

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



Permit # C723-02

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:

- ② 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.
- ② The notice must include time, date, location, and project description.
- The applicant must maintain and submit to with their application a:
 - ② A copy of the letter announcing the meeting
 - ② A list of property owners contacted
 - ② An attendance roster from the meeting
 - ② A summary of the issues discussed
 - ② 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.

Please complete all sections of the application.

A. Property Information

Address(es): 801 ST. JOSEPH ST.

PIN(s): _____

Project Name PUTTER PUB

Size of lot(s): 10254 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):

Mini golf course with bar

C. Applicant Contact Information

Putter Pub, LLC

Company/corporate Name (if applicable):

RYAN & LAURA O'ROURKE

Applicant's Name

312 PENINSULA DR

Mailing Address

CAROLINA BEACH NC 28428

City, State, and Zip Code

919-210-7568

Telephone

THE DIVE 458@GMAIL.COM

Email

D. Owner Contact Information (if different)

PAUL ATKINSON

Owner's Name

514 GOLDSBORO

Mailing Address

CAROLINA BEACH NC 28428

City, State, and Zip Code

919-427-0167

Telephone

debbie@marshallslooks.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

- 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
- 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.

Paul Athi

Signature

6/18/2023

Date

AUTHORITY FOR APPOINTMENT OF PERSON TO ACT ON MY BEHALF

The undersigned owner, Paul Atkinson, does hereby appoint RYAN O'ROURKE 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: 6/8/23

Appointee's Name, Address & Telephone:

RYAN O'ROURKE
212 PENINSULA DR
CAROLINA BEACH NC
28428

Signature of Owner: Paul Atkinson

5/11/2023

To whom it may concern,

The tenants at 801 Saint Joseph Street, Carolina Beach have scheduled an on-site Community Input Meeting for Tuesday May 23rd at 9:30 am.

Tenants will install an 18- hole mini golf course and renovate the building on the property to operate the mini golf course, serve drinks and relax. For any further information or questions please email us at Putterpubcb@gmail.com .

Best regards,

Ryan & Laura O'Rourke

Summary of Issues Discussed at Public Input Meeting for Putter Pub

We had a very good turnout for our Public Input Meeting. Over all it seemed that everyone who attended the meeting was there in support of Putter Pub and for our contribution to the positive development of Carolina Beach. We were asked lots of good questions which we will lay out below.

When will Putter Pub be open? We do not have a set date to open as of now, however the beginning of October is our goal.

What will be your hours of operation? We are still trying to determine that. We do plan to have different hours for on- season and off season. On season hours we anticipate to be 10am to 10pm, and maybe later on weekends. Off season hours, anywhere from noon until 4pm to open and close anywhere from 9-10pm and again possibly later on weekends.

Will you be open seven days a week? Yes, we will be open seven days a week.

Will you have live music? We don't plan to have live music regularly. We may incorporate live music for events, tournaments and holidays.

How will you be lighting the outdoor space? We plan to limb up and thin out the large Live Oak trees on the property and wrap lights around the limbs. We anticipate the limb lights to be enough to light the whole mini golf course. If these lights do not provide enough lighting we will add some floodlights to the corners of the building shining out and down on the course.

Do you have any plans for the exterior of the building? Yes, the middle window on the south side of the building will be enlarged and become a 9 foot wide sliding service window where customers can walk up to and be served from someone inside. We plan to paint the exterior a "beachy" color like you would find on homes in Carolina Beach.

Will you have inside seating? There will be 10-12 bar stools at the bar as well as some chairs and couches to lounge on in another area.

What will your max occupancy be? We have not received our occupancy certificate yet, we won't receive that until all the renovations are complete.

How many parking spaces will you have and will the parking lot be paved? There will 9 parking spaces, one of which will be a handicapped space. We will also have 5 "compact car" or LSV parking spaces along with some bike racks. The parking lot will remain gravel it this time.

