

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.



2023 Submission Deadlines & Meeting Dates

Technical Review Committee		Planning & Zoning Commission		Town Council	
Submission	Meeting	Submission	Meeting	Submission	Meeting
Jan 2	Jan 17	Dec 29	Jan 12	Dec 27	Jan 10
Feb 6	Feb 21	Jan 26	Feb 9	Jan 31	Feb 14
Mar 6	Mar 21	Feb 23	Mar 9	Feb 28	Mar 14
Apr 3	Apr 17	Mar 30	Apr 13	Mar 28	Apr 11
May 1	May 15	Apr 27	May 11	Apr 25	May 9
June 5	June 19	May 25	June 8	May 30	June 13
July 3	July 17	June 29	Jul 13	June 27	July 11
Aug 7	Aug 21	July 27	Aug 10	July 25	Aug 8
Sept 1	Sept 18	Aug 31	Sept 14	Aug 29	Sept 12
Oct 2	Oct 16	Sept 28	Oct 12	Sept 26	Oct 10
Nov 6	Nov 20	Oct 26	Nov 9	Oct 31	Nov 14
Dec 4	Dec 18	Nov 30	Dec 14	Nov 28	Dec 12
Jan 2024	Jan 2024	Jan 2024	Jan 2024	Jan 2024	Jan 2024
Board	# Copies Full Size	# Copies Electronic	Recipients		
TRC	9	1	1 Manager, 3 Planning, 1 Fire, 1 Police, 2 Operations, 1 Admin		
P&Z	9	1	7 P&Z, 1 Manager, 2 Planning, 1 Secretary, 1 Island Gazette		
Town Council	9	1	5 Town Council, 1 Manager, 1 Planning, 1 Clerk, 1 Island Gazette		

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.

Please complete all sections of the application.

A. Property Information

Address(es): 205 Charlotte Avenue, Carolina Beach, NC 28428

PIN(s): R09006-032-014-000

Project Name: Kindred @ Common Ground

Size of lot(s): 18,750 sqft

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):

Event Venue for Weddings and Events with a Bar ABC License as we will operate the alcohol beverage component of the event space.

C. Applicant Contact Information

Kindred Carolina Beach LLC

Michael Urti

513 Monroe Avenue Carolina Beach, NC 28428

910-530-0843

michael.urti@nestrealty.com

D. Owner Contact Information (if different)

Common Ground Holdings LLC
Owner's Name

1414 Snapper Lane; Unit 2
Mailing Address

Carolina Beach, NC 28428
City, State, and Zip Code

910-530-0843
Telephone

michael.urti@nestrealty.com
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.

Yes No N/A

- X The name, address, and phone number of the professional(s) responsible for preparing the plan if different than the applicant.
- X An appropriate scaled plan
- X Title block or brief description of project including all proposed uses
- X Date
- X North arrow
- X Property and zoning boundaries
- X The square footage of the site
- X Lot coverage (buildings, decks, steps)
- X Location of all existing and proposed *structures* and the setbacks from property lines of all affected structures to remain on-site
- X Design of driveways and parking
- X Adjacent right-of-ways labeled with the street name and right of way width
- X 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
 - Submit the total daily water flow usage and sewer design flow by a design professional
- 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.

Michael Urti

04/19/2023

Signature

Date

AUTHORITY FOR APPOINTMENT OF PERSON TO ACT ON MY BEHALF

The undersigned owner, Common Ground Holdings LLC, does hereby appoint Kindred Carolina Beach LLC 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: 04/19/2023

Appointee's Name, Address & Telephone:

Kindred Carolina Beach LLC
Michael Urti
513 Monroe Avenue
Carolina Beach, NC 28428

Signature of Owner: *Michael Urti* 04/19/2023

Town of Carolina Beach,

The owners of Kindred Carolina Beach LLC, Michael and Katie Urti and David and Lara Hamlet, are applying for a Conditional Zoning Permit for an Event Venue located at 205 Charlotte Avenue, the former Deckhouse Restaurant. Our goal is to renovate the interior of the property to host weddings, local and regional music, comedic acts, culinary experiences, philanthropic events, birthday parties, and a range other community related events.

Fire hydrant locations can be found on an included ancillary diagram.

The landscape buffer can be found in green on the primary layout diagram. Since this is not new construction and the property has existed since 1945, the back of the building does not have 10 feet to accommodate a buffer zone. There is approximately five feet between the back of the building and property line. We are asking for an exception to the buffer zone at the back of the building. Congesting this area with vegetation would impede access to or make it impassable in case of an emergency or maintenance concern. The back of the building currently houses HVAC and natural gas equipment.

Within 500ft of the property there are 148 public spaces. A diagram and space allocation by street can be found on a included ancillary diagram.

Trash receptacle location is indicated on the primary layout diagram. This is a shared dumpster with Kate's Pancake House.

Lastly, during our Public Input Meeting held on 12/5/2022 at 9:00am, we spoke about potential outdoor space as part of the project. At this time, creating outdoor space is not part of the scope of this project.

