



Zoning Map Amendment to consider a request to rezone 301 Canal Drive
from Marina Business (MB-1) to Central Business District (CBD)
Applicant: Town of Carolina Beach



The map displays the MB-1 area in blue, the CBD area in orange, and the HB area in green. The MB-1 area is a large, irregularly shaped area in the center of the map. The CBD area is a large, irregularly shaped area to the right of the MB-1 area. The HB area is a large, irregularly shaped area to the left of the MB-1 area. The map includes labels for Wilson Av, Saint Joseph St, Lumberton Av, Florence Av, Myrtle Av, Carl Winner Av, Canal Dr, Pelican Ln, Carolina Beach Av N, and Dolphin Ln.

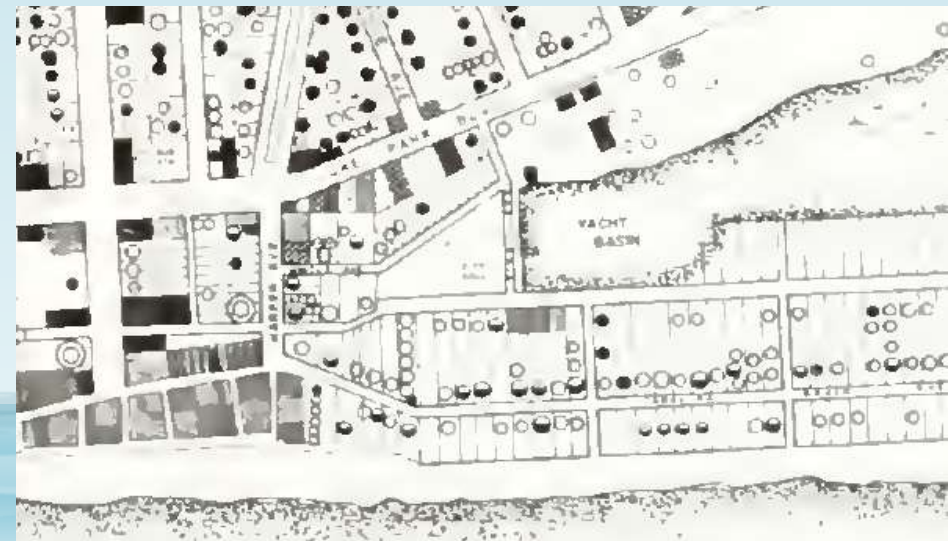
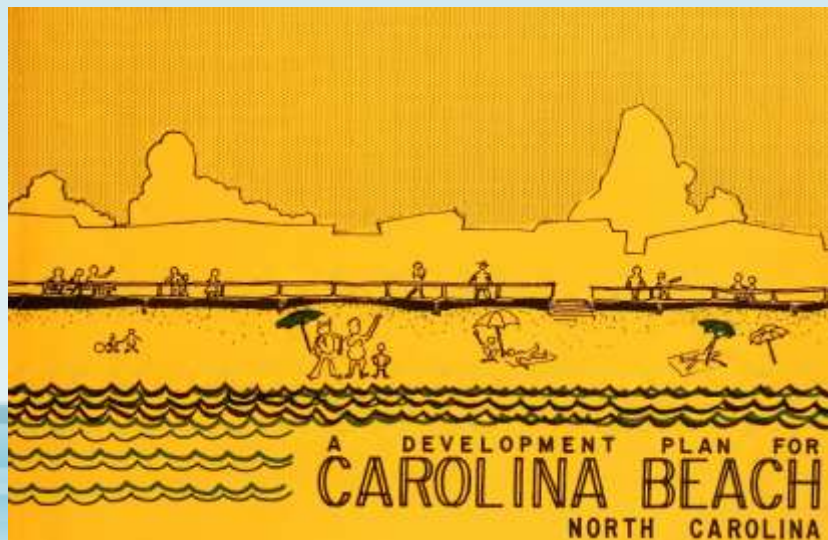
- P&Z motion from Water Oriented Uses Text Amendment
- Rezoning of 301 Canal Dr
- Parcel under the same ownership
- MB-1 is classified with other commercial districts

