

March 7, 2024

Community Meeting for Conditional Rezoning Request for Property at 223, 225, 227, 235, 237 and 239 Carolina Beach Avenue.

The meeting was held at the Community Life Center, 300 Harper Avenue in Carolina Beach, NC. Attendance was approximately 150 people.

Overview:

Discussion was focused on the proposed conditional rezoning of property located at 223, 225, 227, 235, 237 and 239 Carolina Beach Avenue and identified as New Hanover County Parcels: R09006-005-015-000, R09006-005-016-000, R09006-005-019-000, R09006-005-020-000, R08818-019-001-000 and R08818-109-002-000. The current zoning of the property is CBD. The proposed conditional rezoning would allow for a multipurpose development to include a hotel, restaurant, and parking.

Introduced a proposed 100' Embassy Suites hotel. Formal invitations were sent to property owners within 500' of the project site. Attached documents include meeting minutes, mailing list, attendee sign-in sheets, and invitation.

Community Concerns:

- Height of the proposed hotel
- Infrastructure (water and sewer capacity)
- Traffic impacts
- Stormwater management

Outcome:

Collected valuable community feedback to guide project refinements and inform subsequent meetings.

Attachments:

- Mailing List
- Attendee Sign In Sheets
- Meeting Invitation

March 2025

Informal Community Meeting for project publicized via social media.

The meeting was held at SeaWitch, 227 Carolina Beach Avenue N, Carolina Beach, NC. Attendance was approximately 175 people.

Overview:

This was an informal meeting publicized via social media. There were no formal invitations or attendance records. Meeting minutes were provided by Melissa.

Introduced the Holiday Inn. Explained economic need for a taller structure and proposed a 50' Holiday Inn Express (HIE) with fewer amenities as an alternative. This hotel type will meet height requirements.

Community Concerns:

- **Water Infrastructure:** Town confirmed additional water infrastructure will be operational in 1.5 years; regulatory agencies will ensure sufficiency before approval.
- **Sewer Infrastructure:** Town verified existing sewer capacity is adequate.
- **Traffic:** Draft Traffic Impact Assessment (TIA) shows no detrimental impact on transportation capacity or mobility.
- **Stormwater:** Current lots are impervious; the project will comply with local/state regulations, improving existing conditions.

New Concerns Raised:

- Community felt HIE lacked desired amenities. Suggested a mix of HIE and Embassy Suites features.
- Continued concerns about water infrastructure reliability.

Outcome:

Demonstrated responsiveness by exploring alternative hotel designs and reinforcing infrastructure assurances.

A survey regarding the project was distributed to the list of interested parties to complete and collected after the meeting. Attached is the completed survey. There were 246 respondents and comments were generally very positive regarding the project. The consensus was that 52% of respondents preferred a full-service hotel and 20.7% of people preferred a select service product.

Attachments:

- Meeting Invitation
- Survey Results
- Graph of Results

May 2025

Informal Community Meeting for project publicized via social media.

The meeting was held at SeaWitch, 227 Carolina Beach Avenue N, Carolina Beach, NC. Approximately 150 people were in attendance.

Overview:

This was an informal meeting publicized via social media. There were no formal invitations or attendance records. Meeting minutes were provided by Melissa. The meeting was highly positive, with significant community support for the revised proposal.

Positive Developments:

- **Enhanced Amenities:** Proposed a restaurant and event space on the oceanfront lot, addressing community's desires for high-quality facilities.
- **Revised Design:** Introduced a shorter hotel on the lot across the street, aligning with community preferences for a less imposing structure.
- **Water Infrastructure:** Reassured attendees that the project will not proceed without sufficient infrastructure, as confirmed by government officials and regulatory oversight.

Community Feedback:

- Attendees expressed excitement about the new proposal.
- Post-meeting, numerous community members approached the project team to thank them for listening to their feedback and incorporating it into the revised plans.
- There were no complaints/concerns with the new height of the hotel.

Additional Notes:

- Parking was raised as a minor concern, but the team clarified that the preliminary design is ongoing with detailed parking plans forthcoming.

Outcome:

Strong community enthusiasm and support for the updated proposal, reflecting successful engagement and responsiveness to feedback.

Attachments:

- Meeting Invitation

NGUYEN PHILLIP CATHY H	16032 DEER RIVER RD			CHARLOTTE NC 28278
ESSEN SETH V	6220 S MARION WAY			LITTLETON CO 80121
FAUST CHERYL C	4205 N TURNBULL DR			METAIRIE LA 70002
BEACH HARBOUR HOA INC	302 CANAL DR			CAROLINA BEACH NC 28428
SUTTON MARGARET H MICHAELA	901 NUTT ST		APT 1E	WILMINGTON NC 28401
PALAZZO BEATRICE	78 ELMHURST AVE			MEDFORD NY 11763
SALDAMARCO JENNIE L	112 BOCA CIEGA RD			COCOA BEACH FL 32931
ROOF RALPH W TRUSTEE	221 LOCHVIEW DR			CARY NC 27518
SEEL JAMES FRANK JEAN MARIE TRUSTEES	6303 WESCOTT DR			SUMMERFIELD NC 27358
PHILLIPS LAURA	302 CANAL DR		UNIT 35	CAROLINA BEACH NC 28428
REITZEL JEFFREY B	10 GRACE ST		APT 501	WILMINGTON NC 28401
WILLIAMSON BRANDON TIFFANY C	302 CANAL DR		UNIT 16	CAROLINA BEACH NC 28428
SCHWENNESEN DEBORAH K ETAL	12800 E GANO CHANCE DR			CENTRALIA MO 65240
MANNING OLLIN H JR	1731 GOLFVIEW DR			KISSIMMEE FL 34746
WATSON BRIDGET G	3612 OLYMPIA DR			RALEIGH NC 27603
DREWERY RICKY D ETAL	4954 CASSAR RD			LAWNDALE NC 28090
P POTTAMUS PROPERTIES LLC	9115 SEDGLEY DR			WILMINGTON NC 28412
WHITING JEFFREY B	7127 ORCHARD TRCE			WILMINGTON NC 28409
MCCLANAHAN LINDA KAY TRUSTEE	5607 OLD GARDEN RD		APT 106	WILMINGTON NC 28403
HINE RAYMOND J DEBORAH M	570 WATERFORD DR			MANCHESTER NJ 08759
MCCORKLE TOMMY JOE SR	4616 RAPIDS LN			DURHAM NC 27705
RICHARD ANN MARIE S			PO BOX 1486	CAROLINA BEACH NC 28428
CASH RANDY DEBORA	75 FRANK TIMBERLAKE RD			TIMBERLAKE NC 27583
FONTAINE MICHELLE D TIMOTHY R	112 CABOT DR			HOLLY SPRINGS NC 27540
ESSEN SETH V	730 FRONT RANGER RD			LITTLETON CO 80120
CAROLINA BEACH TOWN OF	1121 N LAKE PARK BLV			CAROLINA BEACH NC 28428
RODGERS WILLIAM E III MICHELLE R	2028 HOWSON RD			RALEIGH NC 27603
SCHILLING ROBERT DIANNE	6714 LOOP RD			HUNTINGDON PA 16652
HOWARD AMY K JAMES J	1003 E LADY DIANA CT			APEX NC 27502
ROSE FAMILY PROPERTIES LLC	203 COUNTRY CLUB RD			JACKSONVILLE NC 28546
DIMITRIU RADU GABRIELLA R	431 BILL CLINE RD			NEWNAN GA 30263

