



Consider a Conditional Zoning for a Hotel

223 – 227 and 234 – 239 Carolina Beach Avenue North

Applicants: Page and Amy Johnson, Carolina Beach Land – East, LLC,
Carolina Beach Land – West, LLC

Nov 12, 2025

223, 225, 227, 235, 237, 239, 234, 236 CBAN

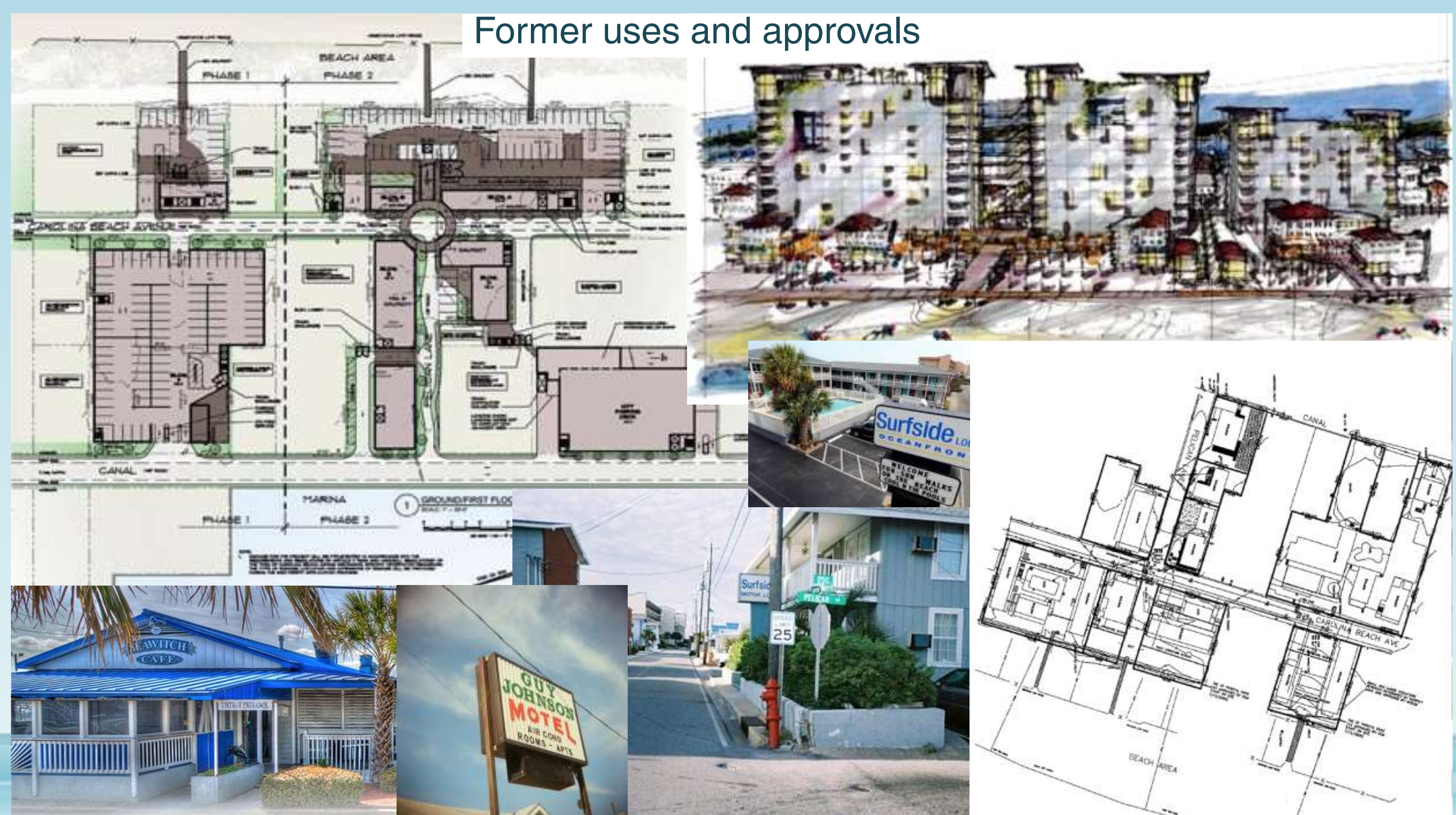


Table of Uses	
Uses of Land	CBD
Motels and Hotels	CZ
Standard restaurants and eateries	P
Meeting facilities	P

Dimensional Standards	
Zoning District	Height
CBD	50 ft*

*In the CBD, the max 50' height limit may be exceeded with conditional zoning approval.