Thank you

Kindred Carolina Beach LLC

November 25, 2022 at 1:20:20 PM

10,239 of 11,401



Dear Carolina Beach Resident,

You are invited to a Public Input Meeting for a Conditional Zoning Application regarding the parcels located at 205 and 209 Charlotte Avenue...the former Deckhouse Restaurant.

The Conditional Zoning Applicant will be requesting the following.

- Combining the two parcels into one larger parcel of land and absorbing the Central Business District Zoning. Currently, 205 Charlotte Ave is C.B.D. and 209 is Mixed Used Zoning.
- Creation of an "Event Venue" Permissible Land Use for the former Deckhouse building. The applicant intends to make this into a Wedding and Event Venue.
- Commercial Planned Unit Development of 10 retail and/or restaurants constructed out of Shipping Containers on the section of land that is currently a parking lot. (209 Charlotte Ave) See attached preliminary site plan.
- Conditional Zoning Application will also ask for the applicant to be able to operate a Privately Owned paid parking lot which is allowed within the CBD Zoning with conditional zoning approval.

Public Input Meeting Details

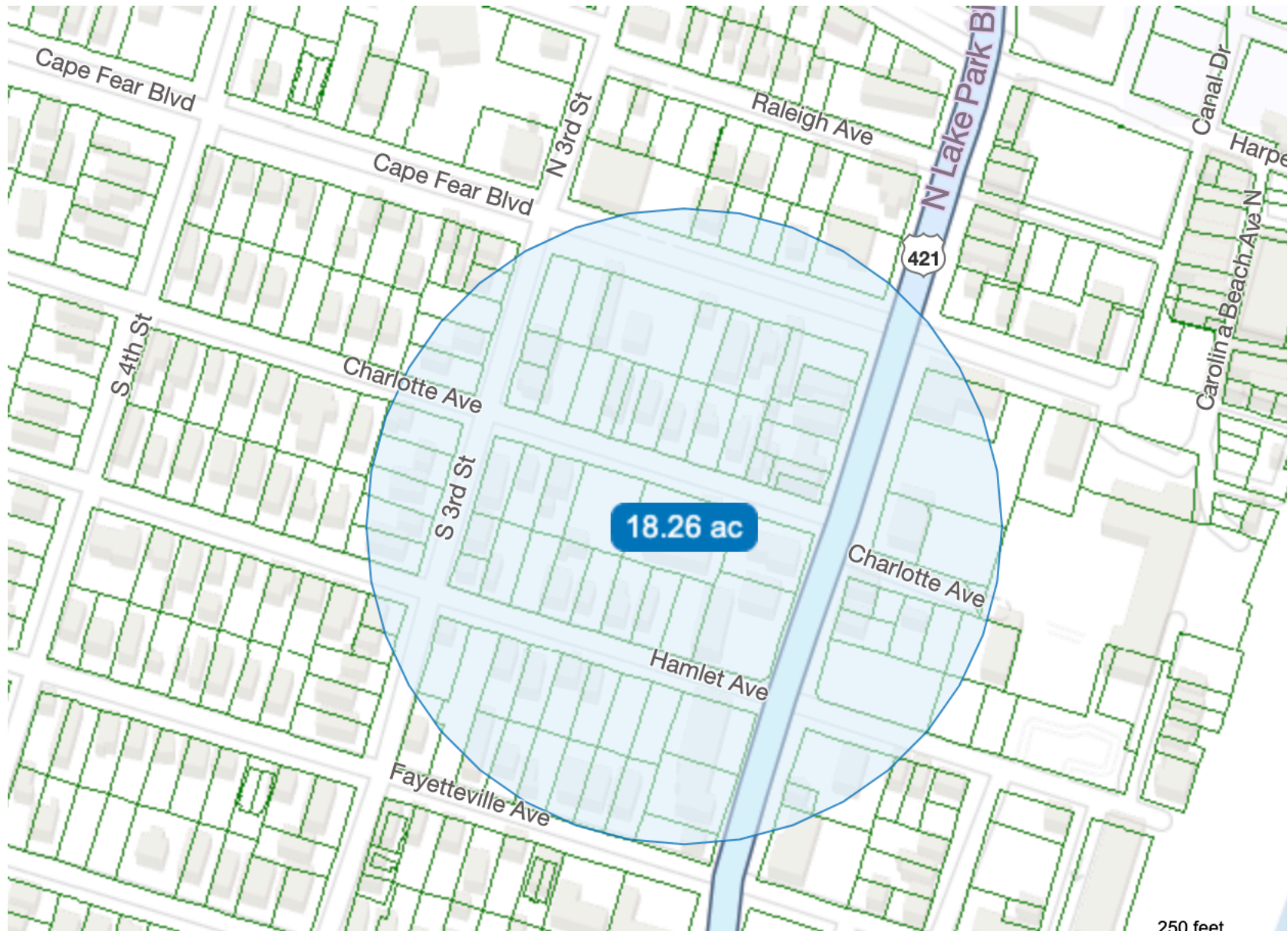
Monday, December 5th, 2022

9:00am

The Deckhouse
205 Charlotte Avenue
Carolina Beach, NC 28428

Michael Urti
Broker/Realtor
Nest Realty
910.460.6890
Michael.urti@nestrealty.com





Property Owners within 500ft Radius of 205 Charlotte Ave

Owner Name 1	First Name 1	Last Name 1	First Name 2	Last Name 2	Owner Address	Owner City	Owner State	Owner Zip	Property Address	Property City	Property Zip	Property Type
Mfp Properties LLC					Po Box 271	Carolina Beach	NC	28428-0271	10 Lake Park Blvd S	Carolina Beach	28428-5131	Commercial
Island Kite Surf Complex LLC					Po Box 1427	Carolina Beach	NC	28428-1427	209 Lake Park Blvd S	Carolina Beach	28428-5136	Commercial
Robert J Russo Jr	Robert	Russo			Po Box 1675	Carolina Beach	NC	28428-1675	213 Cape Fear Blvd	Carolina Beach	28428-5128	Commercial
On The Beach Inc					Po Box 2289	Carolina Beach	NC	28428-2289	109 Cape Fear Blvd	Carolina Beach	28428	Commercial
On The Beach Inc					Po Box 2289	Carolina Beach	NC	28428-2289	104 Charlotte Ave	Carolina Beach	28428	Commercial
On The Beach Inc					Po Box 2289	Carolina Beach	NC	28428-2289	5 Lake Park Blvd S	Carolina Beach	28428	Commercial
Tony Silvagni Holdings LLC					107 Charlotte Ave	Carolina Beach	NC	28428-5120	107 Charlotte Ave	Carolina Beach	28428-5120	Commercial
