



RECEIVED  
JAN 27 2025

Amendment Number: \_\_\_\_\_

# PETITION FOR A ZONING MAP AMENDMENT

**IMPORTANT:** Supplementary information required as part of petition to be included:

**Completed rezoning petition.** For general use requests: The petition must be signed by the petitioner. Proof of compliance with GS 160A-383 regarding third party notification is required.

**Adjacent Property Owners Map.** A copy of the area as depicted on the Zoning Map which shows subject property (outlined in bold) and other surrounding properties within 100 feet of the subject property. Please label the names of the property owners directly affected by the zoning map amendment and those adjacent to or within 100 feet (excluding right-of-way) of the request.

This petition will be scheduled for the next possible meetings with the following boards: (1) Technical Review Committee, (2) Planning and Zoning Commission and (3) Town Council. The petitioner or representative should be present at all meetings to answer any questions. Contact the Department of Planning and Development for the schedule of meeting times and submittal deadlines. All meetings are held at the Municipal Administration Building, 1121 N. Lake Park Boulevard, Carolina Beach, NC 28428. Petitioners will be informed of any changes in date, time, or location of meetings. **Fee: to be submitted with application in accordance with the Town's annually adopted Rates and Fee Schedule**

- Minor Rezoning                      Rezoning of property less than 1 acre in size.
- Major Rezoning                         Rezoning of property one acre or greater in size.

### Petitioner

Petitioner's Full Name: STL NC LLC Phone #: (828)-290-3875  
 Street Address: 120 Chadwick Ave #19  
 City: Hendersonville State: NC Zip: 28792  
 Email: sallyatsns@gmail.com

### Requested Zoning Map Change

Address(s) of Requested Site: 204 Harper Ave Carolina Beach  
 Property Identification Numbers (PIN) R09006-002-006-000  
 Acreage/Sq. Ft: .17 acres Existing Zone: MX Requested Zone: CBD  
 Signature of Petitioner: Sally Sturdant Date: 1/27/25

### PURPOSE OF ZONING DISTRICTS

The petitioner seeks to show that the fundamental purposes of zoning as set forth in the N.C. enabling legislation would be best served by changing the zoning classification of the property. Among the fundamental purposes of zoning are: (1) to lessen congestion in the streets; (2) to provide adequate light and air; (3) to prevent the overcrowding of land; (4) to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements; (5) to regulate in accordance with a comprehensive plan; (6) to avoid spot zoning; and (7) to regulate with reasonable consideration to the character of the district, the suitability of the land for particular uses, the conservation of the value of buildings within the district and the encouragement of the most appropriate use of the land throughout the Town.

## Petition For A Zoning Map Amendment:

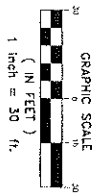
1. The four lots that connect to the east of the proposed change are all zoned CBD.
2. This will bring all four parcels of this tract into one zoning type instead of 75% of the parcel in the CBD and 25% in the Mixed Use.
3. This will consolidate the parcel as all one zoning type. There are no detriments known.
4. This will unify this tract of land and give more consistency as per the Land Use Plan.
5. No impacts due to this rezoning.
6. Two lots that touch this parcel are Mixed Use and the other 4 or 5 parcels are all CBD. This will bring more unity to the parcel and the area surrounding it.
7. This is in compliance with the Land Use Plan

204 Harper Ave

Item 2.

