

CAROLINA BEACH

Planning and Zoning Commission

Thursday, December 11, 2025 - 6:00 PM

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



MINUTES

CALL TO ORDER

Vice Chairman Hogan called the meeting to order at 6:00 PM. He welcomed new Commissioner Brad Jones.

PRESENT

Vice Chairman Jeff Hogan
Commissioner Ethan Crouch
Commissioner Bill Carew
Commissioner Lynn Conto
Commissioner Brad Jones

ABSENT

Commissioner Melanie Boswell
Commissioner Todd Piper

ALSO PRESENT

Community Development Director Jeremy Hardison
Senior Planner Gloria Abbotts
Planner Haley Anderson

APPROVAL OF MINUTES

1. November 13, 2025 – P&Z Minutes

ACTION: Motion to approve the minutes

Motion made by Commissioner Crouch, seconded by Commissioner Carew

Voting Yea: Vice Chairman Hogan, Commissioner Crouch, Commissioner Carew, Commissioner Conto, Commissioner Jones

Motion passed 5-0

STAFF REPORT ON RECENT DEVELOPMENTS

Mr. Hardison reported the following:

Permitting

- 34 permits (renovation, repair, grading, additions, fences, etc.)
- 4 residential new construction
- 3 certificates of occupancy

New businesses

- Ooma on the Beach (women's boutique), 112 Cape Fear Boulevard

Updates and Upcoming

- Board of Adjustment January: variance 40% lot coverage 1516 Pinfish Lane
- Planning and Zoning Commission January 18: hotels in MX text amendment and Unified Development Ordinance (UDO) text amendment for statutory updates
- State Bill
 - There is no longer a waiting period for zoning requests
 - Local government cannot regulate the size and location of American flags
 - Subdivision street designs cannot exceed N.C. Department of Transportation (DOT) regulations
 - Pools for guests at single-family homes do not have to meet commercial standards and can charge a fee
- January 31: Christmas tree dune restoration at Periwinkle Lane beach access from Surfrider Foundation
- Beach nourishment is currently just south of the Periwinkle Lane beach access; there is a tracker on the Town's website

New Streets

- 2nd Street Extension past Greenville Avenue
- Spot Lane cutting through the 1500 block

Other Projects

- Pump house at Lake Park to be finished in March
- Boardwalk bathroom facility has made significant progress and will likely be done before March
- Lake Park bathroom facility will be installed in February
- Seabreeze Village just over the bridge outside Town limits has been rezoned by the County to commercial and is now undergoing stormwater improvements and site work; a Sheetz as well as a drive-through restaurant, a sit-down restaurant, and retail space are planned

PUBLIC COMMENT

Wayne Rouse of 508 Monroe Avenue, who recently stepped down from the Commission after being elected to Council, thanked Commissioners for doing important work and said serving with them has been one of the honors of his life. Vice Chairman Hogan said Commissioners appreciate everything he has done and will do as a Council Member.

PUBLIC HEARING

2. Zoning Map Amendment to Consider a Request to Rezone 205 Raleigh Avenue from Mixed Use (MX) to Central Business District (CBD)
Applicant: Jonathan Lee "Zeke" Hutchins

Applicant Zeke Hutchins has submitted a petition to consider rezoning 205 Raleigh Avenue from Mixed Use (MX) to Central Business District (CBD) zoning. There is an existing single-family home on the

property that was built in 1933. The surrounding uses include a bank, two restaurants, a single-family home, a duplex, and two vacant lots.

The 1984 Zoning Ordinance and Zoning Map show the property in B-1: Central District. In 2000, 205 Raleigh Avenue was rezoned to MX.

Ms. Abbotts presented the details, including dimensional standards and permitted uses in both districts. She said the proposed rezoning would be inconsistent with the Land Use Plan, but State statute does allow for it if the amendment also amends the Future Land Use Map.

ACTION: Motion to open the public hearing

Motion made by Vice Chairman Hogan, seconded by Commissioner Carew

Voting Yea: Vice Chairman Hogan, Commissioner Crouch, Commissioner Carew, Commissioner Conto, Commissioner Jones

Motion passed 5-0

Mr. Hutchins said he and his wife Sharon, who live at 211 Virginia Avenue, bought that property in 2017 to use as a beach house but decided to make it their primary residence several years ago. He said they have been looking for a way to give back to the community with a business venture and like quirky historic beach cottages, so they bought 205 Raleigh Avenue with plans to open a bookstore and gift shop that would focus on children's offerings while also hosting community programs such as tutoring, author workshops, and classes. Mr. Hutchins said they are asking for it to be converted from MX to CBD because the current parking requirements would interfere with their plans to build an Americans with Disabilities Act (ADA) ramp and use the lot and property to its full potential. He added that he thinks the property would fit better as a business based on the surrounding uses.

No one else requested to speak.