Former uses and approvals



Adjacent Properties



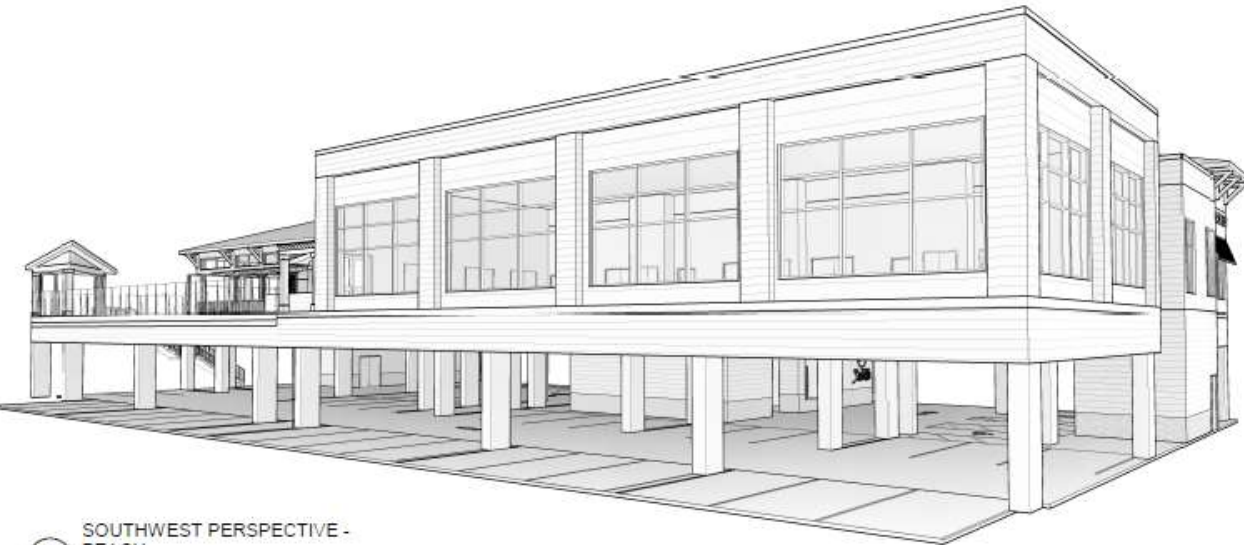
Proposal: 140 room hotel with pedestrian skybridge that connects to an oceanfront meeting space and restaurant