S & S BEACH ENTERPRISES LLC			PO BOX 657	CAROLINA BEACH NC 28428
CARLISLE JACK	8620 RIVER RD			WILMINGTON NC 28412
SIMOTAS SPIRIDON GIANOULA	317 GATEFIELD DR			WILMINGTON NC 28412
LANGHEIM GREGORY F CAROLE A	13133 SARGAS ST			RALEIGH NC 27614
ANDERSON DENNIS W			PO BOX 3992	WILMINGTON NC 28406
THAVISIN VORAVUT	222 N CAROLINA BEACH AVE		UNIT 414	CAROLINA BEACH NC 28428
BOURBOUS NICKOLAOS G ETAL	1106 HILL ST			DURHAM NC 27707
CABANA DE MAR ASSOCIATION INC	1612 MILITARY CUTOFF RD		SUITE 108	WILMINGTON NC 28403
CREGIN YAMNA A MATTHEW T	15 CUB RD			LAKE ARIEL PA 18436
WEATHERTREE2 LLC	302 ABBEY OAK LN			APEX NC 27502
PAGE WILLIAM JOSEPH CATHERINE H TRUSTEES	8501 CEDARBROOK DR			CHARLOTTE NC 28215
MURPHY MICHAEL DEAN LIV TRUST	545 VARDON CIR			HEMET CA 92545
BEESON J BLAKE ETAL	222 CAROLINA BEACH AVE		UNIT 305	CAROLINA BEACH NC 28428
FANG CHENG HAN	726 KEYSTONE PARK DR			MORRISVILLE NC 27560
AVERETTE PROPERTIES LLC	3729 W LAKE RD			APEX NC 27539
PURGASON JOHANNA G			PO BOX 478	CAROLINA BEACH NC 28428
CAROLINA BEACH HOSITALITIES LLC	2318 CROWN CENTRE DR			CHARLOTTE NC 28227
WALKER CLAY A	2628 HUNTSMAN TR			WILMINGTON NC 28412
KURTH JEFFREY R AMANDA L	222 CAROLINA BEACH AVE		UNIT 211	CAROLINA BEACH NC 28428
BORDEAUX JOY LEE WILLIAM T TRJSTEEES			PO BOX 552	CAROLINA BEACH NC 28428
BAY INVESTMENTS COMPANY LTD			PO BOX 2629	ADDISON TX 75001
6 HARPER AVE LLC	102411 OVERSEAS AVE			KEY LARGO FL 33037
PARKER ROBERT W SR			PO BOX 1687	CAROLINA BEACH NC 28428
ANDERSON DENNIS W			PO BOX 3992	WILMINGTON NC 28406
WILLIAMS ELISE TRUSTEE	302 CANAL DR			CAROLINA BEACH NC 28428
K5 OCEAN PROPERTIES LLC	1141 BEXLEY HILLS BND			APEX NC 27502
ESSEN SETH V	730 FRONT RANGE RD			LITTLETON CO 80120
FERRER PROPERTIES LLC	312 N CAROLINA BEACH AVE			CAROLINA BEACH NC 28428
PRITCHETT ROASANNE H	257 ROCKY VIEW RD			TAYLORSVILLE NC 28681
ELBERA LLC			PO BOX 349	CAROLINA BEACH NC 28428
WHITE STEPHANIE J MICHAEL B	7728 MINSTREL AVE			WEST HILLS CA 91304

CAROLINA BEACH HOSPITALITIES LLC	2318 CROWN CENTRE DR		CHARLOTTE NC 28227
WEATHERTREE 2 LLC	302 ABBEY OAK LN		APEX NC 27502
CBP3 INC	1121 N LAKE PARK BLV		CAROLINA BEACH NC 28428
BLASER LISA MAYBERRY ETAL	7240 SUMMIT WATERS LN		RALEIGH NC 27613
CB ADVENTURES LLC	6040 CHANCELLORSVILLE DR		WILMINGTON NC 28409
MORGANTI KAREN	302 CANAL DR	UNIT 18	CAROLINA BEACH NC 28428
SCOTT VINCENT	2104 BRUCE PUGH RD		FRANKLINVILLE NC 27248
WHITE HOUSE CB PROPERTIES LLC	109 TEAKWOOD DR	APT 802	CAROLINA BEACH NC 28428
ILM VACATIONS LLC	1330 W MAIN ST		CLAYTON NC 27520
DUKE STEVEN R DOROTHY G	1116 THISTLE BRIAR PL		CARY NC 27511
GARCES/ROWLINGS REAL EST TR _ST	222 CAROLINA BEACH AVE	UNIT 230	CAROLINA BEACH NC 28428
ATKINSON DEBORAH L PAUL W	10820 CAHILL RD		RALEIGH NC 27614
CABANA DE MAR COA INC	ST	PO BOX 1283	CAROLINA BEACH NC 28428
HERNANDEZ HEBER R Q	1710 BARCLAY POINTE BLVD	APT 10207	WILMINGTON NC 28412
ADAMS SHARON LEIGH ETAL	1026 BENNET LN		CAROLINA BEACH NC 28428
CAROLINA BEACH HOSPITALITIES LLC	2318 CROWN CENTRE DR		CHARLOTTE NC 28227
P POTTAMUS PROPERTIES LLC	9115 SEDGLEY DR		WILMINGTON NC 28412
GRAHAM THOMAS SHERRI L	4285 EMILY LOOP	APT 1C	HIGH POINT NC 27265
EAT MORE FUDGE LLC	920 RIPTIDE LN		CAROLINA BEACH NC 28428
THOMAS BRENDA B ETAL	211 ROYAL FERN RD		WILMINGTON NC 28412
TAFT JEFFREY P ROSANNE D TRUSTEES	351 GREAT NORTHERN STA		APEX NC 27502
SMITH ALAN C MARY K	222 N CAROLINA BEACH AVE	UNIT 406	CAROLINA BEACH NC 28428
GLUCK LYNDA D	7549 REGENCY DR		PALM SPRINGS CA 92264
BLACKWELL DANIELLE M JOHNIE A III	2706 FORT FISHER TRACE		APEX NC 27502
SCOTT VINCENT	2054 BRUCE PUGH RD		FRANKLINVILLE NC 27248
CAROLINA BEACH TOWN OF	1121 N LAKE PARK BLV		CAROLINA BEACH NC 28428
ADLER JEFFREY STEPHANIE N SCH-IERLOH	222 CAROLINA BEACH AVE	130	CAROLINA BEACH NC 28428
VALENTIN JOSE A KRISTEN	7228 KANEOHE BAY PL		WILMINGTON NC 28409
SHERRY TRAVIS M ETAL	1708 CAROLINA BEACH AVE		CAROLINA BEACH NC 28428
VDI LLC 401K	205 N 15TH ST		WILMINGTON NC 28401
BOARDWALK BUNGALOW LLC	222 CAROLINA BEACH AVE	UNIT 226	CAROLINA BEACH NC 28428

TOMAYKO THOMAS W JESSICA	105 PINECROFT DR		RALEIGH NC 27609
K5 OCEAN PROPERTIES LLC	1141 BEXLEY HILLS BND		APEX NC 27502
TOWN OF CAROLINA BEACH	1121 N LAKE PARK BLVD		CAROLINA BEACH NC 28428
WIEDMAN TODD D STACY A	228 PARKWOOD AVE		CHARLOTTE NC 28206
CAROLINA BEACH TOWN OF	1121 N LAKE PARK BLV		CAROLINA BEACH NC 28428
CAROLINA BEACH HOSPITALITY LLC	2743 PERIMETER PKY	SUITE 370	AUGUSTA GA 30909
ALKURDI MOHAMMAD KSABINE A HACHEM	5920 CYPRESS SPRINGS RD		ELKRIDGE MD 21075
MULLINS DIANE P	302 CANAL DR	UNIT 29	CAROLINA BEACH NC 28428
BORDEAUX JOY LEE WILLIAM T TRUSTEES		PO BOX 552	CAROLINA BEACH NC 28428
SAPIKOWSKI CHRISTOPHER J LAUREN A	1228 DALGARVEN DR		APEX NC 27502
KIRKLAND SHERRY D ETL	4906 GLEN GARDEN CIR		LELAND NC 28451
CAROLINA BEACH TOWN OF	1121 N LAKE PARK BLV		CAROLINA BEACH NC 28428
CAROLINA BEACH TOWN OF	1121 N LAKE PARK BLV		CAROLINA BEACH NC 28428
KARNOPP CHARLOTTE		PO BOX 417	CAROLINA BEACH NC 28428
BAYSINGER CHRISTINA MARIE	6758 AA HWY		NEWPORT KY 41076
DICIOCCIO CHRISTINA ET VIR	125 GLADE VALLEY AVE		MOORESVILLE NC 28117
MAGNINI NICHOLAS R MEREDITH M	2914 ANGELICA ROSE WAY		APEX NC 27502
KOTULAK RYAN J VERONICA	8801 ORMAND WAY		WAKE FOREST NC 27587
EVERHART JOHN ZACHARY	109 BEECHWOOD DR		ATLANTIC BEACH NC 28512
TOOMAYAN GLEN SHANNON KOZLOWICZ	1525 LINDEN RD		ABERDEEN NC 28315
WILLIAMSON TIFFANY C BRANDON	4102 LAUREL RIDGE DR		RALEIGH NC 27612
MEEK STEPHEN JULIE A	302 CANAL DR		CAROLINA BEACH NC 28428
PHAM TINH QUANG	3304 CASSEDALE PL		GOLDSBORO NC 27534
BORDEAUX JOY LEE WILLIAM T TRUSTEES		PO BOX 552	CAROLINA BEACH NC 28428
U211 LLC		PO BOX 1273	PILOT MOUNTAIN NC 27041
CAROLINA BEACH HOSPITALITIES L.L.C	2318 CROWN CENTRE DR		CHARLOTTE NC 28227
VAN ESSEN SETH KEELY	6220 S MARION WAY		LITTLETON CO 80121
CABANA DE MAR ASSOC INC	4700 HOMEWOOD CT		RALEIGH NC 27609
COHEN ELLEN M ETAL	404 SHAMBLEY RD		MEBANE NC 27302
LATTNER BROTHER HOLDINGS LLC	4034 1ST AVE		SEATTLE WA 98105
CAROLINA BEACH HOSPITALITIES LLC	2318 CROWN CENTRE DR		CHARLOTTE NC 28227

