

CAROLINA BEACH

Town Council Regular Meeting

Tuesday, October 14, 2025 - 6:00 PM

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



MINUTES

CALL TO ORDER

Mayor Barbee called the meeting to order at 6:00 PM, followed by the invocation by Mayor Pro Tem LeCompte and Pledge of Allegiance.

PRESENT

Mayor Lynn Barbee
Mayor Pro Tem Deb LeCompte
Council Member Jay Healy
Council Member Joe Benson
Council Member Mike Hoffer

ALSO PRESENT

Town Manager Bruce Oakley
Deputy Town Manager Ed Parvin
Finance Director Debbie Hall
Town Clerk Kim Ward
Town Attorney Noel Fox

Mayor Barbee announced the death of Bobby Nivens, longtime owner of Britt's Donut Shop, and asked for prayers for his family.

ADOPT THE AGENDA

ACTION: Motion to adopt the agenda

Motion made by Mayor Barbee

Voting Yea: Mayor Barbee, Mayor Pro Tem LeCompte, Council Member Healy, Council Member Benson, Council Member Hoffer

Motion passed unanimously

CONSENT AGENDA

1. Budget Amendments and Transfers
2. Resolution Supporting the NCDOT's Ferry Division Budget and Preservation of Current Service Levels
3. Set Public Hearing for November 12, 2025, to Consider a Conditional Zoning for a Hotel Located at 223, 225, 227, 234, 235, 236, 237, 239 Carolina Beach Avenue North in the Central Business District
Applicants: Page and Amy Johnson, Carolina Beach Land-East, LLC, Carolina Beach Land-West, LLC

4. Approval of Council Meeting Minutes

Council Member Benson asked if the \$10,200 interest earned on a grant must go toward the grant project itself. Ms. Hall said yes.

ACTION: Motion to adopt the consent agenda

Motion made by Mayor Barbee

Voting Yea: Mayor Barbee, Mayor Pro Tem LeCompte, Council Member Healy, Council Member Benson, Council Member Hoffer

Motion passed unanimously

SPECIAL PRESENTATIONS

5. Presentation by Mia Blackwelder for Girl Scout Project – Eastern NC Beach Cleanup Initiative

Mia Blackwelder of Girl Scout Troop 463 presented her Gold Award project to Council. She would like to install beach basket cleanup stations at four beach accesses: Hamlet Avenue, South Carolina Avenue, Atlanta Avenue, and Cape Fear Boulevard. The idea is for beachgoers to take a basket, fill it with trash, dispose of it in a trash receptacle, and return the basket for future use. She said each basket will have the Girl Scout logo, the logos of sponsors, and a QR code that can be used to report broken baskets and other issues.

Troop 463 Leader Jessica Guinn said this would be a pilot program that could expand to other locations if it's successful. She said they have met with Town staff to discuss installing the baskets on existing posts, and there would be no cost to the Town except for dumping the trash in existing trash cans.

Mayor Pro Tem LeCompte asked who will be responsible for picking up the baskets if a storm blows them off their posts. Ms. Guinn said the troop can do this but suggested that Town staff share responsibility if they are already there picking up trash.

Mayor Barbee said this is a fantastic project that will encourage both volunteers and visitors to help keep the beach clean.

Council gave consensus to allow this project.

6. Events Update

Mr. Parvin reviewed upcoming events:

- Pink Tide 5K – October 18 at Lake Park
- Fresh & Raw Tour – October 18 at Shuckin' Shack
- Tour de Island – October 18 beginning at Mike Chappell Park
- Surf Fishing Tournament – October 17-19 at Fisherman's Lot
- Firefighters Association BBQ – October 25 at the Fire Department
- Halloween Golf Cart Extravaganza – October 25 starting at Publix
- Drone Show – November 7 at the Boardwalk

- Trash to Treasures Yard and Vendor Sale – November 15 at Lake Park

Mayor Barbee reminded everyone that early voting starts at Town Hall on October 25 and encouraged voters to make use of the site. Council Member Healy said it's important for residents to vote so the Town can continue to have an early voting site in the future.

Council Member Benson said after the Pink Tide 5K, there will be a party at Lazy Pirate.

7. Manager's Update

Mr. Oakley gave an update on various projects:

- Coastal Storm Risk Management (CSRM): The project is mobilizing, and pipes will start going on the ground on November 16. There will be a map to show progress. The public meeting with the U.S. Army Corps of Engineers will be next week or the following week.
- Stormwater scoping and clearing: The project is ongoing, and there is a relatively low clog rate of 6% so far.
- Lake Park Boulevard resurfacing/sidewalk: The current project started laying asphalt last night and runs from 300 feet north of the Lake to Snow's Cut Bridge. Next fall work will begin on the sidewalk from the Lake to Carolina Sands, and if the Town receives a grant it will go to Alabama Avenue. Then repaving of the section from the Lake to Carolina Sands will happen.