1 WEST PERSPECTIVE - CAROLINA BEACH AVE. SCALE



2 SOUTHWEST PERSPECTIVE - INTERSECTION SCALE



1 SOUTHWEST PERSPECTIVE - BEACH SCALE



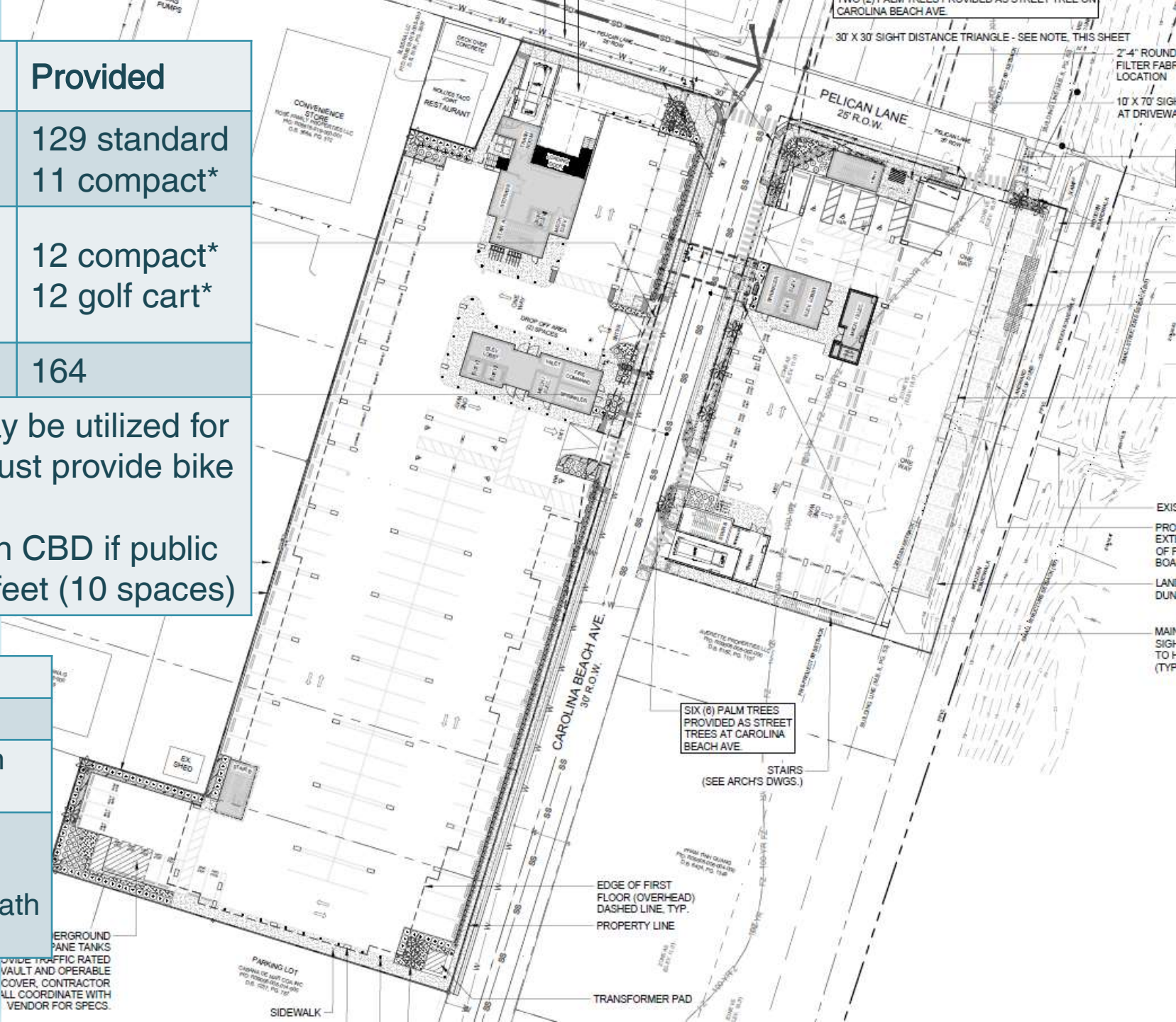
2 SOUTHEAST PERSPECTIVE - INTERSECTION SCALE