Roof Emma Trust					221 Lochview Dr	Cary	NC	27518-9620	8 Lake Park Blvd S	Carolina Beach	28428-5131	Commercial
Lazzara Pizza Inc					105 Dover Ln	Jacksonville	NC	28540-4584	9 Lake Park Blvd S	Carolina Beach	28428-5184	Commercial
Cbkb LLC					224 Seawatch Way	Kure Beach	NC	28449-4808	109 Charlotte Ave	Carolina Beach	28428	Commercial
107 Lake Park LLC					224 Seawatch Way	Kure Beach	NC	28449-4808	104 Hamlet Ave	Carolina Beach	28428	Commercial
Cbkb LLC					224 Seawatch Way	Kure Beach	NC	28449-4808	103 Lake Park Blvd S	Carolina Beach	28428-5134	Commercial
107 Lake Park LLC					224 Seawatch Way	Kure Beach	NC	28449-4808	107 Lake Park Blvd S	Carolina Beach	28428	Commercial
Rizk Realty Co					Po Box 1786	Laurinburg	NC	28353-1786	214 Cape Fear Blvd	Carolina Beach	28428-5127	Commercial
Apple Eight Spe Carolina Beach Lp					814 E Main St	Richmond	VA	23219-3306	100 Charlotte Ave	Carolina Beach	28428-5119	Commercial
Beach House Partners III LLC					1525 S Front St	Wilmington	NC	28401-6119	201 Cape Fear Blvd	Carolina Beach	28428-5128	Commercial
Frederick D Crouch	Frederick	Crouch	Margaret	Crouch	3148 Casa Ct	Wilmington	NC	28409-2788	1 Lake Park Blvd N	Carolina Beach	28428-4926	Commercial
Weiss K LLC					510 Seaview Rd E	Wilmington	NC	28409-4927	102 Lake Park Blvd S	Carolina Beach	28428-5133	Commercial
Zions Purple Star LLC					7601 Scout Camp Hatila Rd	Wilmington	NC	28409-5028	207 Hamlet Ave	Carolina Beach	28428	Commercial
Coen Joseph C & Trustee Coen Ann M Trustee					616 Sea Castle Ct	Wilmington	NC	28412-3277	208 Lake Park Blvd S	Carolina Beach	28428-5135	Commercial
Susan M Ywaskevic	Susan	Ywaskevic			100 River Ct	Wilmington	NC	28412-3560	205 Lake Park Blvd S	Carolina Beach	28428	Commercial
Carolina Beach Town Of					1121 Lake Park Blvd N	Carolina Beach	NC	28428-4130	219 Hamlet Ave	Carolina Beach	28428	County Exempt
Carolina Beach Town Of					1121 N Lake Park Blvd	Wrightsville Beach	NC	28480	5 Lake Park Blvd S	Carolina Beach	28428	County Exempt
Bellsouth Telecommunications Inc					1155 NE Peachtree St # 14H02	Atlanta	GA	30309	220 Charlotte Ave	Carolina Beach	28428	Open Space
Bellsouth Telecommunications Inc					1155 NE Peachtree St # 14H02	Atlanta	GA	30309	222 Charlotte Ave	Carolina Beach	28428	Open Space
Bellsouth Telecommunications Inc					1155 NE Peachtree St # 14H02	Atlanta	GA	30309	3 S Third St	Carolina Beach	28428	Open Space
Bellsouth Telecommunications Inc					1155 NE Peachtree St # 14H02	Atlanta	GA	30309	5 S Third St	Carolina Beach	28428	Open Space
