

**MINUTES OF THE SPECIAL JOINT MEETING  
OF THE CAROLINA BEACH TOWN COUNCIL  
& MASTER DEVELOPMENT PLAN STEERING COMMITTEE**

**March 10, 2008**

The Town Council of the Town of Carolina Beach and the ad-hoc Master Development Plan Steering Committee held a special meeting on March 10, 2008 for the purpose of hearing the final presentation of the Draft Master Plan. The meeting was held at 6:00 p.m. in the Council Room at the Carolina Beach Municipal Administration Building, 1121 N. Lake Park Blvd., Carolina Beach, North Carolina. The following were present: Mayor Joel Macon; Mayor Pro Tem (MPT) Dan Wilcox; Councilwoman Pat Efird; Councilman Jerry Johnson; and Councilman Alan Gilbert. Also present were Town Manager, Tim Owens, and Town Clerk, Lynn Prusa. The following members of the steering committee were present: Donald Motsinger, Betsy McQuillan, Richard Engels, April McMunn,

Mayor Macon called the meeting to order.

Peter J Smith and his associate, Eve Holbrook, presented the final draft Master Development Plan. Mr. Smith said their mandate was to look at the future and how the downtown and boardwalk and land uses could be changed to control the destiny of the town through planning. He asked everyone to ask questions as he gave an overview of each page.

Councilman Gilbert said there was no discussion about locally supported businesses. He asked if year round destination means tourist destination. Mr. Smith said it means visitor destination.

On page 7, 2<sup>nd</sup> paragraph, concerning quality of retail, Councilman Johnson asked about the number of hotels. Council Gilbert said the Cape Fear Coast Convention Visitors Bureau details it well. Councilman Johnson said it looks like a high number. Mr. Smith said he will double check those numbers.

One of the concepts was a pier to be located in the area of the boardwalk. The drawing depicts a building located on the pier. Someone mentioned that CAMA would not allow a building.

A suggestion was given that the street names should be included on pages 16-17.

On page 19 the dark purple area should be better identified as the boardwalk core area. The town manager said he would provide Mr. Smith with another map.

Page 20 gives the next steps or recommendations (*Exhibit 1*).

On page 21 insert "0" in figure Harbor Basin/Promenade.

There was discussion about the importance of sharing this with the stakeholders. Mr. Smith agreed to meet with some of the property owners in the core area and give them a copy of the plan.

There was also discussion about beginning talks with developers and researching to find our maximum grant potential. Another suggestion was to invite our senators and congressmen to the town and share our ideas with them in order to gain support.

Councilman Gilbert would like for the plan to include an appendices with all of the collective data. He also would like to see a matrix to weight the responses.

In conclusion Mr. Smith encouraged everyone to continue to go through the plan and mark it where needed (typos, etc.) and get back it back to him by next Tuesday.

There being no further business, Mayor Macon motioned to adjourn. **MOTION CARRIED UNANIMOUSLY.**

Respectfully submitted,

Lynn N. Prusa  
Town Clerk

Approved: \_\_\_\_\_