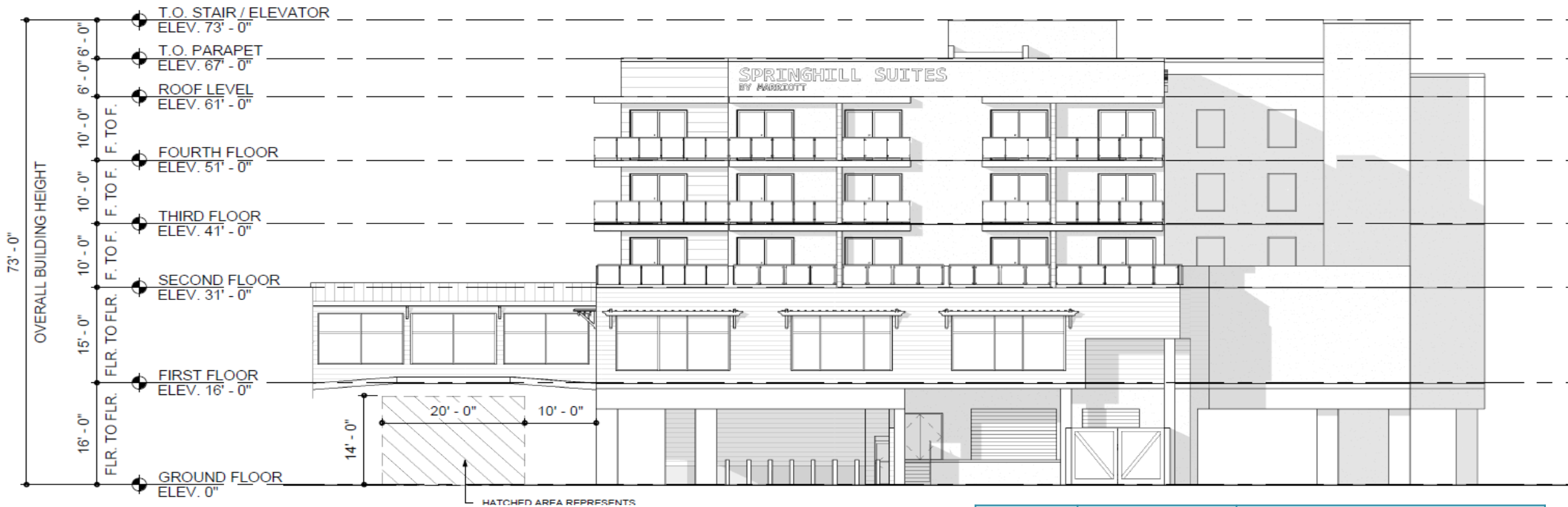
Parking	Required	Provided
Hotel – 1 per sleeping room	140	129 standard 11 compact*
Other on-site uses** - Meeting rooms - Restaurant	34	12 compact* 12 golf cart*
Total	174	164

* Up to 20% of the required parking may be utilized for golf cart or compact vehicle parking, must provide bike rack (35 spaces)

** Exemption of parking requirements in CBD if public parking spaces are located within 500 feet (10 spaces)

	Required	Proposed
Sidewalks	5'	5' with crosswalks
Loading	2 spaces	Access on Pelican Ln
Refuse	6' opaque fence on 3 sides	Screened trash compactors / recycling underneath buildings