Bellsouth Telecommunications Inc					1155 NE Peachtree St # 14H02	Atlanta	GA	30309	217 Cape Fear Blvd	Carolina Beach	28428	Residential
Ashley Gabrielle Nicole Parks	Ashley	Parks			Po Box 428	Carolina Beach	NC	28428-0428	101 Lake Park Blvd S	Carolina Beach	28428	Residential
Russell J Cook	Russell	Cook	Sharon	Cook	Po Box 978	Carolina Beach	NC	28428-0978	207 S Third St	Carolina Beach	28428	Residential
Russo Rentals LLC					Po Box 1675	Carolina Beach	NC	28428-1675	218 Charlotte Ave	Carolina Beach	28428-5121	Residential
Paula Stephen Lee	Paula	Lee	Alice	Lee	403 Peninsula Dr	Carolina Beach	NC	28428-4013	106 S Third St	Carolina Beach	28428-5153	Residential
Cori L McQueen	Cori	McQueen	Daniel	McQueen	601 Rocky Mount Ave	Carolina Beach	NC	28428-4322	205 Cape Fear Blvd	Carolina Beach	28428-5128	Residential
Raul Sabra Florez	Raul	Florez			208 Fayetteville Ave	Carolina Beach	NC	28428-5109	208 Fayetteville Ave	Carolina Beach	28428-5109	Residential
Patrick Smith Jewell	Patrick	Jewell	Diana	Jewell	209 Fayetteville Ave	Carolina Beach	NC	28428-5110	212 Fayetteville Ave	Carolina Beach	28428-5109	Residential
Kieu Loan Thi Tang	Kieu	Tang	Nguyen	Tiec	109 Hamlet Ave	Carolina Beach	NC	28428-5114	109 Hamlet Ave	Carolina Beach	28428-5114	Residential
Matthew William Ward	Matthew	Ward			209 Hamlet Ave	Carolina Beach	NC	28428-5116	209 Hamlet Ave	Carolina Beach	28428-5116	Residential
Patrick M Lahner	Patrick	Lahner	Harrell	Cathy	211 Hamlet Ave	Carolina Beach	NC	28428-5116	211 Hamlet Ave	Carolina Beach	28428-5116	Residential
Rhiannon L Harrell	Rhiannon	Harrell			211 Hamlet Ave	Carolina Beach	NC	28428-5116	213 Hamlet Ave	Carolina Beach	28428-5116	Residential
Tony Mirasol Sabetti	Tony	Sabetti			217 Charlotte Ave	Carolina Beach	NC	28428-5122	217 Charlotte Ave	Carolina Beach	28428-5122	Residential
1210 Fhd LLC					300 Charlotte Ave	Carolina Beach	NC	28428-5123	300 Charlotte Ave	Carolina Beach	28428-5123	Residential
Mach 2 Lih LLC					209 Cape Fear Blvd	Carolina Beach	NC	28428-5128	209 Cape Fear Blvd	Carolina Beach	28428-5128	Residential
Page Jason R & Rev Liv Trust Page Amity H Rev Liv Trust					102 Third St S	Carolina Beach	NC	28428-5153	102 S Third St	Carolina Beach	28428-5153	Residential
William M Knott	William	Knott	Patricia	Knott	104 Third St S	Carolina Beach	NC	28428-5153	104 S Third St	Carolina Beach	28428-5153	Residential
Young S Kim	Young	Kim	Wendy	Kim	101 Third St S	Carolina Beach	NC	28428-5154	101 S Third St	Carolina Beach	28428-5154	Residential

