



# Town of Surf City

Teresa B. Batts, Mayor  
John Koloski, Councilman  
Alicia Hawley, Councilwoman

Hugh Cannady, Mayor ProTem  
Trudy Solomon, Councilwoman  
Andy Pleil, Councilman

COPY

12-3-2025

December 3, 2025

Charles F. Riggs & Associates, Inc.  
PO Box 1570  
Jacksonville, NC 28541

Re: P-25-1 – Rezoning Request for 101 Sea Oaks Drive – Tax Pin: 4235-44-7567-0000

To Whom it May Concern,

On December 2, 2025, the Surf City Town Council acted on your request to rezone the above noted property. The Council conducted a public hearing and unanimously approved the request. The above noted property is now zoned MU-CZ Mixed Use Conditional Zoning District. The conditions, approved rezoning plan, and signed ordinance are attached.

Town staff will update the office zoning map, as well as any other zoning references maintained by the town.

Do not hesitate to contact the Community Development Department with any questions you may have.

Sincerely

Jeremy B. Smith  
Community Development Director  
Town of Surf City

CC: P-25-1 file  
Jordan McFann, GIS Technician



# SURF CITY

NORTH CAROLINA

## ORDINANCE 2025-30

### AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP

BE IT ORDAINED by the Town Council of the Town of Surf City, North Carolina, that the Official Zoning Map for the Town of Surf City and its Extraterritorial Jurisdiction, an element of the Town of Surf City Zoning Ordinance, is hereby amended to reflect the rezoning of the subject parcel to CZ MU Conditional Zoning Mixed Use as shown on the below map (PIN: 4235-44-7567-0000)



#### Approved Conditions:

- Three story multi-use structure whereas:
  - First floor would be limited to Office and Retail Only
  - Second and Third floors would be residential
- Structure shall have fire sprinklers and alarm
- Cross connection shall be provided to the adjoining northern property

This ordinance shall be in full force and effective upon its adoption. Adopted by the Surf City Town Council in regular session on this 2<sup>nd</sup> day of December 2025.