



AGENDA ITEM COVERSHEET

PREPARED BY: Gloria Abbotts, Sr Planner

DEPARTMENT: Community Development

MEETING: Planning & Zoning – June 12, 2025

SUBJECT: **Text Amendment** to amend Article 3: Zoning and Article 7: Definitions of the UDO to address water-oriented businesses and personal watercraft sales and rental.

Applicant: Town of Carolina Beach

BACKGROUND:

During the UDO rewriting process, staff and the Planning and Zoning Commission identified the need to address water-oriented businesses in the ordinance. To facilitate a more focused discussion, this text amendment is being introduced currently, after the UDO has been adopted.

The goal of this text amendment is to clarify water-oriented businesses and related uses. Prior to this text amendment, there were multiple uses that were similar with different requirements and parking calculations. Staff presented a text amendment in April for P&Z review. Since the April meeting, staff and P&Z have held three workshops, and regular meeting in May to discuss the text amendment.

The following changes have been made to the proposed ordinance:

1. Table of uses
 - a. Removed boats from the automotive category.
 - b. Boats and personal water craft rental is Conditional Zoning.
 - c. Boat sales and repair are permitted by right with standards.
 - d. Boat taxis are permitted by right only in the CBD.
 - e. Removed the rental and repair of any item and clarified the definition of retail sales to include repair.
 - f. Water oriented businesses with a capacity of less than 15 people are permitted by right in CBD and MB-1.
 - g. Water oriented businesses with a capacity of 15 people or more are permitted by right only in the CBD.
2. Off-street parking
 - a. Removed boats from automotive.
 - b. Boat rentals require 1.5 spaces per boat or PWC.

- c. Commercial marinas require 1 space per wet slip plus requirements for dry stack and all other uses on site.
 - d. Dry stack facilities require 1 per 2 spaces to align with the requirement for commercial marinas.
 - e. Water oriented uses with a capacity of less than 15 people require 1 space per wet boat slip.
- 3. Added standards for Boat and PWC Rental
 - a. The business shall operate in a permanent on-site building.
 - b. All boat slips must be shown on the site plan.
 - c. All other standards are consistent with the automotive development standards.
- 4. Added standards for Commercial Marinas
 - a. Parking, restrooms, refuse, water, electricity, and sewer pump outs are required.
- 5. Definitions
 - a. Clarified in automotive definition that rental of boats, personal water craft, golf carts, mopeds, e bikes, and scooters shall not be included.
 - b. Added a definition for public marinas operated by a government entity.
 - c. Added a definition of wet boat slip because it is used in the off-street parking table. A single water craft in or over water, whether it is residential, commercial, or transient, constitutes a wet boat slip.
 - d. Added a definition of boat taxi.
 - e. The boat and personal water craft rental definition clarifies that boats can be rented from a marina, dry stack, or dry storage.
 - f. Clarified that the water oriented uses businesses definition is for commercial boats that are used for off-site activities in a commercial or public marina.

Historical Commercial Marina Parking Requirements for Wet Storage:

Existing: 1 per 1 space

Pre UDO Change: 1 per 1 space

2007 Town Text Amendment: 1 per 1 space

2005 Applicant Text Amendment: 1 per 3 spaces

Pre 2005: 1 per 1 space

The town changed the commercial marina parking back to 1 per 1 space in 2007 because the specific project that the ordinance was changed for was never built. Staff are concerned that the proposed parking requirements do not line up with the requirements of the surrounding communities.

LAND USE PLAN:

The text amendment is in general conformity with the CAMA Land Use Plan. The recreational and working waterfront are major drivers in the town's economy. The plan recommends preserving traditional water dependent uses like marinas.

ACTION REQUESTED:

Consider recommending approval or denial of the text amendment.

MOTION:

Approval – to amend Article 3: Zoning and Article 7: Definitions to address water-oriented businesses and personal watercraft sales and rental.

Denial – to amend Article 3: Zoning and Article 7: Definitions to address water-oriented businesses and personal watercraft sales and rental.