QIN JENNIFER TRUSTEE	1113 EVANGELINE DR		LELAND NC 28451
P POTTAMUS PROPERTIES LLC	9115 SEDGLEY DR		WILMINGTON NC 28412
SHORE GROUP ETAL	305 SOMBRERO BEACH RD		MARATHON FL 33050
MCDONALDS CORPORATION		PO BOX 3992	WILMINGTON NC 28406
GUSSE ZACHARY	4321 WORLEY DR		RALEIGH NC 27613
CAWLEY BENJAMIN V ERIN	4515 GRENDDEL RD		GREENSBORO NC 27410
CARRABIS ANGELINA ETAL	9840 WOOLWORTH CT		WEST PALM BEACH FL 33414
IMANA LLC	3917 CITY OF OAKS WYND		RALEIGH NC 27612
SCUTARO JOSEPH JOANNE	11 VALENTINE RD		SHOREHAM NY 11786
TROUTMAN BILL	6247 GLYNMOOR LAKES DR		CHARLOTTE NC 28277
CIPOLLINI DANA MARIE	104 BALZAC CT		CARY NC 27511
STOKED INN LLC	5208 CAROLINA BEACH RD		WILMINGTON NC 28412
WILLS FELECIA	7723 COMPASS PT		WILMINGTON NC 28409
CAROLINA BEACH TOWN OF	1121 N LAKE PARK BLV		CAROLINA BEACH NC 28428
STOKED INN LLC	5208 CAROLINA BEACH RD		WILMINGTON NC 28412
CAROLINA BEACH TOWN OF	207 CANAL DR		CAROLINA BEACH NC 28428
JAVA NORTH LLC	318 N CAROLINA BEACH AVE		CAROLINA BEACH NC 28428
CABANA DE MAR COA INC		PO BOX 1283	CAROLINA BEACH NC 28428
600 MILES SOUTH LLC	131 UNION ST		BROOKLYN NY 11231
NOELLE HOLDINGS LLC ETAL	5231 MASONBORO HARBOUR DR		WILMINGTON NC 28409
WALSH LEON C III DEBRA B	1640 CONE AVE		APEX NC 27502
MACDONALD CHRISTOPHER	222 N CAROLINA BEACH AVE	UNIT 113	CAROLINA BEACH NC 28428
TROYER MARK M LISA L TRUST	1101 EXCHANGE PL	APT 915	DURHAM NC 27713
TROUTMAN BILL	6247 GLYNMOOR LAKES DR		CHARLOTTE NC 28277
RISEING TIDE OF THE CAROLINAS LLC	102 SACKETT ST		BROOKLYN NY 11231
CASA AL MARE LLC	212 BORDEAUX LN		CARY NC 27511
PISANO JOHN DANA	11204 SILVERLEAF DR		FAIRFAX VA 22039
ROSS SUSAN B TRUSTEE	3913 MADISON AVE		GREENSBORO NC 27410
KAY GREGORY P SUSAN	4816 DEERWOOD DR		RALEIGH NC 27612
NANAK INCORPORATED	6134 CAROLINA BEACH RD		WILMINGTON NC 28412
MCMILLAN DANIEL H	5620 WADE PARK BLVD		RALEIGH NC 27607

JAVA NORTH LLC	318 N CAROLINA BEACH AVE		CAROLINA BEACH NC 28428
600 MILES SOUTH LLC	131 UNION ST		BROOKLYN NY 11231
TWO FEET OVER HEAD LLC	131 UNION ST		BROOKLYN NY 11231
JAB NC LLC		PO BOX 32547	CHARLOTTE NC 28232
ALTO MARE PHILIP	5 EISENHOWER CT		BLAUVELT NY 10913
HAYWARD HOWARD H JOYCE L TRUSTEES		PO BOX 142	ELKHORN WI 53121
CAROLINA BEACH HOSITALITIES L_C	2318 CROWN CENTRE DR		CHARLOTTE NC 28227
CAROLINA BEACH TOWN OF	1121 N LAKE PARK BLV		CAROLINA BEACH NC 28428
PISANO JOHN	11204 SILVERLEAF DR		FAIRFAX VA 22039
EBERHARDT TODD	305 FOLLY ISLAND CT		WILMINGTON NC 28411
SHORE GROUP ETAL	305 SOMBRERO BEACH RD		MARATHON FL 33050
CARRABIS FAMILY REVOCABLE TRUST	9840 WOOLWORTH CT		WEST PALM BEACH FL 33414
BALATIAS CYNTHIA L TERRY K	1320 JERSEY LN		CHARLOTTE NC 28209
HORNE ROY F JR VIRGINIA J ETAL	335 COLLIE RD		MILTON NC 27305
EQUITY TRUST COMPANY CUSTODIAN/	1003 E LADY DIANA CT		APEX NC 27502
CASTRO HECTOR E DIANA C	2308 REDBRIDGE LN		APEX NC 27502
CAROLINA BEACH TOWN OF	1121 N LAKE PARK BLV		CAROLINA BEACH NC 28428

Welcome!

PLEASE SIGN IN BELOW

HARMONY HOSPITALITY PUBLIC MEETING - 3/7/2024 - 300 HARPER AVENUE

NAME	EMAIL
Brandon Williamson	brandon@navigate.realty.com
Stephanie White	stephanie.white.02@gmail.com
ED HALL	edwinohall@gmail.com
Anthony Newberry	islandcruises.nc@gmail.com
Brandon Newberry	
Emily Muncy	emmuncy@gmail.com
Evan Coughlin	evan.coughlin@west.com
Delaney Tarpley	delaney.tarpley@west.com
David Campbell	dcampnntp@aol.com
Nick Dross	ndross475@gmail.com
Melissa Matthews	mamatthe69@hotmail.com
Walt Pellegrini	walterpellegrini@yahoo.com
Candace Poff	
Cynthia Dunn	cdunn4765@gmail.com
LINDA LOHMAN	LINDASLOHMAN@SMITH.COM
Pete Green	Peter.t.green3@gmail.com
Shelley Steele	shellee@harborcooksassociation.com
WICK WICKLIFF	
Michelle Albund	dutchbroker@yahoo.com
Pam Capel	pamcapel49@yahoo.com

Welcome!

PLEASE SIGN IN BELOW

HARMONY HOSPITALITY PUBLIC MEETING - 3/7/2024 - 300 HARPER AVENUE

NAME	EMAIL
Melissa Allen	mellissajallen@gmail.com
Leon & Debra Walsh	LCWalsh@nc.rr.com
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Amy Howard	amykh228@gmail.com
Renee Lewis	ralewis7985@gmail.com
Kenny Lewis	kennylewis7985@gmail.com
Dianne Gillum	
William Gillum	
Gabe Moore	gabe@ironstridemarketing.com
Emma Dill	edill@wilmingtonbiz.com
Cheryl Smith	CherylCSmith77@gmail.com
Anne Cooley	annecooley@hotmail.com
Billy Cooley	" "
Mike Hackett	mhackett206@aol.com
Lise Meuwether	LM1421@yahoo.com
Phil Perry	PPERRY236@gmail.com
Laura Perry	

Welcome!

PLEASE SIGN IN BELOW

HARMONY HOSPITALITY PUBLIC MEETING - 3/7/2024 - 300 HARPER AVENUE

NAME	EMAIL
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Trinity Dunlap	trinitymdunlap@yahoo.com
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Neil Orchard	NeilROCHARD@gmail.com
PAUL + KATHY LEVY	thelevysatthebeach@gmail.com
Lisa & Mike Lazarz	lisacal122@gmail.com
Ann-Marie Richard	a2richard1217@yahoo.com
Graig + Krista Brooks	kristaplus@aol.com
WM PRINCETON	
Susan Riggs	SUSAN081568@gmail.com
Randy Lyons	rl Lyons@cc.rr.com
Steve Shuttleworth	Steve@steveshuttleworth.com
Jaime White	fitzpatbc@gmail.com
CRISTO HARE	jefla95@gmail.com
Jarvis Wise	jarviswise@gmail.com
Joel Clavish	joelclavish
Carla Duarte	Carlaemichelle duarte@gmail.com
Brian Grayish	brian.grayish@gmail.com
WS Brown	bsawarcd@gmail.com

Welcome!

PLEASE SIGN IN BELOW

HARMONY HOSPITALITY PUBLIC MEETING - 3/7/2024 - 300 HARPER AVENUE

NAME	EMAIL
Chester Wellmon	409Conal@gmail.com
Megan Bricok	mpouicok@gannett.com
Erin Goldsbury	
Julie Sharlin	cssharlin@aol.com
Daniel Smith	dan.smith@genitron.com
Cynthia Tenoshenko	ctenoshenko@gmail.com
Barbara Gdighly	lightlgyd@msn.com
Judi Wright	judiw247@gmail.com
Terry Lohman	TerryJLohman@gmail.com
Sue Ella Wheeler	Srviuvsu1999@yahoo.com
Carmen Clayton	carmclaytm23@gmail.com
Alex Prill	Prillhalex@gmail.com
JIM PRICE	MCPRICE@gmail.com
Shawn YANCEY	Wsyancey@hotmail.com
E. Robertson	enka.jrobertson@gmail.com
Barbara Lloyd	Bogalloyd@aol.com
John Query	JohnPQuery@yahoo.com
Dena Balbach	dbalbach@outlook.com
Crystal Lee	lee.crystal@gmail12@aol.com

Welcome!