HATCHED AREA REPRESENTS

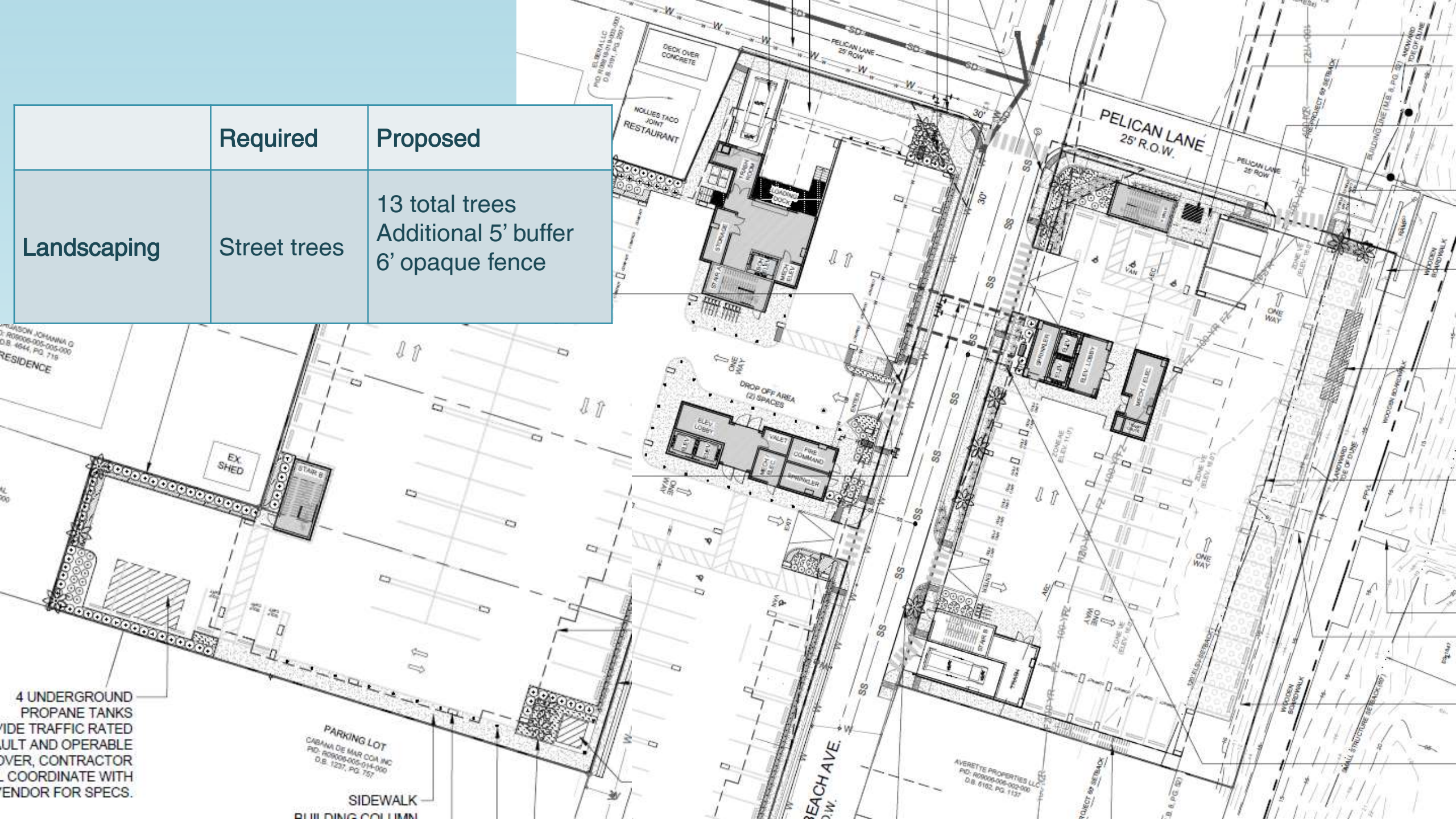
	Maximum	Proposed
Height	50'	39' restaurant 67' parapet wall 73' elevator/stair tower



