



# Text Amendment to address Water Oriented Businesses

Applicant: Town of Carolina Beach

# Background & Goals

- Identified as an issue during UDO rewrite process and received an appeal
- Conflicts between multiple uses in the table
- Clarify uses, development standards, and parking requirements
- Staff and P&Z have held 3 workshops and 3 regular meetings

# Table of uses & definitions

- Rental
- Sales and repair
- Taxi
- Larger commercial
- Smaller commercial

# Added Boat Rental standards

- The business shall operate in a permanent on-site building
- All boat slips shall be shown on site plan
- All other standards are consistent with automotive

# Added Commercial Marina standards

- Parking, restrooms, refuse, water, electricity, and sewer pump outs are required improvements

## Text Amendment Options:

<b>Item</b>	<b>P&amp;Z Option 1</b>	<b>Staff Option 2</b>
<b>Use: Rental</b>	Conditional Zoning	Permitted with Standards
<b>Use:</b>	Water-oriented business	Commercial vessel
<b>Parking: Rental</b>	1.5 per boat or PWC	1 per boat or PWC (no change)
<b>Parking: Dry stack</b>	1 per 2 dry storage space	1 per 5 dry storage space (no change)

## Land Use Plan Consistency

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.

### P&Z Recommendation:

1. Option 1
2. Rezone the eastern portion of the Town Marina from MB-1 to CBD
3. Designate St. Joseph Street as residential parking



The recreational and working waterfront are major drivers in the town's economy. The harbor is a working waterfront, tourist destination, and major component of the downtown experience as well. The harbor supports many public and private marinas.

# Motion

## Approval

- The Council, whereas in accordance with the provisions of the NCGS, does hereby find and determine that the adoption of the following ordinance amendment Option \_\_\_ to amend Article 3: Zoning and Article 7: Definitions of the UDO to address water-oriented businesses is consistent with the goals and objectives of the adopted Land Use Plan and other long-range plans or

## Denial

- based on inconsistencies with the goals and objectives of the adopted Land Use Plan and/or other long-range planning documents.

## Further Direction/Discussion





# Surrounding communities

Community	Use	Requirement
Southport*	Marina, commercial	1 space per wet slip,
Morehead City	Marina and/or boat storage	1 space per 2 wet slips
Brunswick County	Commercial boating facilities & commercial marinas and docks	1.5 per wet slip
Topsail Beach	Marina Class II – private	1 space per wet slip
Beaufort	Marina	1 space per 3 wet slips
Oak Island	Marina	1 space per wet slip
Wrightsville Beach	Marina/boatminiums	1 space per 2 wet slips
Atlantic Beach	Marina	1 space per 2 wet slips
Emerald Isle	Marina and other watercraft related facilities	1 space per 2 wet slips
Ocean Isle Beach	Marinas and docks	1 space per 2 wet slips
Wilmington	Marinas	1 space per 2 wet slips
Carteret County	Boating Club	0.33 spaces per dry slip, 0.50 spaces per wet slip, plus 1 space per employee plus 25 spaces at least 12' by 40' for each boat ramp
Surf City	Watercraft rentals	1 space per rental unit

## \* UTILIZATION OF BOAT SLIPS AS REQUIRED PARKING

A boat slip is defined herein as a space designed for the mooring of a single watercraft and usually projecting from a dock. Eating and drinking establishments and water-oriented retail businesses may utilize boat slips to meet off- street parking requirements with standards