PLEASE SIGN IN BELOW

HARMONY HOSPITALITY PUBLIC MEETING - 3/7/2024 - 300 HARPER AVENUE

NAME	EMAIL
Emily Harding	harding e83@gmail.com
BOB PONZONI	RSPONZONI@yahoo.com
David + Patti Hassan	hassand75@yahoo.com
Wayne Overman	WAYNE.OVERMAN1@gmail.com
Don Cookinham	
Scott Thomas	scotttytcbnc@gmail.com
Susan + Bill Baum	Susan.Baum@gmail.com
Jim Powell	jeppowell163@gmail.com
Wesley Battle	battle@w3built.com
Peter Castagna	peter@localdailymedia.com
JULIE MEMORY	
Kim Schreffler	Kim.Schreffler@crestlinehwy15.com
Gordon Lipscomb	glipsc@gmail.com
Randy Berg	RKberg15@gmail.com

February 19, 2024

RE: Community Meeting for Conditional Rezoning Request for property
at 223, 225, 227, 235, 237, & 239 Carolina Beach Avenue

We invite you to join us for a community meeting for the proposed conditional rezoning of property located at 223, 225, 227, 235, 237, & 239 Carolina Beach Avenue, Carolina Beach, North Carolina and identified as New Hanover County Parcels: R09006-005-015-000, R09006-005-016-000, R09006-005-019-000, R09006-005-020-000, R08818-019-001-000 & R08818-019-002-000. The current zoning of the property is CBD. The proposed conditional rezoning would allow for a multipurpose development to include a hotel, restaurant, and parking.

We welcome the opportunity to discuss the proposed project with you at the community meeting where we will give a brief presentation and answer any questions. The community meeting will be held on March 7, 2024, at 6:00 p.m. at the Community Life Center located at 300 Harper Avenue, Carolina Beach, NC, 28428.

If you cannot attend the community meeting, you can send questions and comments to Info@HarmonyHospitality.com or 757 363-9671.

We look forward to seeing you at **6:00 p.m. on March 7, 2024**, at:

**Community Life Center
300 Harper Avenue
Carolina Beach, NC 28428**

Additional Features: You Would Like to See Retained Please list any other specific aspects of features you would like to see retained from the Sea Witch Tiki Bar that were not listed above.		Other Comments or Suggestions for the New Development We welcome any additional thoughts or suggestions you have regarding the proposed development at the Sea Witch Tiki Bar site.		What types of community initiatives or partnerships do you think our company should support or get involved in at Carolina Beach? Please feel free to suggest any ideas or programs that would benefit the local community and environment.		Optional: Contact information (if you'd like to stay involved in the project, feel free to stay informed about the project, etc.)	
Specialist	Love the plans.	Embassy Suites please and thank	The Aquarium :)	Leigh Anne			
Indoor as well as outdoor environment!	Embassy Suites please and thank			Hayley Foster, hayleyakane@gmail.com			
N/A	N/A			N/a			
Halloween	I want seawitch to remain - not a hotel or condos.			Finance the greenway			
It's important to have the same family friendly vibe. If we want a similar Cloud 9 we can go downtown	N/a			N/a			
Heat and A/C	Keep seawitch bar /restaurant			Stay within zoning codes			Cathy Drosihn splendidevents@rocketmail.com 30
Unknown	Stay within zoning codes			Leave			
Staff	Smaller			Holiday parties			kaymccleanahan@hotmail.com
None	In favor of embassy sure SJ						ual312@aol.com
None	None						Lizzie Sutton, empaluso@gmail.com, 910-508-4977
Seawitch atmosphere but elevated	Pushing town to use the land trade as an opportunity to put green space						Kedcottrell1960@gmail.com
Character Otherwise none	Make it nice.						martin.jeanene@gmail.com
None	Love the idea of Embassy Suites to upgrade CB clientele, provide nice hotel/bar, bring in guests who spend \$ in town						emadnmc@gmail.com
Public access to a fun space that is casual	Keep the very local feel while drawing in and supporting visitors						
Bar atmosphere	Help improve drainage on canal drive						Jacques Vermeulen, 910 294 1288
A laid back bar like the Sea Witch and not a swanky hotel bar.	Keep the building below 50'						
None	None						Henry Thomas / Hhtpanthers03@gmail.com
The Tuna Nachos!!	Thanks for considering the 2nd & 3rd options but as a local resident, I personally want to see CB continue to upgrade in terms of amenities offered, visitors/patrons, aesthetics etc. I strongly believe that either condos or a Holiday Inn Express would represent a backwards step for CB. Stick with your original plan. Looking forward to having a drink in the new rooftop Seawitch Bar.						
Smaller version of Embassy Suites	Smaller version of Embassy						
Live bands and a large dance floor are very important. Local's discounted passed (like we have now) would be great.	Large conference rooms						
N/A	Love the rooftop bar!!						farrellmcs@gmail.com
Open air environment	Be classy						
N/A	Smaller scale, low density, parking, minimize traffic						
Live outdoor music	Don't sue the town						
Outside atmosphere	Min change						
Bike racks	Still in be a sports bar						
I do not want to see any chance I want zero multi level development It leads to crowded beaches and clogged traffic	Keep the sea witch						J casey@cssey-construction.net

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None		An ocean view from the "Tiki Bar" would be nice.		Pay for programs within the community that support the locals. Not all (most) local homeowners of Carolina Beach did not want this development... But since your company is here maybe you can make it a little more digestible.		Alicia Leo. Aleo15@msn.com	
Parking		This is a small beach community		Family oriented		Paul Levy. Thelevysatthebeach@gmail.com. 336-661-1111	
Nothing specific.		Seriously - offer the Town something worthwhile. Like paying a SIGNIFICANT portion of the cost of the new water storage tank. Give the taxpayers something of you want something from us. That's business.		Pay at least half of the cost of a new water tower.		Carolina carovel90@gmail.com	
Leave it		Keep it short		Free parking			
Bike parking		Get the locals involved or you won't succeed. Invest in the community. Good food and good cocktails are important otherwise you'll end up like the Lazy Pirate.		Ocean Cure			
Keep Seawitch		Would like to see a boutique hotel that's smaller and has additional restaurants and event areas that are an extension of the boardwalk. Maintain the CB vibe.		Redo Seawitch and add shops.			
Live, local bands.		Keep it classy. Harmony. I am a CB firefighter with concerns about water pressure. With recent residential additions, I know this is an issue that needs to be considered and addressed before moving forward.		Discounted rates and discounts on food/beverages as a courtesy to actual local residents.		DavidSchiffert@gmail.com	
Local spot		Green space		Children		Heather Kenny 910-352-3693	
The Sea Witch as is, no new build		I cannot understand how you can add another 139+ vehicles a weekend coming through Wilmington, over the bridge and by the marina and not disrupt the integrity of the area. Plus getting your employees to work and home.		Thank you for including community input		Kate Dolan katedolan42@gmail.com 44322260956	
Keep the unique non-chain feeling		As small as possible please thank you					
Music venue		Music venue		Support local charities		Krystal Hutchison, kroselyons@gmail.com	
Nothing .		The right answer is the full service hotel. Every other option is already here.		Sea turtle patrol (concern of new, large 24/7 lights during turtle season)		johnsonbob100@gmail.com	
Accessibility to boardwalk, local accommodations, low roof profile		LOW building height. Crucial to maintain the integrity of our shoreline and protection for sea life (lights from big building)				Caleb Lewis, Lewis.caleb@gmail.com	
Small coastal vibe		Traffic is primary concern ... esp with canal drive ongoing issues.				Vern Herrington vernherrington@yahoo.com (404)	
N/A		Keeping the seawitch tiki bar and building a boutique max 50' hotel on the ocean front. This would have limited impact on the current landscape of Carolina Beach.		I like the additional expo hall/venue to help support off season revenue for the other businesses		coastcleanllc@yahoo.com	
Music, atmosphere, vibe		Would like to see environmental impact on a drinking water long term		Parking			
Stay within the 50 ft guidelines		No bar		Providing opportunities for live music		melodygreenhouse@gmail.com	
Similar size restaurant with live music venue. Ample parking without fees		Small beach community feel. We don't want Myrtle Beach in NC				Wayne Rouse - waynerouse1@hotmail.com	
Local Charm of the Sea Witch		I would vote yes to the Embassy Suites if you helped pay for the water infrastructure and had public parking available.				kimlosito@outlook.com	
Community feel		50 foot limitation with a bar for residents to frequent				Vincent Losito. Vlosito@outlook.com. 3362091515	
Some homage with pictures or description to the original tiki bar		I think the event space would be fantastic for our businesses in the shoulder seasons					
None		None					
Just be good corporate citizens		Didn't let the Carolina beach Facebook groups think they speak for everyone. Totally in favor of your project					
The staff		Full service hotel with a venue to replicate the Seawitch Bar experience					