History – 1960 Development Plan

Myrtle Sound

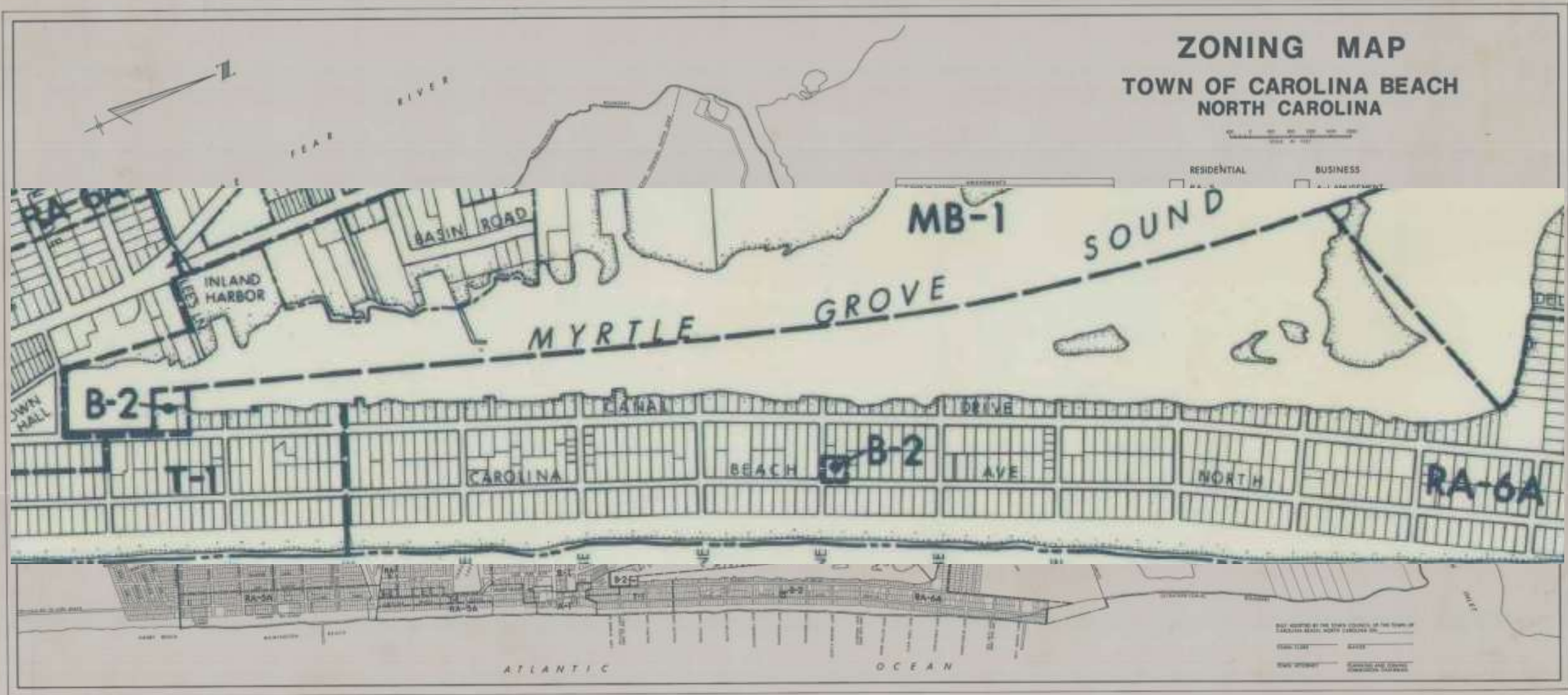
The development of Myrtle Sound is closely tied up with other development problems of the beach. At present there is only an extremely small channel which is crowded with all sorts of water activities. The entire sound needs to be dredged out so that water skiing, boating and other activities could take place as well as to increase the area for boat docking. There is a possibility that this dredging could be done at the same time the beach erosion work is done by utilizing the material in the sound to build up the beach. Carolina Beach should make every effort to coordinate these activities if possible.

It is recommended that the city dock be utilized primarily for commercial type craft and that small boat and private docking be located to the north on the west shore of the sound. The present dock needs to be expanded, and parking facilities serving the dock should be expanded to accommodate all those persons who come down in the afternoons to see the boats come into the harbor.