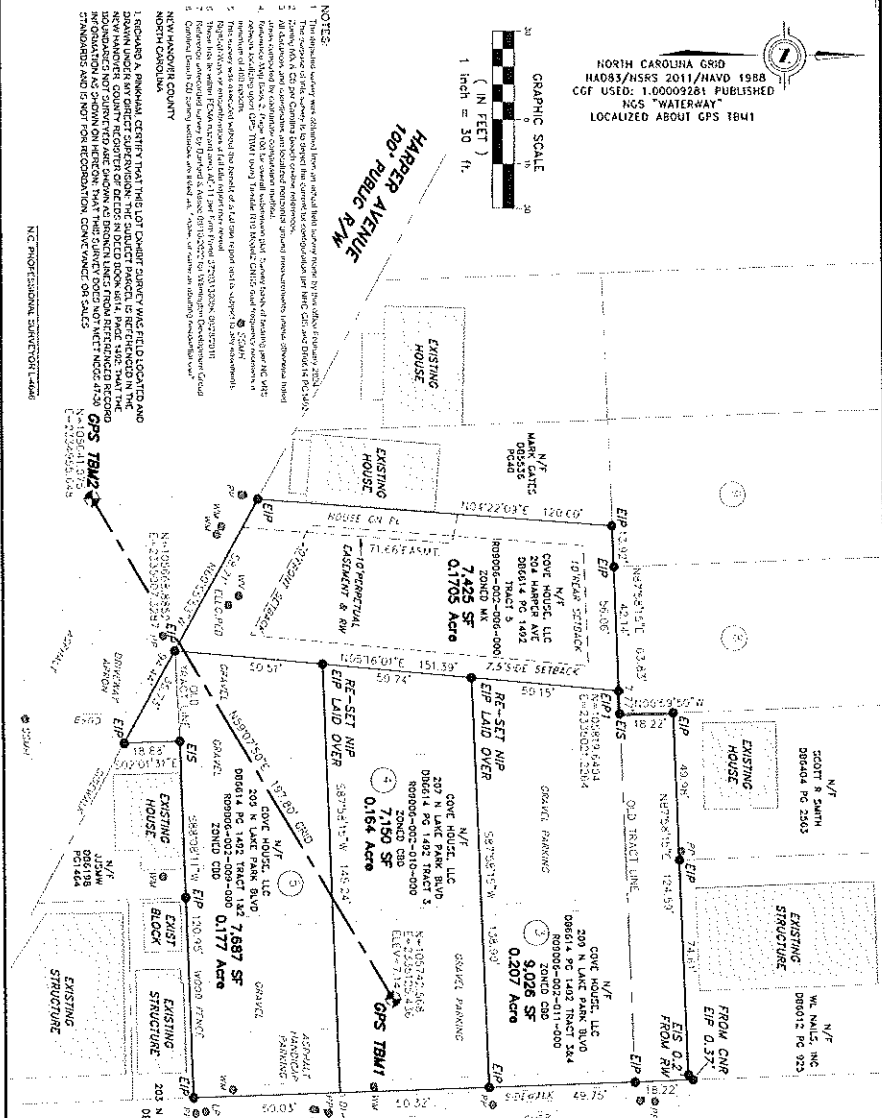


NORTH CAROLINA GRID  
NAD83/NSRS 2011/NAVD 1989  
CGT USED: 1.600000284 PUBLISHED  
NGS "WATERWAY"  
LOCALIZED ABOUT GPS TBM1



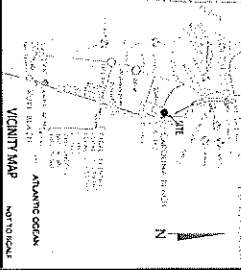
HARPER AVENUE  
100' PUBLIC R/W

- NOTES:**
1. The proposed street was obtained from an aerial photograph taken by the author's firm in 2004.
  2. The proposed street is shown as a dashed line, indicating its location is not confirmed.
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LAKE PARK BOULEVARD  
VARIABLE WIDTH PUBLIC R/W

Surveyed By:  
**Richard Pinkham, PLS, CFS**  
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(910) 279-1511 / rpinkham3309@gmail.com



LOT EXHIBIT SURVEY FOR:  
**SALLY STURDEVANT  
& 205 207 & 209 LAKE PARK BLVD  
& 204 HARPER AVENUE**  
CAROLINA BEACH NORTH CAROLINA  
FEDERAL POINT TOWNSHIP NEW HANOVER COUNTY  
FEBRUARY 13, 2024 / SCALE 1" = 30'