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None	None		
The food is mediocre and would appreciate an improvement to the menu	Really hoping you can come up with a plan to move forward with the embassy suites. The town is due for an upgrade and this development unlocks future opportunities for the town. Thank you for taking the time to present to the community	Direct investment on civil works improvements to mitigate king tide flooding on canal drive	Mike Janis - Mike.janis@outlook.com - 919390470
Small town feel	Please try not to cast a shadow especially my friends right next to your lot.	Ocean cure, CBES, senior center, Martha's kitchen	lvokdogs@gmail.com
I don't want the large hotel, which is the only option with a bar element. So this foil doesn't pertain.	Very concerned if the hotel were to come online before new water capacity was up and running.	Holiday celebrations	Jim Weidman wadmanink@gmail.com
Special events	Convention center space & parking	Local support for residents that have supported th Seawitch.	Mary-Katherine Smith, 910-444-8002 riversmithrea
Large outside fireplace's	Local residents parking free with permit.	High status in the loyalty program with enough points to stay at a typical brand hotel for a 4 nights	Greg Caldwell gcalldwell001@gmail.com 919-801-4
2\$ domestic beers	Miniature golf		artleplasylum@mac.com
The ability of walking into the SeaWitch right from the street	I'd prefer condos on the ocean front and the SeaWitch to stay as is!		Renee ralewis7985@gmail.com 919-616-1126
Music on the ground level and bands till midnight or later	Keep the 50' height limit and build something that fits the town		
Dont over think the bar with a corporate look and feel. Keep the genuine tiki bar theme. People here like to pretend they are in Key West.	None		Paul Bastuscheck Bastuscheck@hotmail.com 202
Ocean views	I'm for Embassy Suites		Beverly Godfrey seasidedealer@gmail.com
Live entertainment with great bands!	I don't like the idea of exceeding the current zoning height of 50 feet. It would be nice if developer could build within existing zoning limitations.	There are a lot of opportunities on the island to donate things and support charities that benefit the CB community. The Lo Tide Run is a huge community event. As is the annual event by OceanCure. Island Men and Women sponsor a ton of events benefiting island residents. I would hope and expect that your organization will plug into those opportunities.	Doug Watson, property-king@outlook.com
We know that development is inevitable and hope that you'll take into account the island and community vibe. Thank you for giving the community an opportunity for feedback.	We are full time residents. I know the town or the state dictate traffic, water and sewer standards, etc and I'm just hoping there are smart people on staff setting those standards. I know it's not your issue you just need to abide by what the town says, but I don't have a ton of confidence in them ensuring we don't max out.	I since your business plan will increase demand on water supply as the developer you should contribute additional funds for the required upgrades to the system as opposed to pushing those costs onto the residents.	Andrea Fitzgerald, andreamfitzgerald100@gmail.com
NA	I would prefer a boutique type hotel that meets the 50' height requirement but also offers a restaurant /bar.		Kim Betcher, kimbeachburn@comcast.net,
NA	NA		NA
It would be cool to dismantle the SeaWitch and. Rebuild it on top of the hotel keeping as much or the original as possible, except for the bathrooms lol those could be new. The stage for bands is great and should be retained too.	It would be cool to dismantle the SeaWitch and. Rebuild it on top of the hotel keeping as much or the original as possible, except for the bathrooms lol those could be new. The stage for bands is great and should be retained too.	Pleasure Island Chsmber if Commerce, arts council	wmcmlilian2@icloud.com
Would love that laid back look, multi layer on ground level, not rooftop! Do t want to have to pay go get in and high price drinks like in most hotels!	Road system, flooding area needs major improvement		
I'd prefer a Tiki Bar that's actually much nicer than the current SeaWitch with tastier food. The idea is great but I would prefer an outside bar that's more comfortable, more attractive w/ h higher quality food	I'm a full time resident. Much prefer an up scale hotel with great amenities that CB residents could also enjoy. Would hate to see a holiday inn express or more condos.		Joey Fitzgerald joeyfitzgerald3428@gmail.com
Stage, party room	Keep it casual and tropical, not concrete and sterile		
Support of community nonprofits	Bike Racks for all three options, plans to eliminate congestion.	Nonprofit organizations, supportive measures to work with existing businesses, environmental friendly programs	Crystal Lee lee.crystalgwilm12@aol.com (910)599
No additional features	Attractive landscape around building		Diane Mullins, mullinsnsn@aol.cim
Friendly low key atmosphere	NA	Special events at the hotel	

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Tuna Nachos!	The height of the complex is the biggest concern. The courtyard is a blight on our coastline. Keep the new hotel inside of the existing height restrictions to preserve the CB feel. No one is interested in CB eventually looking like Myrtle Beach.	The Pleasure Island Sea Turtle Project is actively working with the town to adopt turtle safe lighting. Many other beach towns have already adopted this requirement. Commit to this now and you'll win some support with the locals.	
N/A	Do not allow height to exceed current zoning		
The community atmosphere	Although I would love a full service hotel, I would like it to be 50ft in height. The Holiday Inn express is not an appealing option. I feel like there should be a compromise of an option	Corporate sponsors for Island Men events to give back to the island.	Rkberg15@gmail.com
None	Convention space is key to growth.	None	wbw21957@gmail.com
A one story building	It's a shame that you want to turn the sea switch into a hotel. This will change the vibe of Carolina Beach. Developers and owners don't live here. You just wanna put a big hotel up to make money and ruin our town. It's a shame.	Support for local fundraisers and organizations like Island men is a good way to get your name out. Parking for locals has been a mess for years; an off season option for locals would be welcomed. CB has no local pool ... maybe off season options for locals to buy? Given local distrust in town hall, the best thing you could do is push out all info as it happens.	smjaeb@outlook.com
Good food at a good price, good draft beer selection, appreciation for locals support.	I am between the big and medium hotel options and need to do more research. Carolina beach has been discovered and growth is inevitable. One the other hand we do not want to become Myrtle Beach. Interested and open hearing more from developer, and will get feedback from my local friends and business owners.	Like local benefits (like Lo Tide Run). Kick-off campaigns and end up events.	Johanna Grontham, jgrant@charter.net
Outdoor seating and casual atmosphere	Casual outdoor dining, bar-type food, seafood baskets, burgers, etc. Old beach music and some dance floor.	We love the local small feeling in cb getting involved with local holidays parades and party's on the board walk	
We love the way it is now short and sweet	Keep it small	The flooding issues on Canal Drive/Pelican/CBAN	
Palm trees	I'd really love to see an updated, funky exterior with varying rooftop heights/colors. Something different from an Embassy Suites or the Marriott or Hampton.	CB Murals, Federal Point History Center, Ocean Cure, local community events ie Trashwalkers, Pets in the Park, Freeman Park	Moslun@aol.com
The variety of music and open air stage & dance floor. Do better on the food- almost every restaurant has the same menu. We love the music but eat somewhere else first. Offer a small casual & cocktail space. Atlanta's Cafe Intermesso comes to mind.	Private/ Public parking structure- development has first 2 floors, 3-4 floors paid parking open to public	Assistance with the traffic and true traffic study's	Ray Parker
Continue with off season specials	Building that are in town codes and not built around codes		dsk32868@gmail.com
keeping our one last hometown feel place to go less touristy	NO HOTEL we dont need any more people coming the traffic and crowds are bad enough	Work with the Pleasure Island Sea Turtle Project to create and install turtle friendly lighting initiatives.	krystalwebb777@gmail.com
Palm trees	Keep sea witches menu. It's better than cloud 9's. I like going for dinner	NA	
All the same	Tbd	Infrastructure improvements: We do not have the infrastructure to support the proposed development as-is.	Dava Vandall, davathediva@hotmail.com, 910-470-
Music venue for large bands	Please do not go taller than the town ordinance states	invest in island infrastructure improvements	
None	None		
The SeaWitch is a staple to Carolina Beach. It is a unique establishment with it's own vibe.	Please consider a boutique hotel that stays within the current guidelines and keeps the SeaWitch. Thank you.		
Cheap beer	More coverage in inclement weather		
Better blending into existing cbd plans	Why not make a boutique hotel and venue instead of a boring holiday inn express at the lower height?		
Open air aspect of the dance floor	Traffic during the high season is a very legitimate concern if the embassy suites is built. It already backs up with people trying to get to Freeman park and the north beach area. Sure wish there was a way to incorporate the current site as the outdoor music venue to a smaller boutique-type hotel.		