Historical Zoning Designation

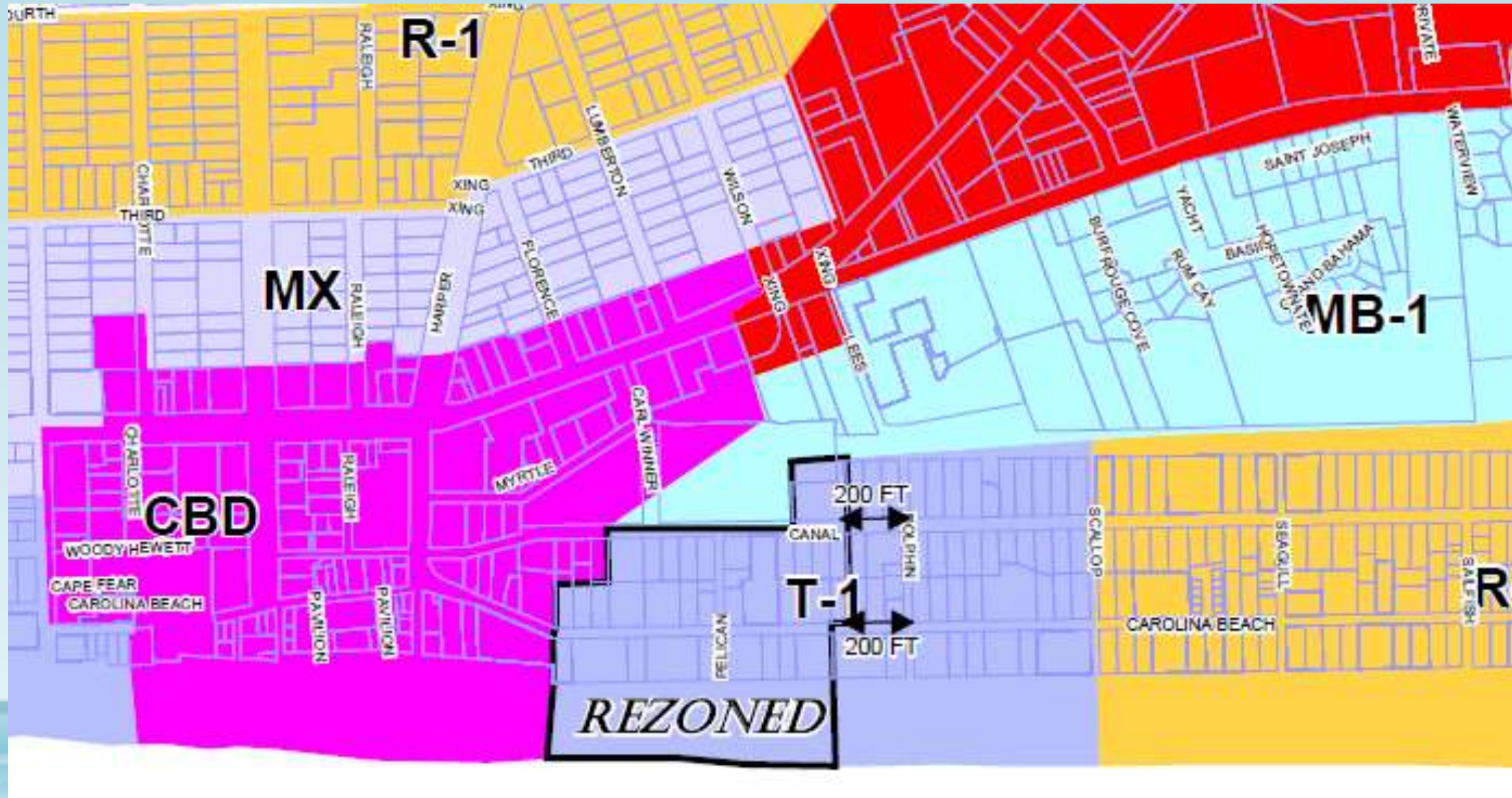
- 1984 Zoning Map – MB-1



Historical Zoning Designation

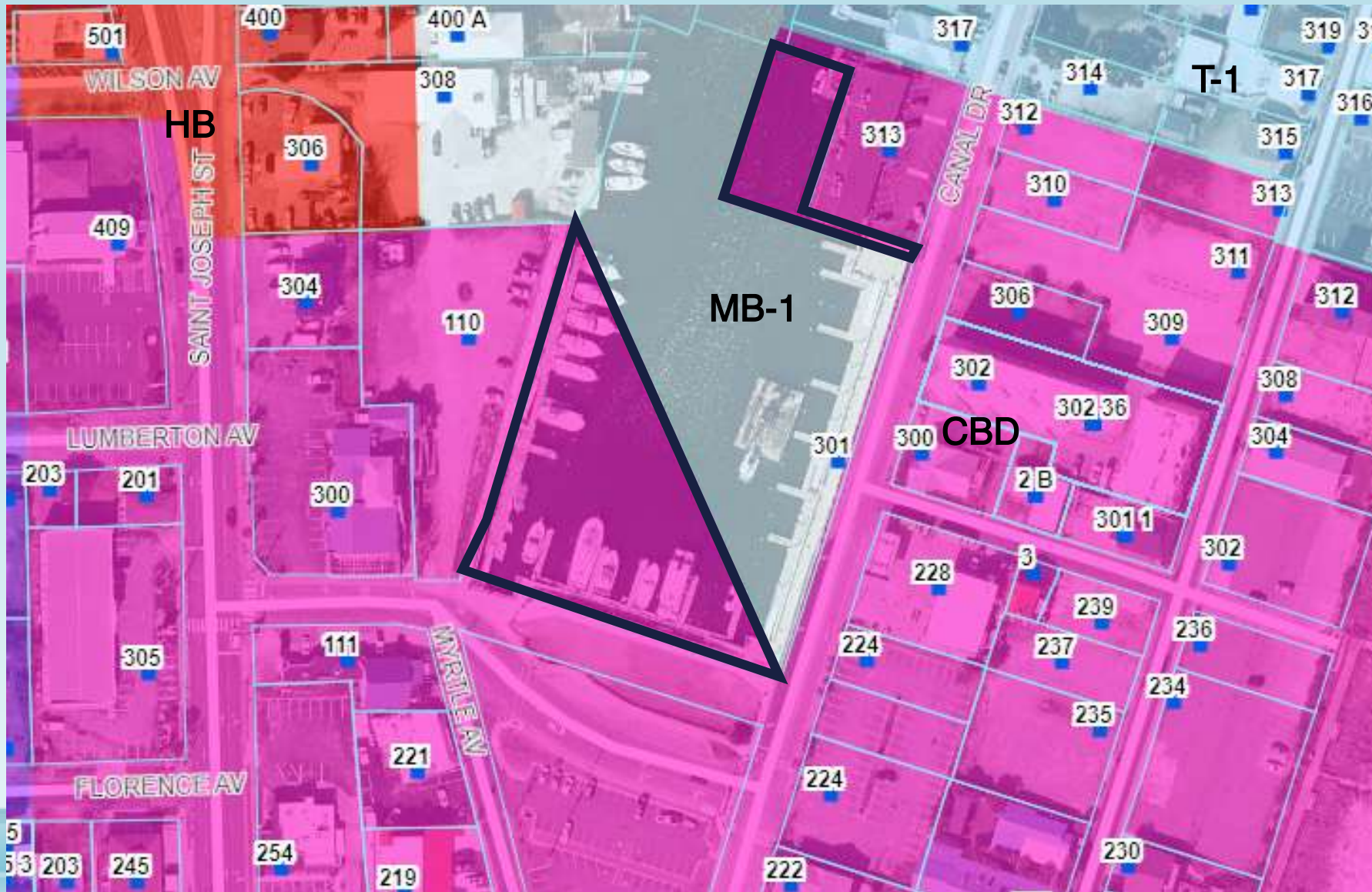
2000 Zoning Map – CBD was not consistent with 1997 LUP

2004 – rezoned 33 parcels from T-1 to CBD



- Established to reserve areas along the waters edge for maritime uses, water dependent uses, and water-oriented uses.
- Provides for certain residential uses and other non-water dependent uses
- Land uses which would wall off access to public trust waters are discouraged

- Established to accommodate, protect, rehabilitate, and maintain the traditional central business district and boardwalk area of the Town.
- Includes retail, business, office, restaurants, entertainment, and tourism.
- Intended to encourage the use of land for concentrated development of permitted uses.



Surrounding uses



Land Use Plan

- 301 Canal Dr is shown on the FLUM Downtown Business Area



Downtown Business Area

This is the boardwalk commercial area and central recreation district of town. 3-4 story buildings maintain a pedestrian-scaled environment with active ground floor uses; residential and other uses permitted above. Highly walkable with limited on-street parking.



Motion

- Approval - whereas in accordance with the provisions of the NCGS, the Council does hereby find and determine that the adoption of the Zoning Map Amendment for 301 Canal Dr is consistent with the goals and objectives of the adopted Land Use Plan and other long-range plans.
- Denial - based on inconsistencies with the goals and objectives of the adopted Land Use Plan and/or other long-range planning documents and the potential impacts on the surrounding areas.
- Staff recommends approval of the zoning map amendment.