Community Development Director Jeremy Hardison reported the following recent developments:

- 65 permits issued for renovation/repair/additions, etc., 14 residential new construction permits, and 8 certificates of occupancy
- Code Enforcement: 46 complaints received; of those, 12 were resolved and 34 were open
- Demolitions: 312 Atlanta Avenue (single-family home), 314 Spartanburg Avenue (single-family home), 418 Raleigh Avenue (single-family home), 311 Carolina Beach Avenue South (single-family home), 1213 Carolina Beach Avenue North (single-family home), 1621 Pinfish Lane (mobile home)
- New business: Sound Wave Consignment Shop, 120 North Lake Park Boulevard Unit 104
- House moving: 707 Ocean Boulevard (mobile home)

Mr. Hardison reported the following past and upcoming meetings:

- Board of Adjustment September 15: denied right-of-way materials appeal 101 Delaware Avenue
- Board of Adjustment TBD: variance 606 Cape Fear Boulevard front setback
- Planning and Zoning Commission October 9: approved SpringHill Suites and tabled Saint Joseph Street subdivision modification until November 13
- Council October 28: beach services, side setback exceptions, Saint Joseph Street right-of-way parking, and private use of public right-of-way
- Council November 12: Portside Village speed limit, miniature goats text amendment, and social district/sidewalk cafes
- Council TBD: recertification of Tree City USA

PUBLIC COMMENT

Roger Monk, who owns The Tropical and Island Beverage, spoke in support of a social zone for the Central Business District (CBD) Boardwalk area, citing the positive economic impact it would have on the area. He said the idea has the support of other businesses and officials.

Resident Amy Rowlett, who is a short-term rental property manager, said she also would like to start a discussion about the possibility of a social district.

Resident Tom Hayes, General Manager of Havana's and one of the owners of Carolina Beach Grill & Bar, said he thinks a social district would be a win all around and added that a similar pilot project in Wilmington received great feedback.

Todd Luckadoo, a partner in Havana's and Carolina Beach Grill & Bar, said he supports a social district and would like to be part of the discussion.

James Hardin of Sunny Daze Smokehouse said he supports a social district and knows many other business owners who do also.

Mayor Barbee asked when the social district item will come before Council. Mr. Hardison said it will be during the next regular meeting, which will be on November 12 instead of November 11 due to Veterans Day.

Youssef Hassan said the candidates running in the Town's municipal election are competing for a job to serve the people and encouraged everyone to vote for the candidate they think has the best approach.

Rich Walsh of 141 Lighthouse Drive asked that the Town look into getting stones at the entrance to Mike Chappell Park until it can be paved next year.

Stephen Taylor of 111 Florida Avenue asked if any progress had been made on the boat that capsized and sank in the yacht basin several months ago.

Mayor Barbee asked for an update on the boat. Mr. Parvin said the North Carolina Coastal Federation has approved funding for removal of the vessel, but there is not yet a timeline for when it will be removed. He said the Town is waiting for the agency to finalize arrangements with the contractor to get it out.

PUBLIC HEARINGS

8. Zoning Map Amendment to Consider a Request to Rezone 205 Cape Fear Boulevard from Mixed Use (MX) to Central Business District (CBD)
Applicant: Cori McQueen

Applicant Cori McQueen has submitted a petition to consider rezoning 205 Cape Fear Boulevard from Mixed Use (MX) to Central Business District (CBD) zoning. The property has been owned by the applicant's family since the 90s and consists of a single-family home that was built in 1930. The surrounding uses are a hotel, auto parts store, restaurants, and a warehouse.

The 1984 zoning ordinance and zoning map show the property in the B-1: Central District. In 2000, 205 Cape Fear Boulevard was rezoned to MX.

During the Technical Review Committee (TRC) meeting, staff discussed the non-conforming status that the existing single-family home would have if rezoned to CBD. The single-family home could remain, but if it was changed to commercial use it could not be reverted back to a single-family home.

The property is shown on the Future Land Use Map as Mixed Use Commercial and is described as a higher-density area with a mix of uses, within the district and individual buildings. Residential uses are allowed only on upper stories; ground floor is encouraged to be active. Structures of four to five stories are possible, unless adjacent to low- or medium-density residential with attractive street facades.

Staff recommends approval of the rezoning. The Planning and Zoning Commission voted 4-1 to recommend approval of the rezoning.

ACTION: Motion to open the public hearing

Motion made by Mayor Barbee

Voting Yea: Mayor Barbee, Mayor Pro Tem LeCompte, Council Member Healy, Council Member Benson, Council Member Hoffer

Motion passed unanimously

Mr. Hardison presented the details.

Ms. McQueen said she thinks her house is an outlier because it sits in the middle of commercial uses, and she just wants to open a small café but right now doesn't have the ability to do that because of parking requirements.

Mayor Barbee asked if anyone from the public wanted to speak on the matter. No one came forward.