BALLROOM

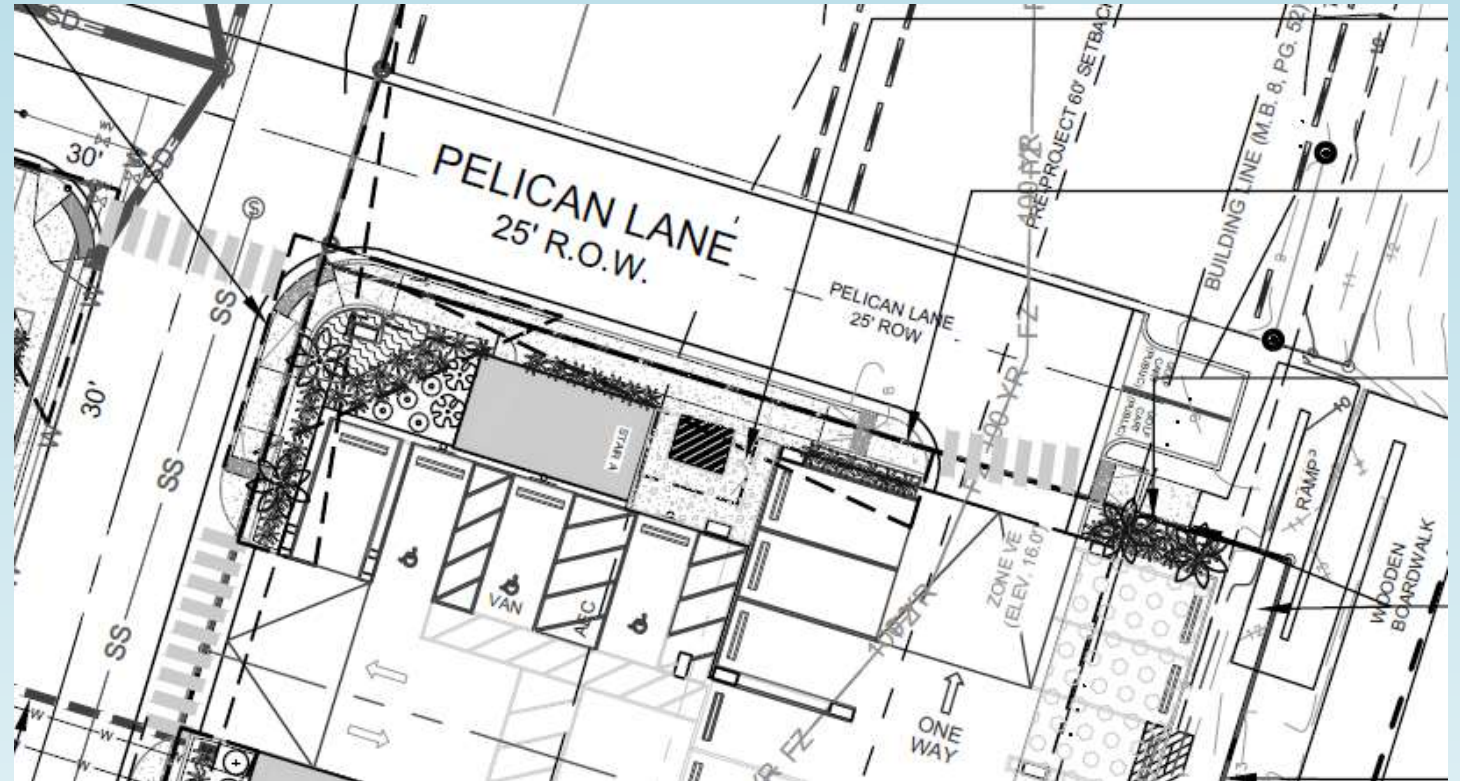
Sandwich

	Required	Proposed
Landscaping	Street trees	13 total trees Additional 5' buffer 6' opaque fence



Public Improvements

- Pelican Ln Street End
 - Paving
 - 2 public golf cart spaces
 - Sidewalk and crosswalk
- Burying existing power lines
- Street lighting on sides of buildings
- TIA Improvements
 - Revise traffic signal phasing at Carl Winner Drive and Canal Drive



Conditional Zoning Process

Meetings: March 2024, March 2025, May 2025

- The applicant has provided summary comments from the meetings.
- Based off the comments from the meetings the applicant can place conditions on the project to help mitigate the impacts and concerns from the neighboring properties.

Conditions

1. Easement/maintenance agreement for sidewalk
2. Lighting shall be angled downward so as not to present a hazard to drivers, pedestrians, or sea turtles, and so as not to create a nuisance to neighboring properties.
3. Must obtain CAMA Major Permit and all other Federal/State/Local Permits.
4. Recombination plat required.
5. Buildings shall be designed to meet VE 16 and AE 11.
6. Buildings shall be constructed to meet fire code.
7. 14' of clearance shall be maintained beneath the pedestrian sky bridge.

Land Use Plan

Downtown Business Area

This is the boardwalk commercial area and central recreation district of town. 3-4 story buildings maintain a pedestrian-scaled environment with active ground floor uses; residential and other uses permitted above. Highly walkable with limited on-street parking.



Staff recommends approval with the proposed conditions.

P&Z recommended unanimous approval.

MOTION:

Approval - whereas in accordance with the provisions of the NCGS, the Council does hereby find and determine that the adoption of the Conditional Use District to allow for a hotel located at 223, 225, 227, 234, 235, 236, 237, 239 Carolina Beach Avenue North is consistent with the goals and objectives of the adopted Land Use Plan and other long-range plans and the potential impacts on the surrounding area, are mitigated by the approved conditions.

Denial - based on inconsistencies with the goals and objectives of the adopted Land Use Plan and/or other long-range planning documents and the potential impacts on the surrounding areas.