Laura Lookingbill	Laura	Lookingbill			105 Third St S	Carolina Beach	NC	28428-5154	105 S Third St	Carolina Beach	28428-5154	Residential
Darrel Allen Christina M Pershing	Darrel	Pershing			200 Third St S Unit 1	Carolina Beach	NC	28428-5155	200 S Third St	Carolina Beach	28428-5155	Residential
Timothy Brewington	Timothy	Brewington			212 Hamlet Ave	Carolina Beach	NC	28428-5159	212 Hamlet Ave	Carolina Beach	28428-5159	Residential
Adrian Olga Rodriguez	Adrian	Rodriguez			210 Charlotte Ave	Carolina Beach	NC	28428-5186	210 Charlotte Ave	Carolina Beach	28428-5186	Residential
Coa Laluna	Coa	Laluna			103 Charlotte Ave	Carolina Beach	NC	28428-5193	103 Charlotte Ave	Carolina Beach	28428-5193	Residential
J&M Enterprises LLC Of Wilmington					1316 Mackerel Ln	Carolina Beach	NC	28428-5505	214 Fayetteville Ave	Carolina Beach	28428-5188	Residential
Vicky L Evans	Vicky	Evans			1211 Swordfish Ln	Carolina Beach	NC	28428-5510	206 Charlotte Ave	Carolina Beach	28428-5121	Residential
Common Ground Holdings LLC					1414 Snapper Ln # 2	Carolina Beach	NC	28428-5713	205 Charlotte Ave	Carolina Beach	28428-5121	Residential
Common Ground Holdings LLC					1414 Snapper Ln # 2	Carolina Beach	NC	28428-5713	209 Charlotte Ave	Carolina Beach	28428	Residential
Pats Holdings LLC					1005 Carolina Beach Ave N Apt 3	Carolina Beach	NC	28428-6262	201 S Third St	Carolina Beach	28428-5156	Residential
Eric Chanh	Eric	Chanh			106 Hidden Rock Ct	Cary	NC	27513-8309	208 Hamlet Ave	Carolina Beach	28428-5115	Residential
Roof Emma Trust					221 Lochview Dr	Cary	NC	27518-9620	12 Lake Park Blvd S	Carolina Beach	28428-5183	Residential
Steve K West	Steve	West	Sandra	West	140 Delieesseline Dr	Cayce	SC	29033-4312	210 Hamlet Ave	Carolina Beach	28428-5115	Residential
Walter R Kiser	Walter	Kiser	Wylie	Kiser	5210 Hoover Dr	Charlotte	NC	28269-2935	216 Hamlet Ave	Carolina Beach	28428-5115	Residential
J Dean Carpenter	J	Carpenter			3613 Dallas Cherryville Hwy	Dallas	NC	28034-8763	214 Hamlet Ave	Carolina Beach	28428	Residential
J Dean Jacqueline H Carpenter	J	Carpenter			3613 Dallas Cherryville Hwy	Dallas	NC	28034-8763	218 Hamlet Ave	Carolina Beach	28428	Residential
Robert T Newcomer	Robert	Newcomer	Janet	Newcomer	42030 State Highway 10	Delhi	NY	13753-2300	210 Fayetteville Ave	Carolina Beach	28428	Residential
Jacqueline M McCarter	Jacqueline	McCarter			3855 Broadwater Ct	Gastonia	NC	28056	215 Charlotte Ave	Carolina Beach	28428	Residential
Grayson R Clinard	Grayson	Clinard			266 Seawatch Way	Kure Beach	NC	28449-4808	208 Charlotte Ave	Carolina Beach	28428-5121	Residential
Beachwalk Development LLC					Po Box 1086	Pinebluff	NC	28373-1086	214 Charlotte Ave	Carolina Beach	28428-5121	Residential
Ocean Pearl Properties LLC					Po Box 1086	Pinebluff	NC	28373-1086	216 Charlotte Ave Unit	Carolina Beach	28428-5121	Residential
Brian Jamie Mountain	Brian	Mountain			313 Sherwee Dr	Raleigh	NC	27603-3521	2 S Third St	Carolina Beach	28428-5151	Residential
Jamie Brian Mountain	Jamie	Mountain			313 Sherwee Dr	Raleigh	NC	27603-3521	4 S Third St	Carolina Beach	28428-5151	Residential
Jamie Brian Mountain	Jamie	Mountain			313 Sherwee Dr	Raleigh	NC	27603-3521	6 S Third St	Carolina Beach	28428-5151	Residential
William Mooney	William	Mooney	Jennifer	Godbold	209 W Park Dr	Raleigh	NC	27605-1739	105 Hamlet Ave	Carolina Beach	28428-5114	Residential
Brian Jamie Peeler Mountain	Brian	Mountain			208 Ashe Ave	Raleigh	NC	27605-1815	8 S Third St	Carolina Beach	28428-5151	Residential
Melissa Griffin	Melissa	Griffin			14 Daisy St	Raleigh	NC	27607-7039	301 Charlotte Ave	Carolina Beach	28428-5124	Residential
David Sonya Rhiver	David	Rhiver	Devin	Rohan	12449 Richmond Run Dr	Raleigh	NC	27614-6415	200 S Third St	Carolina Beach	28428-5155	Residential
Nicholas C Lentz	Nicholas	Lentz	Mariah	Lentz	976 Gregory Fork Rd	Richlands	NC	28574-7214	217 Hamlet Ave	Carolina Beach	28428-5116	Residential
John R Doeller	John	Doeller	Amy	Doeller	6336 Willingham Dr	Roanoke	VA	24018-5399	216 Charlotte Ave Unit	Carolina Beach	28428-5121	Residential
James Jennifer Peeler	James	Peeler			110 Nobska Light Ct	Simpsonville	SC	29681-5783	204 Charlotte Ave	Carolina Beach	28428-5121	Residential
David Blackstock	David	Blackstock			6269 Solomons Island Rd	Tracys Landing	MD	20779-9705	204 Hamlet Ave	Carolina Beach	28428	Residential
Glenn S Hechler	Glenn	Hechler	Sherry	Hechler	9655 E Vicks Pl	Tucson	AZ	85748-3355	203 Hamlet Ave	Carolina Beach	28428-5116	Residential
Brian P Fodrey	Brian	Fodrey	Elizabeth	Fodrey	608 Fairgate Dr	Wexford	PA	15090-1528	206 Hamlet Ave	Carolina Beach	28428-5115	Residential
Beach House Partners Iv LLC					1525 S Front St	Wilmington	NC	28401-6119	6 Lake Park Blvd S	Carolina Beach	28428-5131	Residential
Driftwood Villas Hoa Inc					Po Box 1537	Wilmington	NC	28402-1537	108 Lake Park Blvd S	Carolina Beach	28428-5161	Residential
Driftwood Villas Hoa Inc					Po Box 1537	Wilmington	NC	28402-1537	200 Lake Park Blvd S	Carolina Beach	28428-5160	Residential
Coastal Retreat LLC					1121 Military Cutoff Rd Ste C267	Wilmington	NC	28405-3968	204 Fayetteville Ave	Carolina Beach	28428	Residential
Salty Bay Properties LLC					1529 Salty Bay Lndg	Wilmington	NC	28409	204 Cape Fear Blvd	Carolina Beach	28428-5127	Residential
Fred Margaret Crouch	Fred	Crouch			3148 Casa Ct	Wilmington	NC	28409-2788	206 Cape Fear Blvd	Carolina Beach	28428-5127	Residential
Meeks Living Trust					7601 Scout Camp Hatila Rd	Wilmington	NC	28409-5028	105 Charlotte Ave	Carolina Beach	28428	Residential
Zions Purple Star LLC					7601 Scout Camp Hatila Rd	Wilmington	NC	28409-5028	206 Fayetteville Ave	Carolina Beach	28428-5109	Residential
Panorama Properties LLC					5307 S College Rd	Wilmington	NC	28412-2292	208 Cape Fear Blvd	Carolina Beach	28428-5127	Residential
Panorama Properties LLC					5307 S College Rd	Wilmington	NC	28412-2292	210 Cape Fear Blvd	Carolina Beach	28428-5127	Residential
Richard D Longnecker	Richard	Longnecker	Gail	Longnecker	8603 Shipwatch Dr	Wilmington	NC	28412-3535	300 Hamlet Ave	Carolina Beach	28428-5117	Residential
Mbkw LLC Kirkland Family Holdings LLC					Po Box 3283	Wilson	NC	27895-3283	207 Cape Fear Blvd	Carolina Beach	28428-5128	Residential

