

Conditional Zoning District



ORDINANCE NO. _____

Ordinance Amending the Official Zoning Map of the Town to Rezone Property Containing 19,235 square feet of Land Located at 205 and 211 Spartanburg Avenue, in The Residential District (R-1) to Conditional Zoning (CZ) Multifamily Dwellings for 22 townhome units

LEGISLATIVE INTENT/PURPOSE:

WHEREAS, NCGS §§ 160D-102, 160D-108(d), 160D-603, and 160D-702 authorizes local governments to change or modify zoning boundaries within their jurisdiction; and

WHEREAS, the amendment set out below is made in accordance with NCGS § 160D-601 and Article XVII, of the Carolina Beach Land Development Code.

THEREFORE, BE IT ORDAINED:

SECTION 1: The Official Zoning Maps of the Town of Carolina Beach are hereby amended by removing the hereinafter described tract of land from the present R-1, Residential and putting it in the Planned Unit Development Conditional District (CD) classification, said tract being more particularly described as follows:

Legal Description for Conditional Rezoning of 205 & 211 Spartanburg Avenue

205 SPARTANBURG AVE

53 1-8 & 14 CAR BCH

PARID: R09010-032-004-000

As more specifically described on Deed Recorded in Book 9912, Page 1191 of the New Hanover County Register of Deeds.

211 SPARTANBURG AVE
53 9 CAROLINA BEACH
PARID: R09010-032-005-000

As more specifically described on Deed Recorded in Book 9912, Page 1191 of the New Hanover County Register of Deeds.

SECTION 2: The following rules, regulations, and conditions shall apply to the property described in this ordinance

1. The use and development of the subject properties shall be in substantial accordance with the site plan submitted and approved which was prepared by Cape Fear Engineering dated 10/5/22.
2. The use and development of the subject property shall comply with all regulations and requirements imposed by the Land Development Code, the Town of Carolina Beach Technical Standards and Specifications Manual and any other applicable federal, state or local law, ordinance or regulation, as well as any condition stated below.
3. Approval of this conditional district rezoning does not constitute technical approval of the site plan. Final approval by the Technical Review Committee and the issuance of all required permits must occur prior to release of the project for construction.
4. If, for any reason, any condition for approval is found to be illegal or invalid or if the applicant should fail to accept any condition following approval, the approval of the site plan for the district shall be null and void and of no effect and proceedings shall be instituted to rezone the property to its previous zoning classification.
5. The use and development of the subject property shall be in substantial accordance with the site plan as submitted and approved.
6. The proposed use shall be limited to 22 residential units.
7. The minimum front setback shall be 10'. All other minimum setbacks required by the R-1 Zoning District shall be met.
8. A stormwater plan must be submitted and approved prior to issuance of a building permit. The stormwater system must meet the Town Stormwater Ordinance for containment of all stormwater on site.
9. Drainage plan must be submitted and approved prior to issuance of a building permit.
10. All structures shall be limited to 50' in height. Prior to the issuance of a certificate of occupancy, certification by an engineer or architect must be submitted and approved by the Town.
11. Final project must be designed to provide the required 66 parking spaces and must comply with Article 7 of the Carolina Beach Zoning Ordinance.
12. Outdoor lighting shall be installed as to not disturb neighboring properties.
13. Sidewalks shall be added in the Right-of-Way along Spartanburg Avenue and Greenville Avenue.
14. The Town authorizes a screen around the existing stormwater pump on 2nd Street.

15. A recombination plat filed with the New Hanover County Register of Deeds is required prior to the issuance of a building permit.
16. Utilities must be installed in accordance with Town requirements.
17. The final project must be constructed to meet the fire code. Install new fire hydrant on the corner of Spartanburg Avenue and 2nd Street.
18. A Final site plan must include cross-section of paving detail and indicate on the site plan all areas to be paved.
19. A Type B landscape buffer shall be provided and delineated along the perimeter of the property.
20. An as-built and certification shall be provided that all improvements, including but not limited to zoning, paving, drainage, stormwater, landscaping shall be constructed and maintained according to the site plan approved by the Director of Planning or his designee prior to Certificate of Occupancy.
21. Prior to the issuance of a building permit a plan that includes a grading schedule, and construction schedule shall be approved by the Technical Review Committee.
22. Prior to the issuance of a building permit, all approval letters and final site plan shall be submitted, and items mentioned above shall be submitted and approved by the Town of Carolina Beach Technical Review Committee that includes the Town Manager, Planning and Development, Building Inspections, Operations/Stormwater/Public Works and Fire.
23. Approval of this site-specific vesting plan establishes a vested right under G.S. 160D-108. Unless terminated at an earlier date, the vested right shall be valid until 12/13/24.

SECTION 3: The Town Clerk and the Planning Director are hereby authorized and directed under the supervision of the Town Manager to change the Zoning Maps on file in the office of the Town Clerk and the Planning Division, to conform with this ordinance.

SECTION 4: That any person violating the provisions of this ordinance, including the approved site plan, shall be subject to the penalties set forth in ARTICLE XV of the Land Development Code.

SECTION 5: All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 6: If any section, subsection, paragraph, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed severable and such holding shall not affect the validity of the remaining portions hereof.

SECTION 7: That this ordinance shall be effective upon its adoption by Town Council, and the Town's receipt of written acceptance by the Applicant of all conditions adopted by the Town.

Adopted this 12th day of December 2022.

Applicant Signature: _____ Date: _____

Applicant Printed Name: _____ Date: _____

Property Owner Signature: _____ Date: _____

Property owner Printed Name: _____ Date: _____

Property Owner Signature: _____ Date: _____

Property Owner Printed Name: _____ Date: _____

Lynn Barbee, Mayor

Attest: _____

Kimberlee Ward, Town Clerk