



# Kindred...an Event Venue

Presented by Common Ground Holdings LLC

# Project Overview

The Deckhouse building is a portrait in the landscape of the community. Our intention is to re-energize the property to further compliment the ever changing CB Landscape while creating a destination for regional Public and Private Events.

# Why?

## NURTURE UNTAPPED POTENTIAL

- Innovate growth in the community in a way that aligns with what we as locals desire (i.e not another row of condos)
- It is an avant-garde idea for a solution to an unmet need.
- Kindred is responding to the changing needs of the community in an innovative and low impact way

## REFLECT AND AMPLIFY COMMUNITY IDENTITY

- Kindred reflects the community by contributing to the strong sense of “place” CB provides
- By weaving a unique ambiance and charm into the Deckhouse, we will amplify CB culture.

## LEVERAGE ENTREPRENEURIAL SPIRIT

- We have a vested interest in the community
- Influential/ play a significant role in supporting the community
- Philanthropic track record of giving our time and resources to the community

# Concerns

- Parking: We will have over 55 parking spaces based upon the existing structure's sq.ft. and we intend to remove about 1,500 - 2,000 sq.ft. of the existing structure.
- Noise: We intend to adhere to all noise ordinances as determined by the town within the CBD Zoning. In addition, we will direct all noise toward Lake Park Blvd.
- Lighting: Down-lighting and ambient lighting will be use to create a unique vibe while keeping light pollution to a minimum.
- Tourists Parking: Complaints about tourists parking back past 3rd street in front of residences has been an existing issue. It's close to the beach and it's free! This is not new and this will not be exacerbated by our venue.

# MX to CBD Re-Zoning

209 Charlotte Ave

Presented by Common Ground Holdings LLC

# Overview

- Former Deckhouse Restaurant land located at 205 and 209 Charlotte Avenue do not have cohesive zoning.
- 205 Charlotte is CBD Zoning while 209 Charlotte Ave is MX Zoning.
- 205 Charlotte Ave (CBD) at .44 acres accounts for 61% of the total Deckhouse land. Majority of what we are purchasing already has the CBD Zoning.

# Why?

- From a business standpoint, creating cohesive operation between the two parcels for one business becomes more challenging with different zoning.
- Events will not be limited to the interior of the building only. We have aspirations of creating an outdoor courtyard/atrium that would expand the event space outside. Noise ordinances will be followed.
- Without having cohesive zoning, we will constantly have to be cognizant of “going over the survey line” where the usage and zoning changes.
- CBD zoning will allow a variance on our on-site parking requirements as we could use the public parking (both private and town operated) for our parking requirements.
  - We don't intend to remove all on-site parking, but even if we utilize a small footprint of the parking lot for the atrium/courtyard, it would remove 5-10 spots and put us below the on site requirement.

# Zoning Defined

- **CBD:** This district is established to accommodate, protect, rehabilitate and maintain the traditional central business district and boardwalk area of the Town. This area accommodates a wide variety of pedestrian oriented, commercial and service activities, including retail, business, office, professional financial, entertainment, and tourism.,
- **MX Transitional District:** This district is established to provide for an area of transitional land uses between intensified use districts or elements and residential districts. This district includes an area of mixed land uses between the intensive, commercial, central part of Town and the quiet residential areas and may also be employed as a transitional area between busy major thoroughfares and quieter residential areas.
- Already allows for 17 units per acre mixed use residential/commercial development, Big Box shopping center (CZ), restaurants/eateries, retail sales...

Pink Denotes CBD Zoning  
Purple MX Zoning  
Tan R-1 Zoning



213 Wilson Avenue

209 Charlotte Ave



+ 209 Charlotte Ave, Carolina Beach X

- Show search results for 209 Charlotte...