12/05/2022 9:00am Meeting Minutes

Attendees:

- Deb Regentin, 512 Goldsboro Ave, Carolina Beach
- Meg Butler, 206 Texas Ave, Carolina Beach
- Tom and Jan Newcomer, 210 Fayetteville Ave, Carolina Beach
- Ralph Rood, 105 Tennessee Ave #101, Carolina Beach
- Jim B, 1103 St Joseph, Carolina Beach
- Steve West, 210 Hamlet Ave, Carolina Beach
- Cat Lahner, 211 Hamlet Ave, Carolina Beach
- Kate Weiss, 102 S Lake Park Blvd, Carolina Beach
- Jeannette Morales, 207 Atlanta Ave, Carolina Beach
- Steven Wright, 1224 Spot Ln, Carolina Beach
- Brittney Roseberry, 1112 Snapper Ln, Carolina Beach
- Sara Maielle, 403 Wilson Ave
- Robin Toone, 106 Summer Salt Lane, Carolina Beach
- Rich Jones, 811 Harper Ave, Carolina Beach
- Michelle Brass, 508 N 8th St, Carolina Beach
- Zach Brass, 508 N 8Th St, Carolina Beach
- Dave Blackstock, 204 Hamlet Ave, Carolina Beach
- Glenn Hechler, 203 Hamlet Ave, Carolina Beach
- Robin Cooksley, 705 Charlotte Ave, Carolina Beach
- Jay Healy, 701 Charlotte Ave, Carolina Beach
- LeeAnn Tiuchowski, 606 Monroe Ave, Carolina Beach
- Kevin Walsh, 304 North Carolina Ave, Carolina Beach
- Billy Cooley, 464 Atlanta Ave, Carolina Beach
- Terry Espel, 103 S Front St, Wilmington
- Alexis Smith, 400 Virginia Ave, Apt 305D, Carolina Beach
- Wescott Butler, 206 Texas Ave, Carolina Beach

Meeting Notes:

Common Ground operating partners, Michael and Katie Urti and David and Lara Hamlet, started the meeting with introductions and then delivered a high-level overview of the business concept, site plan, goals for the community and their philosophy on the project.