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Keep the employees		I would like to see the seawitch elements incorporated into a rooftop tiki bar with upgrades. Maintain the vibe and scene but with the rooftop views. Would like parking to be available to patrons for maybe first 90 mins free or something similar to some of the downtown Wilmington parking decks.		Help sponsor fundraising events on the island put on by Island Men, Carolina Beach Bar Club, etc			
Open air feeling		Low impact development is preferred		Public Art		lynnpicard@gmail.com	
Any of the iconic pieces from the original Sea Witch, aka the outdoor fireplace, signage etc		Please take a lot of photos from the Tiki bar and frame those and add to decor of the new bar Look at the two outside bars and recreate those elements in your updated version		Reach out to the CB mural project to place artwork of the old Sea Witch on a portion of the new Embassy Suites Island men, American Legion, and any other local partnerships		Jerilyn Jones, jerilynmarie0123@hotmail.com, 33	
None		Na		Na		David Tilley, captaindavetilly@gmail.com, 910-264	
None to list		Nothing to list		Clean up and beautification		Islandcruises.nc@gmail.com	
Tuna nachos		Keep a small town vibe		Community involvement by the residents			
Local vibe		Pay employees enough so they can actually live where they work (so they WON'T effect traffic and parking....) not in your presentation I would like the Embassy Suites amenities with a smaller scale. Whatever you end up building, a roof top bar that is open to the community would be wonderful.		NC coastal Fedeeation		dgarviti@verizon.net	
Local food/Flavor		Less in and out traffic is most desirable, so a condo model would be best for that location.		Island Drainage, public water improvement and road improvements along with beach cleaning		Dcjama@gmail.com	
As much to stay the same as possible. Love the extra rentable room		Prefer no development and do not appreciate that we are required to choose on the above question.					
The SeaWitch and no development		Please choose the option of less floors.		All of the things here			
The multiple styles of places to enjoy the restaurant		Keep height restrictions in place		Family friendly companies (water park)			
Decor		None		Sea turtle protection and conservation		Steve Fehervan 518-225-3382 sfahervan@msn.com	
Ambiance and decor		Try to keep the small beach town charm and not turn it into a huge commercial monstrosity.				mandygail112@gmail.com	
Open outdoor space to enjoy live music		Embassy suites proposal				Craig Hare, jcfla95@gmail.com	
Beach vibe		I love the small beach town charm feeling		Local beers and wines along with local food.		Bjohnson8404@gmail.com Brian Johnson 571221	
The large stage and better lighting		Please don't		Donate to / participate in local causes (island charities, food bank, etc.)		Smmccrory196@gmail.com	
A place for everyone young and old.		It need to be dark sky friendly, no lights pointing towards the beach so the baby turtles don't get confused and go towards the light.					
No hotels or condos on the space		I think an Embassy Suites would be a great enhancement					
none		Keep SeaWitch Tiki Bar as is. Incorporate it in development site.		Infrastructure Improvement, Schools, Beautification.			
Host Special Events/Fundraisers		Outdoor seating					
Great catering!		Ocean front dining and bar					
Occasional bigger name bands		Stick to 50' high					
Part of CBs history							
Na		This community does not want a high-rise hotel and although I am sure we will get one, it will be a scar on the land.					
NA		Please don't build over height restrictions					
The relaxed atmosphere		Would love for it to remain the same					

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The relaxed atmosphere	Would love for it to remain the same		
Easy access	Embassy suites		
Nothing extra			
bar restaurant	no more than 3 floors		
Sports bar	None	Pride Lo Tide Art Murals	Lee Campbell, slc@campbellsouth.net
Outdoor vibe	Large meeting space for year round business after vacation season to keep community vibrant year round	Wilmington CVB efforts	
I appreciate that the SeaWitch is on ground level and on an air. It would be best to enhance that space and make it an entertainment venue vs building a hotel or condos	I think the SeaWitch tiki bar should stay and not be replaced by a hotel or a condo building and we definitely shouldn't allow 100' structures on this small charming island	Expand the entertainment industry	
	Stay with 50' limit rule		
Current SeaWitch meets 50' limit rule - keep that	We are a small community, we do not want to see another 100' + hotel		
Open atmosphere	None		
You covered it			
Na	I'm upset. This is the best bar on the island		Angie, abkmrussell@gmail.com, 910.471.7993
More Parking	Please no walk up 4 floors to a overpriced rooftop Marriott bar. Keep it beachy!		
Maybe the palm roof over the bar and to me transferred to a new position.	Need to keep in with the unique beach vibes.	Carolina beach bar club. Sports teams on the beach	robin@robincoone.com
A bar and restaurant with 99% outdoor seating with a lay west laid back vibe.	be smaller the better, even though I understand it may not be viable 50' or less.	Help with our town's infrastructure	
Town parking by the marina. Music venue. Outdoor restaurant.	Do not build over 50'.	Sponsor everything. Youth sports. Mural project. Festivals.	Outdoor Live music venue
Music venue	People love the live outdoor music		
Island vibe, dive bar	Use Carl winner ave as entrance and exit for hotel		
Would not like a hotel there	Would not like a hotel there. This is not something our town needs right now.	Nothing	
Corona sign!	Ability to support conventions and weddings		

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The exact structure, it would be a waste of everyone's time to try to "remake" seawitch; the only way that could happen is if you took it apart and then rebuilt it as the rooftop bar with its original pieces.	I would have liked to be an actual middle ground option. It was obvious that Holiday Inn Express option was only there to make the Embassy Suites seem like a sweet deal. For example, a boutique hotel with a speakeasy bar/restaurant would have been a nice option. All these presentations revolve around bringing tourists to the island, tax revenue and increases to local businesses. But you have to remember that the majority of the people that live here don't own businesses on the island. If there is going to be a development, we want to see benefits as residents too - and not just hypothetical tax revenue from the occupancy tax. We moved here to be in a small beach town. Examples of what I would like to see: - Unique establishments, not cookie-cutter, stereotypical developments. Think speakeasys, innovative activities, day spas. - Parking for residents; how will residents be able to go to the restaurants if they don't have parking in the area? - Partnering with local businesses; would be nice to have a spot within the hotel for local businesses to showcase their business on a rotating basis (ie samples, activities, etc). - Free events for locals - Dog friendly options	I think you should stay in Carolina Beach for a week. Actually get to know the locals If you want to get involved, it's very easy.	Melissa Balbach melissabalbach@icloud.com 336
Small town feel A building with current code. None Keep the Seawitch and build a small boutique hotel next to it. You got them all Small town feel Compliance with town height restrictions. Better Restrooms for events. Th neighborhood vibe. It's got the small town beach feel that I love. None Small locally owned beach bar feel, not chain, corporate fancy, supply	I understand that you guys are in the hotel space but we really don't need/want another hotel here. We are real people that have built our lives here and I understand you guys wanting to make money but you're doing so at our expense. You're demolishing a part of the town that we can never get back. I would have also liked for these presentations to be more informative & for you guys to be more prepared to answer questions. Its very frustrating to schedule my time to come to these meetings & the questions aren't answered. It needs to stay at 50 foot regulation. None None Seawitch Tiki Bar is a staple in CB. Keep it with a smaller hotel. While to welcome you to the community! No Condos would have the least impact on town infrastructure and comply with height restrictions currently in place. We need a full convention center to pull groups in the office season. Everyone in business on the island would benefit from that. I think the most important thing is that any new development fit in line with the community vibe. I don't want cb to turn into Myrtle beach. High tech games, virtual reality, something for the people to do as we have too many places to stay None of the above options are appealing as a citizen of CB. More of a casual, beach, surf, boutique hotel, less corporate, chain. Something that fits CB.	I think you should stay in Carolina Beach for a week. Actually get to know the locals If you want to get involved, it's very easy.	I attended the event
	CB mural project None that I can think of. Those that preserve the small beach town we all love. The infrastructure of our town cannot support a massive development. Our community needs to stay accessible, bike-able and needs to be more pedestrian friendly. Carolina Beach Elementary, Ocean Cure, Pleasure Island Sea Turtles. It's not too late to donate to the Carolina Beach Elementary School "Seastar Shuffle" annual fundraiser. https://click.pstmrk.it/3s/app.99pledges.com%2Ffund%2Fcbseastarshuffle%2Fteam-tugwell/tolm/qe_7AQ/AQ/c5979689-2314-4ed7-9dd9-643f87465d6b/1/ygdk5wRwl.L		Bill Coen wcoen@att.net anyrowlet@gmail.com Kathryn.waple@gmail.com

