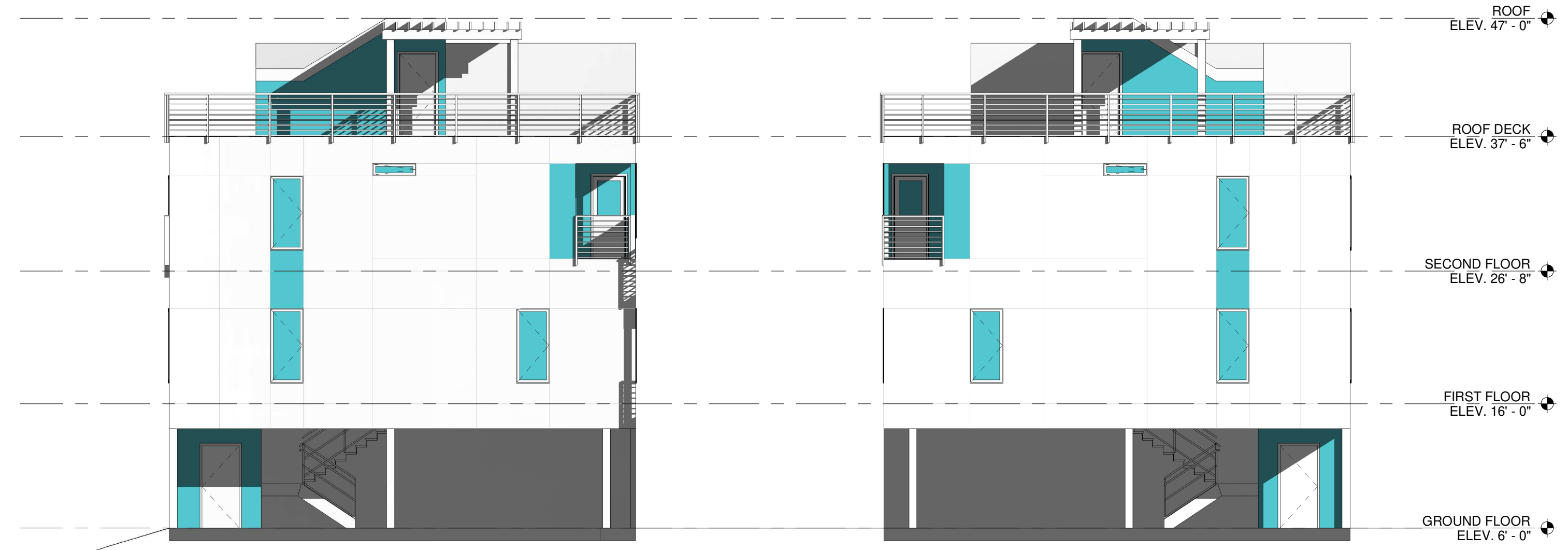
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1



Enter address here



1 EAST ELEVATION
 SCALE: 1/8" = 1'-0"



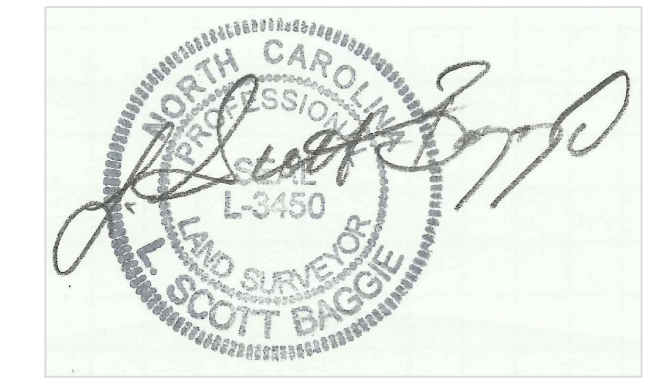
3 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

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Mark	Date	Description
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DATE:	12/9/21	
SCALE:	1/8" = 1'-0"	
DRAWN BY:	PMH	
PROJ MGR:	LML	
EXTERIOR ELEVATIONS		
A201		

CERTIFICATE OF ACCURACY & MAPPING

I, L. Scott Baggie, do certify that this plat was drawn under my supervision from an actual survey made under my supervision; that the boundaries not surveyed are clearly indicated; that the ration of precision as calculated is 1:10,000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this 12TH day of SEPTEMBER., A.D. 2021.

L.Scott Baggie P.L.S. L-3450



- LEGEND:
- IPF - IRON PIPE FOUND
 - COMPUTED POINT
 - △ NAIL FOUND
 - N/F - NOW OR FORMERLY
 - R/W - RIGHT OF WAY
 - FENCING
 - ⊕ POWER UTILITY POLE
 - ⊕ SPOT ELEVATIONS (NAVD 88)

NOTE:

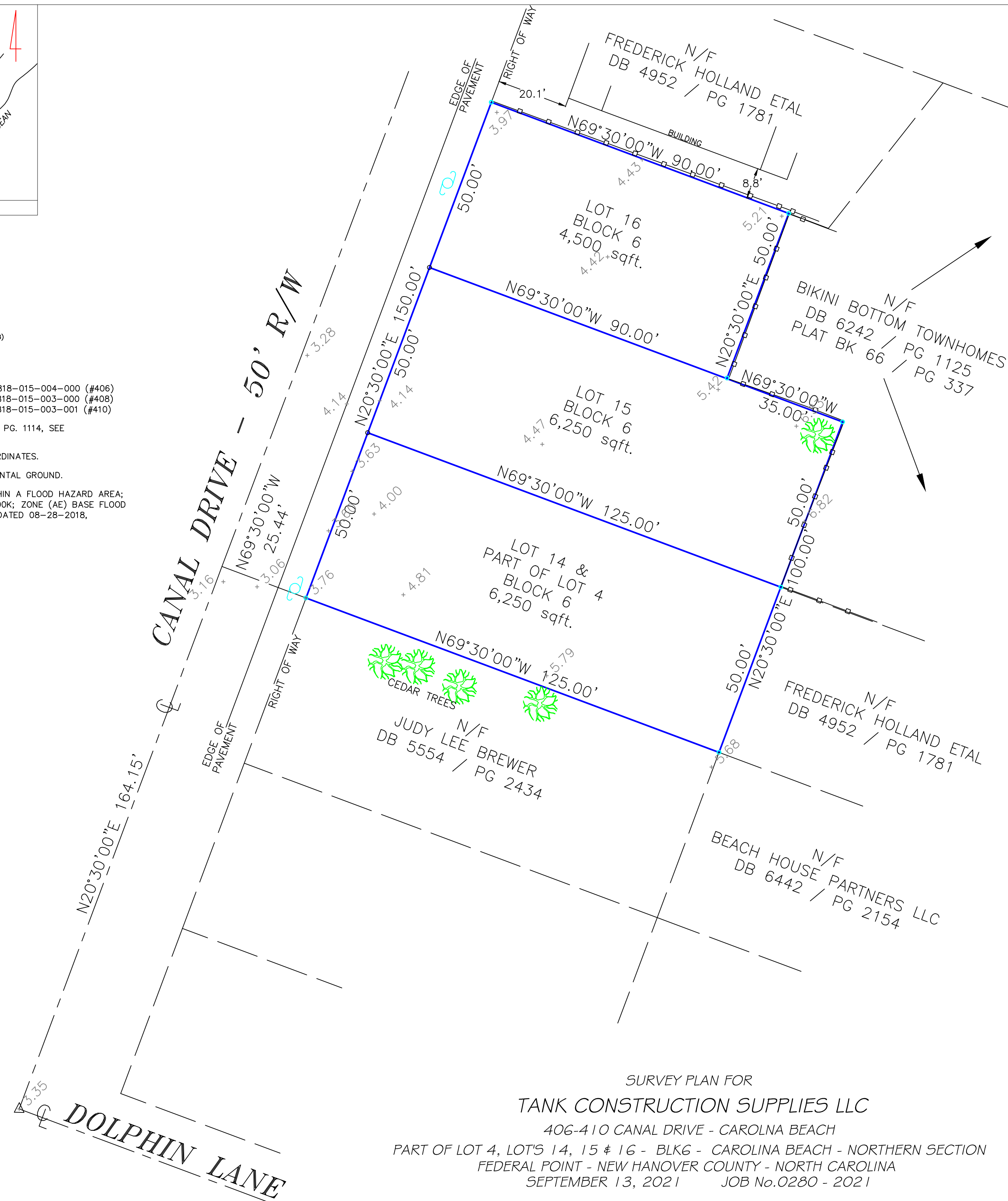
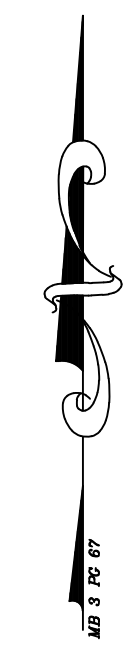
TAX PARCELS ID# PID: R08818-015-004-000 (#406)
 PID: R08818-015-003-000 (#408)
 PID: R08818-015-003-001 (#410)

DEED REFERENCE, DB. 5836 PG. 1114, SEE MAP BOOK 3 PAGE 67.

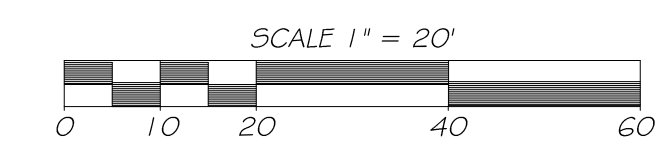
AREA CALCULATED BY COORDINATES.

ALL DISTANCES ARE HORIZONTAL GROUND.

PARCELS ARE LOCATED WITHIN A FLOOD HAZARD AREA; PER FEMA FIRM #3720313000K; ZONE (AE) BASE FLOOD ELEVATION 11' (NAVD 88); DATED 08-28-2018,



SURVEY PLAN FOR
TANK CONSTRUCTION SUPPLIES LLC
 406-410 CANAL DRIVE - CAROLINA BEACH
 PART OF LOT 4, LOT'S 14, 15 & 16 - BLK6 - CAROLINA BEACH - NORTHERN SECTION
 FEDERAL POINT - NEW HANOVER COUNTY - NORTH CAROLINA
 SEPTEMBER 13, 2021 JOB No.0280 - 2021



Progressive Land
 Development Consultants, PLLC
 A VETERANS OWNED SMALL BUSINESS
 P.O. BOX 1026, CAROLINA BEACH, NC 28426
 910-367-0066 - lsbaggie@pldcpa.com / P-0874
 LAND SURVEY/PLANNING/GIS/SCIENCE