ACTION: Motion to close the public hearing

Motion made by Vice Chairman Hogan, seconded by Commissioner Carew

Voting Yea: Vice Chairman Hogan, Commissioner Crouch, Commissioner Carew, Commissioner Conto, Commissioner Jones

Motion passed 5-0

Commissioner Conto said this is almost a carbon copy of the recent rezoning request for 205 Cape Fear Boulevard so she will support it but wants to recognize that Commissioner Crouch has been vigilant about expressing his concerns about "CBD creep." She said because of this, she will be hesitant to approve similar requests in the future unless there is a compelling reason, adding that they must be cautious of what is happening to the community and long-term consequences. Commissioner Conto said she doesn't want people to move because the Town has allowed businesses that are not conducive in a residential area to flourish.

Commissioner Carew asked Ms. Abbotts to explain how tonight's request is different from 205 Cape Fear Boulevard. Ms. Abbotts said 205 Cape Fear Boulevard was in a character area of the Land Use Plan that most fits with what the current CBD is, so that's why that motion did not include a statement of

changing the Future Land Use Map. She said 205 Raleigh Avenue is in an area that leans a little more toward MX, but when you look at the property they are in similar situations.

Commissioner Carew asked what staff's recommendation is on tonight's request. Mr. Hardison said the proposed rezoning would be inconsistent with the current Land Use Plan and therefore staff couldn't fully support it, but the motion before the Commission would automatically change the Land Use Plan.

Commissioner Carew asked if there is a record of the notice of the public hearing from when this went from B-1 to MX. Mr. Hardison said in October 2000 there was a half-page ad in the Island Gazette stating a Town-wide rezoning.

Commissioner Carew said the conflict with the Land Use Plan concerns him, but he thinks the Commission must be consistent in making decisions. He said the applicant has made a compelling case based upon previous circumstances they have approved, and he thinks they have a nice idea for a business addition to the Town, so he is in favor of the request.

Commissioner Crouch said he likes the business idea and has two young children that would likely visit often, but he feels an obligation to think about the long-term planning and development of the overall community, adding that once this parcel is rezoned it is not tied to a specific business and could allow something else to go there. He said there are a lot of unintended consequences that come with westward expansion of the CBD, and this will weigh upon the community for years to come.

Commissioner Crouch said he has voted against all previous requests for westward expansion of the CBD and does not think Commissioners should base their decisions upon what they did last time. He said the Land Use Plan warns against upzoning, or increasing density, of parcels, and worries that removing parking requirements puts further demand on rights-of-way and existing parking lots.

Commissioner Crouch said he will continue to be consistent by voting against this request and advise that westward creep of the CBD is not in line with the vision of community members.

Commissioner Jones said he understands Commissioner Crouch's concerns but added that he knows this property well and plans to vote in favor of the request after listening to all the information.

Vice Chairman Hogan also acknowledged Commissioner Crouch's stance but said he believes in being consistent. He added that they need to figure out a way to stop the creep eventually, but this property is surrounded by nothing but commercial businesses so he doesn't see a big change in use other than the two parking spaces. Vice Chairman Hogan said he is a proponent of anything that makes the community better and will vote to approve the request.

ACTION: Motion for approval – whereas in accordance with the provisions of the NCGS, Planning and Zoning does hereby find and determine that the adoption of the Zoning Map Amendment for 205 Raleigh Avenue is consistent with the goals and objectives of the adopted Land Use Plan and other long-range plans; the adoption of this Zoning Map Amendment also amends the Future Land Use Map and meets the vision of the Town

Motion made by Commissioner Carew, seconded by Vice Chairman Hogan

Voting Yea: Vice Chairman Hogan, Commissioner Carew, Commissioner Conto, Commissioner Jones

Voting Nay: Commissioner Crouch
Motion passed 4-1

Vice Chairman Hogan said the Commission is just an advisory board, so the applicant should be ready to answer tough questions again before Council.

DISCUSSION ITEMS

3. Appoint a Chair of the Planning and Zoning Commission

Commissioner Conto cited Vice Chairman Hogan's passion for and commitment to the community and its future.

ACTION: Motion to nominate Vice Chairman Hogan to serve as Chairman

Motion made by Commissioner Conto, seconded by Commissioner Carew

Voting Yea: Vice Chairman Hogan, Commissioner Crouch, Commissioner Carew, Commissioner Conto, Commissioner Jones

Motion passed 5-0

Commissioner Conto cited Commissioner Carew's preparation, knowledge, and background.

ACTION: Motion to nominate Commissioner Carew to serve as Vice Chairman

Motion made by Commissioner Conto, seconded by Vice Chairman Hogan

Voting Yea: Vice Chairman Hogan, Commissioner Crouch, Commissioner Carew, Commissioner Conto, Commissioner Jones

Motion passed 5-0

NON-AGENDA ITEMS

None

ADJOURNMENT

ACTION: Motion to adjourn

Motion made by Vice Chairman Hogan, seconded by Commissioner Crouch

Voting Yea: Vice Chairman Hogan, Commissioner Crouch, Commissioner Carew, Commissioner Conto, Commissioner Jones

Motion passed 5-0

Vice Chairman Hogan adjourned the meeting at 6:36 PM.