Will you allow customers to bring their own alcohol? No, by law we cannot.

Will the owners be on site working? The owners plan to operate the business along with a staff.

Is there going to be any options for food? We will have food trucks and possibly offer a small delivery menu from our other business, The Dive.

Do you plan to put a fence up? Yes, just around the mini golf course it self.

After having the meeting and getting input from those who attended, there is no need for any changes related to the proposal based on meeting discussions.

Property Owner

YACHT ROAD PROPERTY LLC	8108 NEEDLE GRASS
MICHEL MARK DEBRA	630 SAINT JOSEPH
GIROLAMI KELLY A NEWTON RICHARD	266 FAYEMARSH
ASHTON SCOTT W KATHLEEN S	4408 TALCOTT
WINNER DAVID C JR	406 ATLANTA
LUNASEA LLC	515 CLARENDON
WILSON LARRY	630 SAINT JOSEPH
RILP NC2 LP	11995 EL CAMINO REAL
PEARSON BERTRAN J GLORIA	
HARRAL WILLIAM T LILLIA	208 KIRKFIELD
PASSMORE WARREN R HRS	9829 RIVER
MCLAMB HUBERT OWEN ETAL	2634 JUNIPER CHURCH
KTS RENTAL PROPERTIES LLC	8108 NEEDLE GRASS
HANCOCK SHELLEY ETAL	16718 FIVE POINT
BIRD BONNIE L	405 MARINA
TULLY PAUL S ERIKA B	411 CAROLINA BEACH
CAROLINA BEACH TOWN OF	1121 LAKE PARK
ISLAND BREEZE OF CB LLC	1628 SOUND WATCH
LONGS RENTAL INVESTMENTS LLC	107 CAROLINA SANDS
PROXIMITY CB LLC	102 AUTUMN HALL
CBAD LLC	1009 LAKE PARK
BEACHTIME 670 LLC	335 WATSONS MILL
KENNEDY JONATHAN N KELLI A C	600 MASHIE
MERSEREAU GLENN E TRUSTEE	1113 BEXLEY HILLS
ENNESSER JOSEPH J JR TRUSTEE	670 SAINT JOSEPH
STEUER KEITH S MELANIE C	1215 BRIERS CREEK
SCANDURA SUSAN S REV TRUST	103 RUM CAY
WEIMER DAVID A NICHOLE E	105 RUM CAY
GABBY LLC	713 SAINT JOSEPH
PDA VENTURES LLC	10820 CAHILL
HOPLITE PROPERTIES LLC	701 LAKE PARK
CCR PROPERTY LLC	301 IVY
PIERCE JAMES C NATALIE H	7201 LAUREL POINT
WOMBLE MICHAEL H	
FEDERAL POINT YACHT CLUB	910 BASIN
POWELL LARRY A SONJA U	
TAKACS A WARREN AMY E	520 STAFFORDSHIRE
MORLOCK BARRY G CAROLYN C	105 ROUGUE COVE
FEDERAL POINT YACHT CLUB	910 BASIN
ISLAND MARINA ENTERPRISES LLC	511 CLARENDON
PRESSLY JEFF ANN	630 SAINT JOSEPH
SMALL JOHN F MARSHA S	7733 SETON HOUSE
BAKER AARON E LINDSAY E	6104 GRETNA
HYNDS BARRY M LESLEY M TRONIC	6103 MOUNT CARMEL PARKE
HUNTER CHARLES E SANDRA I	5813 WHITE HERON
BRAUN JASON R ERICA M	630 SAINT JOSEPH