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NA	No taller than 50ft.	Maintaining the essence that makes Carolina Beach such a special place. Support local	
good hours	Local specials	Ocean Cure, Trash Walkers	
As much of the current talent as possible.	None	Host the "Island Men" and Women groups	Collin, cmcgrath78@yahoo.com, 603 714 5652
Easy ground level access. No hotel.	No hotel!!!!!!!!!!!!	Don't build!!!!	
Family-friendly feel	None		
None	None		
Nothing over 50 ft	Nothing over 50 ft		
Much of the current employees	Team Embassy Suites	Island Men and Island Women	Marilyn McGrath: Mmcgrath78@yahoo.com
A lively outdoor music venue for vacationers and locals	Keep what is already there! It's a successful business and tourist and locals flock to it	Keep the vibes of what is already there	marcia54@me.com
Local atmosphere. A place where everyone knows each other. I can't imagine a restaurant/bar in a large scale hotel overlooking that.	Ideally I would like to see a boutique hotel with a rooftop restaurant that adheres to the 50 foot height requirements. Carolina Beach does not need nor want another flagship hotel. I understand that the developer has every right to build what they want on their property. I just hope that it adheres to the rules, aesthetics and desires of the community. I feel like a boutique hotel can give both the developer and local community a great compromise between both parties. Most locals do not care about the additional tax revenue that a larger hotel will "promise" to bring.	Honestly just contributing to upgrading our local water supply and traffic issues. Locals don't care about restaurants in a flagship hotel. Locals will support the already established restaurants and bars and will likely not have much interest in visiting any establishment located in a hotel. Teasing us with restaurants so you can go over the current height restrictions or build a big hotel is not what Carolina Beach residents desire no matter what tax revenue it brings in.	Rsheadavis@yahoo.com
None	The offseason business it would create is much needed.	Island Women / Men, CBES, rec center youth sports programs, Ocean Cure, PISTP	
Affordable	For the previous question, I'd like things to stay exactly as they are. I'd prefer "none of the above".		
None	Embassy Suites would be a wonderful upscale addition to Carolina Beach and the island.		
I don't think it adds up that the owner said that he purchased the land because he loved the SeaWitch. You will not be able to emulate the SeaWitch in a hotel bar or restaurant. I think what makes the SeaWitch so vital in the community is that you can just walk right in off the street and its casual atmosphere. It's both tourist and locals which will not be captured in a hotel.	I think the best option for the community and your bottom line is renovate the SeaWitch and keep as is, then build a small hotel or condos on the Oceanside plot of land. Also, the Holiday Inn Express does not have the brand loyalty and will not attract the clientele that you are hoping for.	Supporting local 501 c 3 fundraising efforts with The Island Men, Island Women, CB Bar Club, Ocean Cure, Lotide Run for Cancer	
Live band entertainment	Like to see you giving back to local community fundraising events	This is a charity driven island, pick any or all to support	Ryan Sutton, rsutton807@gmail.com
Reasonable prices for locals, maybe local card access similar to music passes	Open air venue with some covered seating	Centennial celebrations, service oriented events	
Outdoor and indoor mixed space	Very excited for the embassy suites proposal!		
Keep the SeaWitch as is. No changes necessary, wanted or appreciated. Any of the proposed plans will only create traffic issues in an already congested area.	The options listed do not include my preference which is, "Other" or "None of these".	Locals discounts. Social events. Support the CB fire and police departments. Involvement with the chamber. Giving back to the town and supporting community events. Good restaurants! This town needs some new and good restaurants with variety and not just basic plates. Soul flavor is killing it in this town but there needs to be another place that's similar but different.	
Beach vibe laid back bar that is more enticing to the locals than catering to the tourists because the locals will help sustain it through the off season.	Definitely want a hotel with all the amenities and a conference center. This area needs a larger capacity conference center that can bring in bigger events from all over. But I do hope that you keep the vibe and feel of the SeaWitch tiki bar. Almost separate from the hotel. Also know that there is a relatively small group of locals that are against any and everything the town does and they do not collectively reflect the true desires of the town. They are the same people that complain when the town does something but then in the same breath complains they don't do enough.		
Live music ability with 50' option	No high rise. Traffic is already a problem.		Michelle Bumgarner: micburn94@gmail.com

Additional Features You Would Like to See Retained Please list any other specific aspects or features you would like to see retained from the Sea Witch Tiki Bar that were not listed above.	Other Comments or Suggestions for the New Development We welcome any additional thoughts or suggestions you have regarding the proposed development at the Sea Witch Tiki Bar site.	What types of community initiatives or partnerships do you think our company should support or get involved in at Carolina Beach? Please feel free to suggest any ideas or programs that would benefit the local community and environment.	Optional: Contact information (if you'd like to stay, if you'd like to stay informed about the project, feel
I would say everything but I truly would add additional indoor or covered seating for bad weather days.	Don't want to see anything built higher than currently allowed. No waivers for parking should be allowed. If a religious school was denied due to traffic (during our OffSeason) then an already congested, Heavy season traffic should be denied as well. Kelly Slater Wave Co provides the ultimate surf setting, providing the highest levels of service and experiences. Kelly Slater Wave Co technology comes alive in partnership with the World Surf League, delivering unparalleled surf programs, training and events that share the stoke of surfing.	Kelly Slater and https://www.kswaveco.com/	Daniel Kempf, dik1973@gmail.com , 910-547-1728
The view of the street	Keep it quaint and down to earth vibe that is CBesque	Cleaning the beach of trash! The more hotels the more tourist and the more the beach is littered. The music scene, there are tons of local musicians that need to still be supported. The funding of a round about or something to help with traffic since canal is bad on traffic as it is. This should be funded by yall, not at the locals expense.	Becca whitson89@gmail.com
It's the only big music venue on the island. Would like to keep the same bands and the same staff not clean house like many establishments do	Carolina beach is and has historically been a small beach town. Development and growth is inevitable, but keeping that feel vs increasing traffic, restricting view or taking away from that atmosphere ruins the charm of Carolina beach. A well developed, small town southern coastal looking property would fit in well. In addition, supporting the other small businesses around the new development (Nollies, Gulf Stream, etc) is essential to locals. I'm not happy with the height. Height brings people, And cars. And congestion. And loss of permeable surfaces. And utility usage. And loss of vibe. A huge hotel looks like a huge monstrosity. That's a fear. Losing the island "feel" you want to make money. I get it. But we don't need another Myrtle Beach.	Bringing in a local coffee co for the lobby, giving back to local charities, etc.	
The restaurant itself.	Main concern is that the building is not any taller than the Hampton Inn	Support island non-profit organizations that provide services that better our island and our residents. Allow small businesses to partner for increasing their viewership. Initiatives: ease of transport (bike and walk paths), accessibility (beach access to disabled). Provide memberships and discounts for residents.	
A local, small town feel as it has been for the past 20+ years vs something fancier or higher up on a rooftop	Do not build a 10 floor mega structure that blocks out the beach	Sponsorship of sports leagues, CB park groups	anmmwms@live.com
The entire room available for rental for parties/ gatherings	Keep it as close to how it is	Fundraisers for locals and the community	anmmwms@live.com
Just maintain small feel, boutique hotel, nothing over built	Leave it alone	Carolina beach elementary school	
Large outdoor deck area	There is a happy medium. 100 feet is too much. Parking is requirement. Restaurant and bar open to the Public will help you sustain during off season, but if you change what is loved about Seawitch, you'll become just another Marriott hotel that the Town ignores.	Support the community with specials during the week, or certain projects for the Town. Keep the beach/boardwalk feel. Fancy hotels are a dime a dozen in other towns, that's not CB	
I've been going to Sea Witch for 20 years or more. I want to see it stay the same.	Keeping the same atmosphere is important for this location. One of our only music and dance venues that is large enough to handle the summer crowds. If this is coming, do it well and listen to with an open mind.	Be involved in all of them. We have so many and the involvement the better it will look.	
I've been going to Sea Witch for 20 years or more. I want to see it stay the same.	Largest development possible is welcome	If you have room in this. Chili cook off. Big hit here on island	Lila Torres aprilmutechhearingnc@gmail.com 919
Rooftop bars are becoming more popular, but a rooftop bar is not congruent with the beach vibe we have at the Seawitch. Casual dining, boardwalk feel occurs at ground level, not on the roof.	We don't want the development of anything!	Something to help compensate neighboring hospitality businesses who will suffer negative impacts during the development and construction due to noise, road closure, utility work, etc	Dan Tollens, dian@palmettocontainer.com , 843-442
The trees.	None	Be active in supporting fundraisers, community projects, schools, police and fire fighter groups. Be a good neighbor in our community. Being part of the how community works would have already provided this	
Please keep it the same. Vibe and all. This is very important to locals. I grew up here	Local vibes and offseason specials		
None	None		
Local vibes and offseason specials	Build to town ordinances that you mentioned numerous times today.		