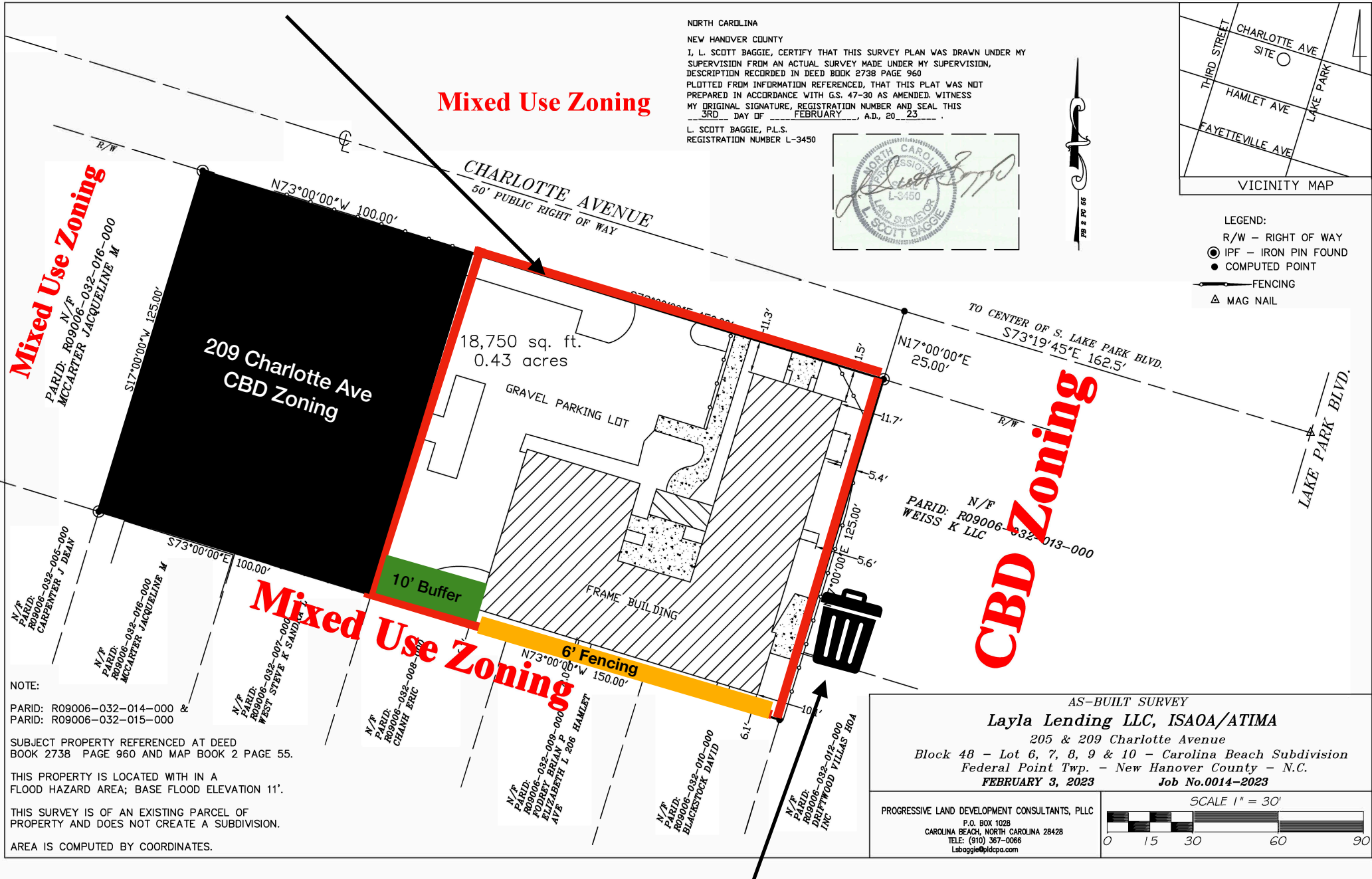
After speaking with the neighbors, the following were the recurring concerns voiced during the meeting. Concerns for resident and business owners were as follows.

- Brittney Rosenberry- Suggested we ask what the community would like to see. Loves the idea and says parking is available all over. Happy that it is not condos.

- Jeanette Morales- Asked about the style of containers and plans for types of business that will lease them. She expressed concerns about the venue's hours of operation for closing in the evening. She shared with the attendees and operating partners that she arrived at the meeting skeptical, but is leaving excited.
- Steve Wright- Asked capacity of wedding venue and how we planned to accommodate parking for customers of the venue
- Dave Blackstock- Inquired if additional restrooms would be added to serve the container portion of the property
- Steve West- Shared concerns regarding noise pollution and wished to know if fencing would be constructed to keep people from entering his property
- Tom and Jan Newcomer- Shared concerns over noise and light pollution, parking, and privacy due to second level units being elevated.
- Terry Espy (developer) - Owns a wedding venue and is familiar with the cargo container concept. Expressed her positivity towards the venue and concept.
- Glenn Hlechler- Ask if we believed we could host enough event within the wedding/event venue to make a viable business.
- Ralph Roody- Inquired about the size and safety of containers. Also, asked if second level would be ADA compliant.
- Debbie Regentin - She has seen Mike and Katie grow as business owners and is excited that they are going to help others do the same with this concept.
- Leeann Trichousky- Expressed excitement that the original Deckhouse building would remain and that this venture would be investing back into the community.