Home

Refresh

Measurement

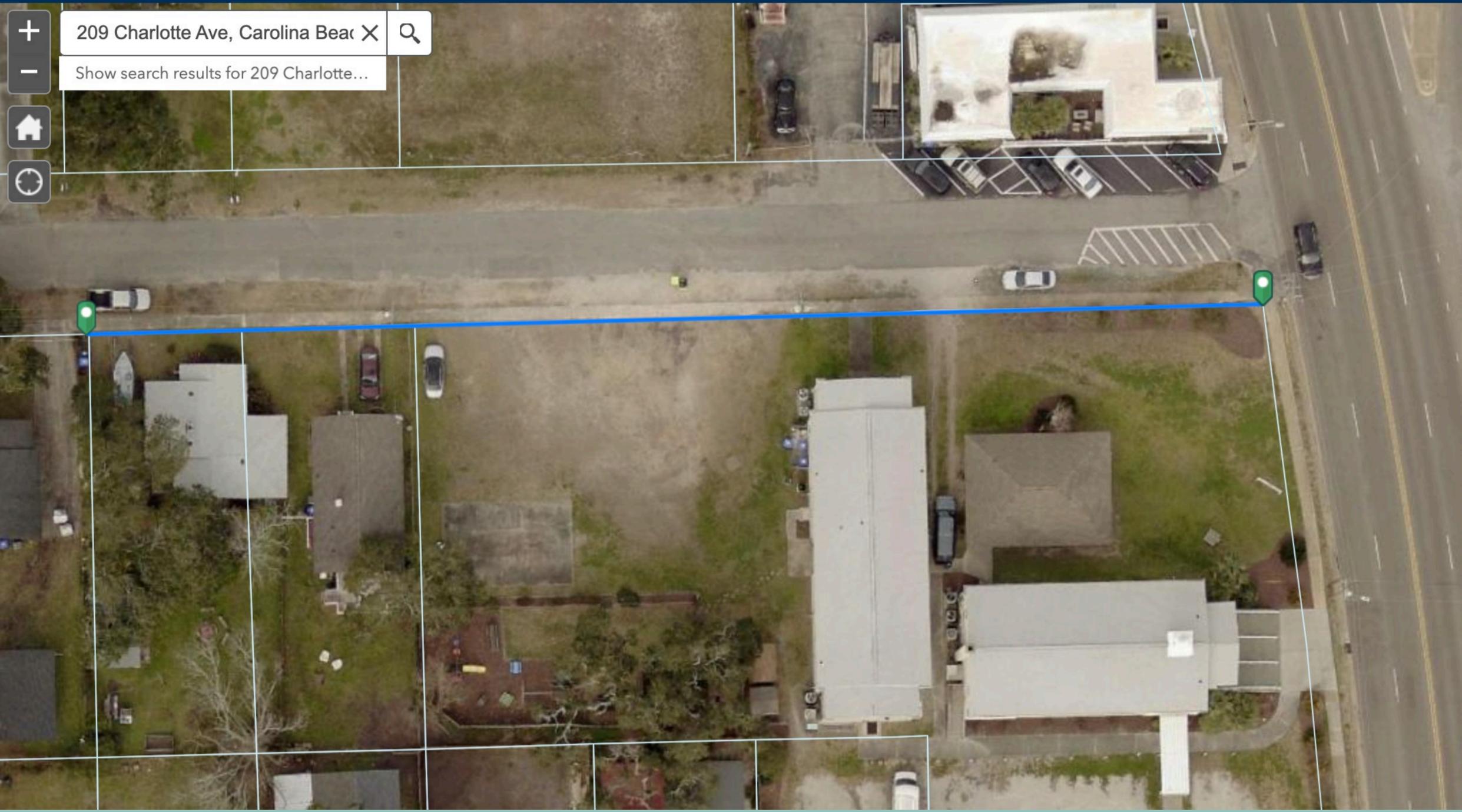
Feet

Measurement Result

# 350.8 Feet

Clear

Press CTRL to enable snapping





209 Charlotte Ave, Carolina Bear X  
Show search results for 209 Charlotte...

Measurement

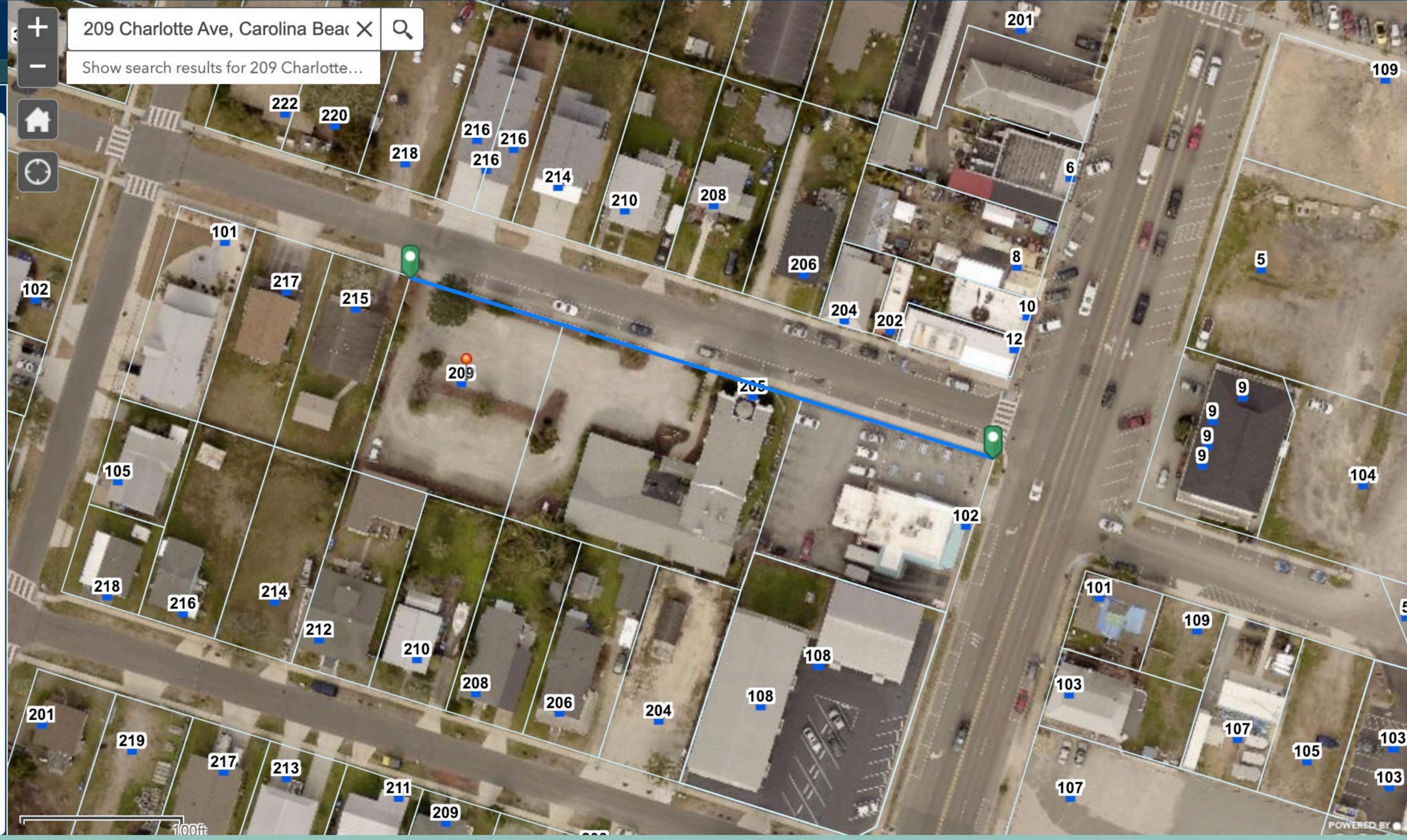


Measurement Result

379.3 Feet

Clear

Press CTRL to enable snapping



# Section 40-150: Section C

*Purpose.* The purpose of this section is to:

(1) Provide off-street parking standards which will alleviate traffic congestion in the streets and promote safe and unrestricted traffic flow;

(2) Provide for the efficient storage of vehicles while minimizing the detrimental effects of off-street parking on adjacent properties;

(3) Control the impacts of stormwater drainage and soil erosion and promote visual enhancement through adequate landscaping; and

(4) Ensure the proper and adequate development of off-street parking throughout the Town and its environs.

(b) *Applicability.* The off-street parking standards contained herein shall apply to all new buildings and uses, change of ownership and uses, and expansions, additions and renovations to existing structures and uses.

**(c) Waiver of parking requirements in the central business district. Where properties are located within the CBD, parking requirements may be waived if public parking SPACES adequate to meet the requirement are located within 500 feet of the use.**

(d) Off-street parking space schedule.

**- Source Town of Carolina Beach Code of Ordinances**

# Inconsistent Verbiage: Section 40:150 : Section D

Eating and/or drinking establishments

**Section 40:150 : Section D**

1 per 110 square feet of indoor gross floor area (GFA). No parking shall be required for outdoor GFA if the establishment is located within 500 feet of a public parking lot. A 50% reduction in the parking requirement shall apply to outdoor GFA if the establishment is not within 500 feet of a public parking lot