Additional Features: You Would Like to See Retained Please list any other specific aspects or features you would like to see retained from the Seawitch Tiki Bar that were not listed above.	Other Comments or Suggestions for the New Development We welcome any additional thoughts or suggestions you have regarding the proposed development at the Sea Witch Tiki Bar site	What types of community initiatives or partnerships do you think our company should support or get involved in at Carolina Beach? Please feel free to suggest any ideas or programs that would benefit the local community and environment.	Optional: Contact information (if you'd like to stay involved in the project, feel free to stay informed about the project, etc.)
Local specials and incentives to bring locals in	Make it local friendly. And consider a 50 foot structure with a variance for a rooftop bar/restaurant	None. You're not a community partner. You're a leech looking to make money while running small businesses out of business	Collectivefilmgroup@gmail.com
All of them	Leave it alone and stop ruining the island for financial gain	Totally against it. Dont turn CB into myrtle beach	BBUCKNER83@yahoo.com
Totally against it. Dont turn CB into myrtle beach	Totally against it. Dont turn CB into myrtle beach	Island Men, a group that gives back to the community	240-299-9440
Live band	Make plumbing and flooding and parking a priority	Weekend big local bands with bar and light foods	
Keep it casual and inviting to the public.	Make it CB not some conglomerate mess.	We feel another high rise hotel is not needed at Carolina Beach. This is a small family oriented community. This is not Myrtle Beach. There are not enough streets to accommodate the traffic or amenities to support the influx of people who would come to stay. Think about the infrastructure. The local residents will be paying for all of the needed upgrades. There is limited access onto the 2 streets that will support the hotel.	
Hollie's taco joint	Do not exceed 50'	During the summer, it now can take a minimum of 30+ minutes just to get off the island. What happens when emergency vehicles need to arrive at a location and can't get through the traffic. Also, what about when the streets are flooded. We feel more planning is necessary before another hotel chain takes up residence on the beach. Better yet, perhaps a location between Carolina and Kure Beach where there isn't as much traffic congestion.	
Band venue with tiki bar like it is It's all we have	No higher than 100' hotel only	Bike paths and walking paths Tennis courts, and Pickleball courts Many locals want to stay active and healthy	Shawn - snh7860@yahoo.com
The Seawitch Tiki Bar is a great place for the Islanders to meet up with friends. It's like one big happy family where everyone knows each other. For many it's walking distance to their homes, if you don't live on the island, you just don't get it	Leave well enough alone !!		
Keep the locals engaged - it's critical	Please do the best you can to keep the same ambience and vibe of seawitch going forward. I've been longer than seawitch and locals will honor that		

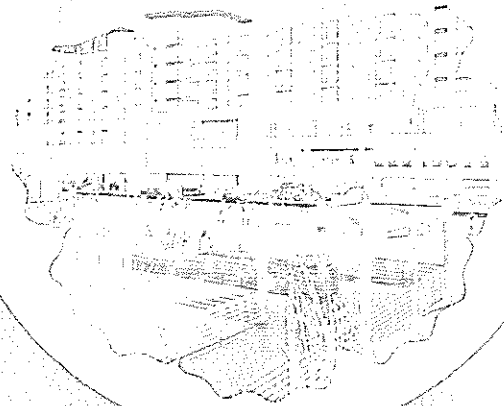
Public Gathering

March 26, 2025

5:00PM- 8:00PM

SeaWitch Tiki Bar

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Waves of chatter
about the future
development?

Ride the facts at
SeaWitch Tiki Bar
with our presentation
& shore fire deals!

227 Carolina Beach Ave N.

Complimentary parking in designated areas!

Presentation begins at 5:45PM

Embassy Public Meeting Q&A Minutes

Intro & Presentation

Presentation start time: 6:09 PM

Time (PM)	Notes
6:34 PM	A comment from the crowd "No we didn't." when presenter mentioned occupancy tax paying for Freeman Park.

Note: Presentation of Embassy proposed plan was met with little-to-no interruptions

Q&A Start Time: 6:37pm

Time (PM)	Name	Question	Notes
6:38	Steve Shellworth	Is the 240 parking spaces in addition to the parking garage?	Asked if HH asked about height. Believes bulk and scale does not fit.
6:40	Not stated	If the hotel is sold out, does parking go over 240 parking spots?	Does not agree with the parking situation, scale and fit Brought up Section 40-50
6:43	Not stated	Can our sewer system handle this?	Brings up parking issues Brings up taxes Concern about changing the zoning requirements
6:45	Not stated	What changed in the central business ordinance that allows for this multi-use "mega hotel".	Main concern. Water & Sewage
6:48	Dave Tilly	Is HH going to do anything about the current water & sewage system?	
		Are you going to be able to bring in things	

		during the Winter time?	
6:49	Neil Betan	Do you have any projections about how many conventions this will bring in? No question – commented his appreciation with the project	
6:50	Sydney Dunn	When do you think you anticipate going online with this project once everything is approved?	
		Sidewalk commitments – those roads are narrow now, how is it going to affect 2 way traffic on both streets	
		Parking decks – open to public to use,	
6:53	Sydney's brother – name not stated	How will you push the town to make the park? Where will the 200 Embassy employees park?	One issue – the businesses struggle with employee parking
6:57	Susie Shelflan	Asked about the access off the Carolina Beach Ave to the parking How many stories will it be, how tall will it be? How does it compare to other hotels in the area?	

6:57	Christian Dunn	Which council members were you meeting with before you purchased the Seawitch?	
6:58	Meredith Piezel	You mentioned something about powerline burial?	
6:59	Not stated	Is the sidewalk going to be 2 blocks?	
7:00	Brad	How many people in the room want the hotel?	
		How does this project get passed?	
7:01	Outburst	Whose to stop us from turning into Myrtle Beach?	
7:02	Outburst	Why do we need more commercial property?	
7:02	Not stated	Has the town thought about the traffic impact with the project?	
7:03	Not stated	Can we have options in design without breaking town ordinances?	
7:04	Not stated	Statement about the height concern with where they live will block the sunrise	
7:06	Todd P.	If you stick to only 50 feet, what amenities would we be losing?	or the other amenities
7:07	Outburst	Do you plan on holding more meetings?	

7:08	Not stated	Has other research been done on the Island in terms of employment count
7:10	Not stated	Will traffic survey be done during peak season?
7:11	Not stated	Am I the only here that really enjoyed the seawitch?
7:13	Not stated	Concern about the restaurant capacity summer time for locals

Q& A ends at 7:13

Next steps was addressed after Q&A

Optional: Contact Information (if you'd like to stay informed about future meetings or updates)" If you'd

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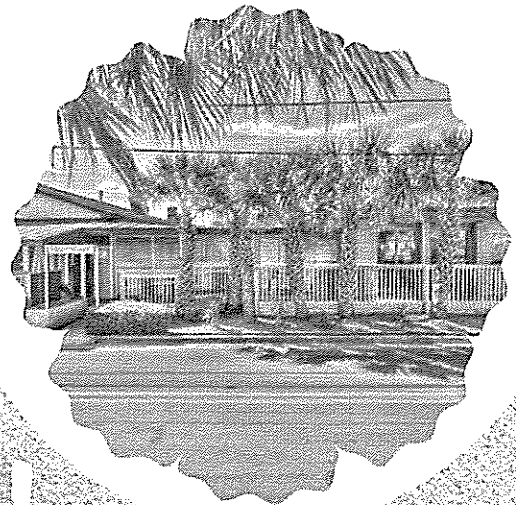
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Shawn - snh7860@yahoo.con

I like to stay informed about the project, feel free to provide your contact information below. (Name, Email, Phor

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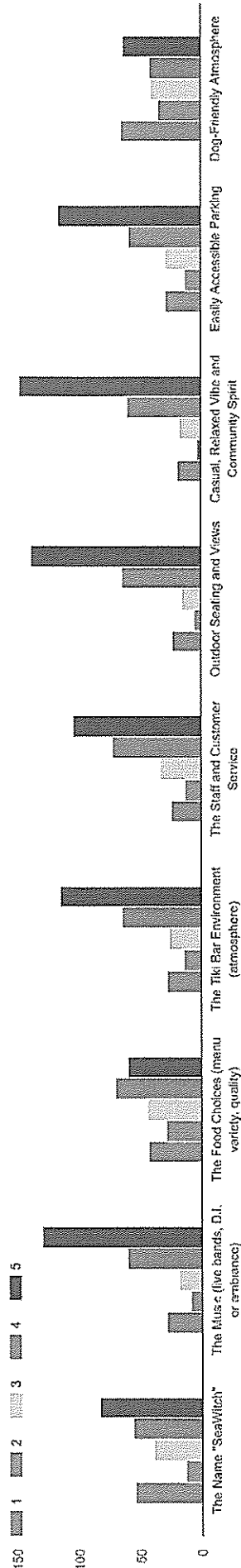


*You Spoke,
We Listened!*

**Public Meeting
with updated plans, based on
your valuable feedback**

Thursday, March 14, 2025

Features of the SeaWitch Tiki Bar 'You Would Like to Retain: Please rate the following aspects of the SeaWitch Tiki Bar based on importance to you. (1 = Not Important, 5 = Very Important)



How Often Do You Patronize the SeaWitch Tiki Bar?

246 responses



What Type of Development Would You Prefer for the Site? Please indicate your preference for what you would like to see on the site of the SeaWitch Tiki Bar. (Select one)

246 responses