205 Charlotte Avenue
 Lot Sqft = 18,750 sq.ft.
 Building Footprint = 6,990 sq.ft.
 Building Lot Coverage = 37.28%

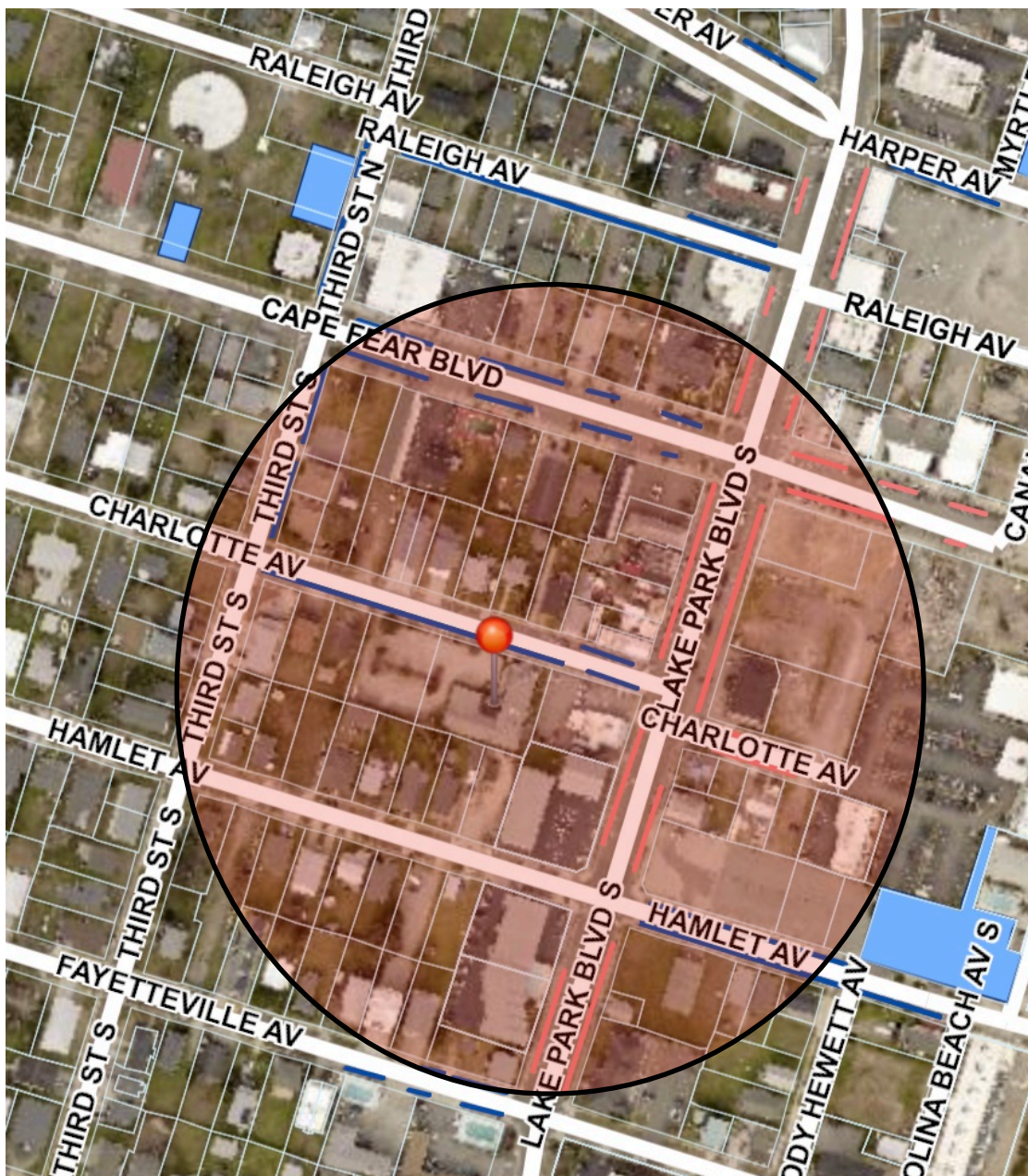
Gross Floor Area = 6,990 sq.ft.
 Parking Spaces Needed = 64
 Public Parking Spaces within 500' = 148



Shared Dumpster with Kate's Pancake House

Parking Spaces within 500' of 205 Charlotte Avenue

Street	Public Spots
Charlotte Ave	14
Lake Park Blvd	54
Hamlet Ave	14
Cape Fear	66
Total	148



Fire Hydrant Locations