HAYES VIRGINIA L ET VIR	650 SAINT JOSEPH
BANNISTER LAND ENTERPRISES LLC	
SEARCY REV LIV TRUST	10 BLACKBERRY
ARAK ROBERT J	25637 BARGANCA
JIRINEC WILLIAM R	650 SAINT JOSEPH
RAGON HUGH B SHERRI S	650 SAINT JOSEPH
CONAWAY JAMES S DEBRA J	650 SAINT JOSEPH
PARKER DAREN J MICHELLE P	767 TIMBERLAKE
MCCOMBS KEITH JULIA	4201 BARKTON
VICINI DONALD C	529 DYNAMIC
HEAL CHRISTOPHER E LAURA E	670 SAINT JOSEPH
MOONEY BILLY R JR	9308 SMART
ENNESSER JOSEPH J JR TRUSTEE ETAL	7500 MCCORMICK
ESCALDI PHILIP V ROSEMARY	8488 PINE BREEZE
JSL CB PROPERTIES LLC	1108 MERCHANT
JSL CB PROPERTIES LLC	1108 MERCHANT
WINNER ENTERPRISES/CAR BCH LLC	
SOUND VIEW UOA INC	1029 LAKE PARK
DUGGAN JOSEPH D	712 SAINT JOSEPH
REAVIS STEVEN G	712 ST JOSEPH
HELIN FRANCIS J DEBRA DEAN	630 SAINT JOSEPH
SHANNON COLIN JANICE	2015 GIOVANNI
COWAN BENJAMIN A ALISA B	630 SAINT JOSEPH
ALBRIGHT KAREN M TRUSTEE	3006 NEW YARMOUTH
STANCIL FREDERICK S DIANE B	67 OLD GROVE
PURITIS MICHAEL D CHRISTINA A	9009 SAINT STEPHENS
PURITIS MICHAEL D CHRISTINA A	9009 SAINT STEPHENS
GABBY LLC	713 SAINT JOSEPH
ROOF RALPH W LIVING TRUST	221 LOCHVIEW
ALAMA SAMI T ETAL	4041 FAIRWAY GROVES
WINNER ENTERPRISES/CAR BCH LLC	
KRAMER THOMAS JOSEPH SUSAN ETAL	9 SUSAN MARIE
SAUNDERS JAMES C CARMELA L	3824 DUXFORD
JONES RICHARD H SR PATRICIA G	712 SAINT JOSEPH
WALKER DAVID K JOANN	67 POST OAK
BIGGS JOANN	677 FLEMING
PIERCE JAMES C III NATALIE H	7201 LAUREL POINT
TOLHURST FREDERICK L SUE A	712 SAINT JOSEPH
HAMM BRENDA MOORE	712 SAINT JOSEPH
MALAN JOHN J MARIAN C	712 SAINT JOSEPH
HOMICKI JOHN JOSEPH FRANCES A	128 AMSTERDAM
QUALITY HOME REPAIR & MAINTENANCE INC	103 WINNER
ST JOSEPH BUSINESS COA	
ST JOSEPH CONDOS LLC	
BDYNASTY LLC	205 GREENVILLE
ALPHA MORTGAGE CORP	1320 AIRLIE

ST JOSEPH CONDOS LLC
INNVEST LLC
BEKER TERRI
MASTERSON ALLEN L LYNN C
PALM INVESTMENT INC
BARBOUR DENNIS WANDA

727 EASTOWNE
7 FOX

917 BASIN
511 CLARENDON

5/26/2023 Public Input Meeting-Attendance Roster for Putter Pub

Sue Tolhurst
Fred Tolhurst
David Walker
Joann walker
David Weimer
Mark Michel
Debbie Michel
Ann Presley
Tim Lassiter
Jeff Hogan
Michelle Alberta
Marian Malan
Beth Terrell
Wescott Butler
Josh Morton
Whit Butler
Rich James
Ricky Brown
Wayne Rouse

PUTTER PUB LLC
801 ST. JOSEPH STREET
CAROLINA BEACH, NC 28428-4011

PAY TO THE ORDER OF TOWN OF CAROLINA BEACH
THREE HUNDRED (XXX) 000/00
TRUIST 
FOR 02 for 801 st Joseph st

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DATE 6/15/23

\$ 350.00
DOLLARS



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