ACTION: Motion to close the public hearing

Motion made by Mayor Barbee

Voting Yea: Mayor Barbee, Mayor Pro Tem LeCompte, Council Member Healy, Council Member Benson, Council Member Hoffer

Motion passed unanimously

Council Member Hoffer said while he is usually against changing zoning, this property is boxed in by commercial uses, and he added that of all the east-west roads, Cape Fear Boulevard is the most commercial of them all. He said he is fine with the rezoning request.

Council Member Healy said this property is a one-off.

Mayor Pro Tem LeCompte pointed out that the property was historically zoned B-1.

Mayor Barbee said in situations like this, he tries to consider the worst-case scenario. He said in this case, if the café doesn't work out and the property is sold, then someone can build a commercial building there with zero lot lines, which is still consistent with everything around it.

Council Member Benson said he likes giving private property owners options as long as they offer harmony and consistency.

ACTION: Motion to approve – whereas in accordance with the provisions of the NCGS, Town Council does hereby find and determine that the adoption of the Zoning Map Amendment for 205 Cape Fear Boulevard is consistent with the goals and objectives of the adopted Land Use Plan and other long-range plans

Motion made by Mayor Barbee

Voting Yea: Mayor Barbee, Mayor Pro Tem LeCompte, Council Member Healy, Council Member Benson, Council Member Hoffer

Motion passed unanimously

ITEMS OF BUSINESS

9. Amend Article VI. – Schedules, Sec. 16-208. - Schedule F, Traffic Patterns on Specified Streets to Revert the 200 Block of Wilson Avenue for One-Way Traffic
Applicant: Town of Carolina Beach

In 1980, Council designated the 200 block of Wilson Avenue to two-way traffic as a result of the building on the northwest corner of the intersection of North Lake Park Boulevard and Wilson Avenue obstructing visual clearance. In 2019, Council adopted an ordinance after directing staff to look at options for the properties on Wilson Avenue to have two-way access to their properties but still prevent traffic from exiting onto North Lake Park Boulevard. The Town installed flexible bollards and signage to prevent cars from turning onto Lake Park Boulevard from Wilson Avenue, but the bollards were damaged and are no longer installed. TRC reviewed the current conditions and recommended to revert back to designate the 200 block of Wilson Avenue to one-way traffic from east to west.

Mayor Barbee said he will give people a chance to speak once everyone sees the presentation.

Mr. Hardison presented the details. He said Council may also consider maintaining the current traffic pattern but having staff add curbing and landscaping to prevent cars from accessing Lake Park Boulevard.

Resident Heather Arnold, who is Church Administrator at First Baptist Church Carolina Beach, said she loves the option of adding curbing and removing the stop sign. She said going to a one-way street would limit the church's back parking lot, which is used by a lot of elderly people who live on the back streets and travel on Wilson Avenue to get to church without having to drive on Lake Park Boulevard.

Mayor Barbee said the previous solution of using bollards was good, but it didn't hold up for whatever reason, so he likes the option of adding curbing.

Mayor Pro Tem LeCompte said she thinks this is the best idea for elderly people who come to church from the west side of Town and added that she never understood why the stop sign remained there.

Mayor Barbee said Council has given consensus to add the curbing and landscaping and remove the stop sign while maintaining the current traffic pattern.

10. Appointment of Members to the North Carolina Resilient Coastal Communities Program Committee – Community Action Team (CAT)

The Town is participating in the North Carolina Resilient Coastal Communities Program (RCCP), a State initiative designed to assist coastal communities in planning and implementing strategies to increase resilience to coastal hazards and climate change.

As part of the RCCP process, the Town is required to establish a Community Action Team (CAT) to guide development of the resilience strategy, provide input on community priorities, and assist with public engagement efforts. The program requires at least five members to serve on the CAT.

Mr. Hardison presented the details. He said the CAT will be very structured and have specific items to discuss during a total of seven meetings.

Mr. Oakley said the recommendation is for the CAT to have five to seven members. Council gave consensus to select five members, so Mayor Barbee said they will appoint the top five vote-getters.

The following CAT members were appointed: Joseph Starks, Matt Lettrich, Stefanie Young, Stephen Taylor, and Debi Haynes.

COUNCIL COMMENTS

Mayor Pro Tem LeCompte thanked staff and others involved in launching the Rainbow Bridge project.

Council Member Healy praised the new speed limit signs on Cape Fear Boulevard.

Council Member Benson requested paving for Canal Drive and reminded everyone that the Northend Flood Mitigation Alliance has a social this Friday night at Carolina Beach Pier.

Council Member Hoffer said a member of the Bike/Ped Committee has resigned and encouraged those interested to apply for the spot. He recommended that Council replace him with Wayne Rouse as the liaison to the committee after new Council Members take office. Council Member Hoffer also said a project is still in the works for planting trees in the median of Harper Avenue.

Mayor Barbee acknowledged all Town municipal election candidates and thanked them for their efforts.

ADJOURNMENT

Mayor Barbee adjourned the meeting at 7:30 PM.