



Conditional Zoning to consider an addition to a bar at 3 Cape Fear Blvd in the Central
Business Zoning District

Applicant: Ant Bates Motel LLC

3 Cape Fear Blvd



Current Use: bar

CBD District:

Wide variety of pedestrian oriented, commercial and service activities, including retail, business, office, professional financial, entertainment, and tourism.



Adjacent properties



Sec. 40-72. - Table of permissible uses.

USES OF LAND	CBD
Bars and taverns	CZ

Ordinance

Sec. 261. – Development standards for particular uses

(o) *Eating and/or drinking establishments*

(2) A conditional zoning shall be required if an eating and/or drinking establishment meets any of the following:

a. Meets the criteria for a bar/tavern

(3) Standards for bars/taverns:

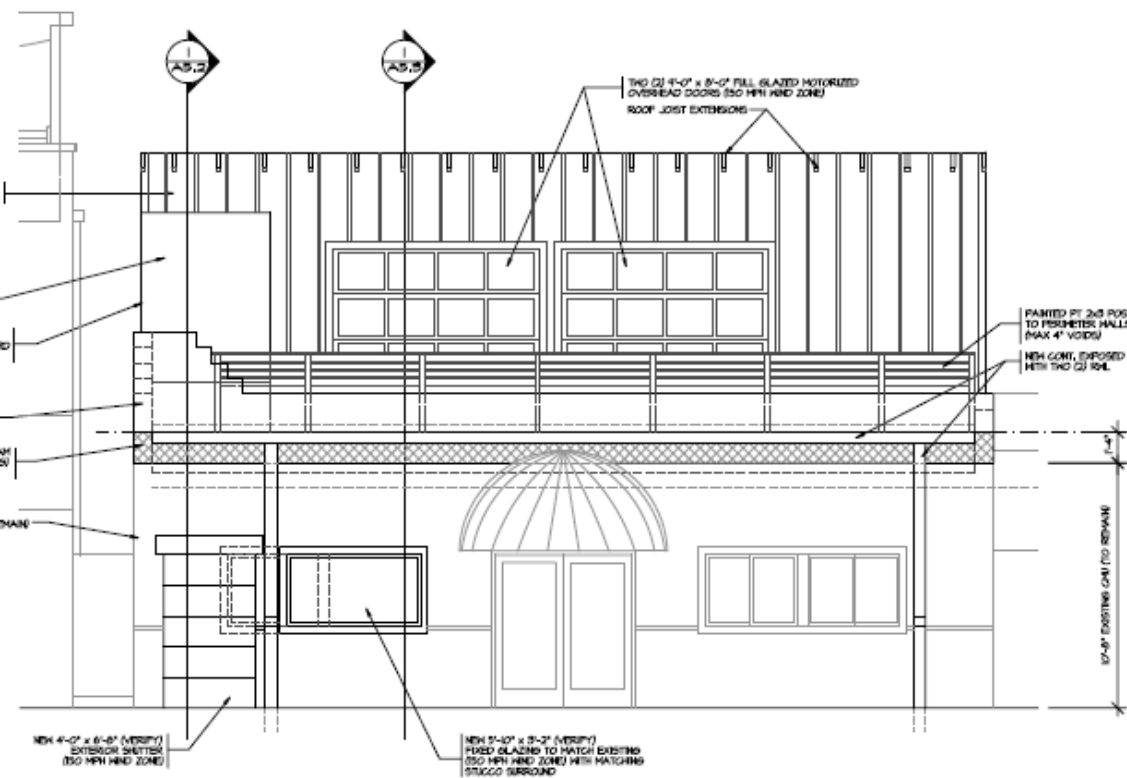
a. Bars/taverns which because of their nature may have serious adverse secondary impacts, and are therefore required to meet the separation requirements

1. 200 feet of an established church or school

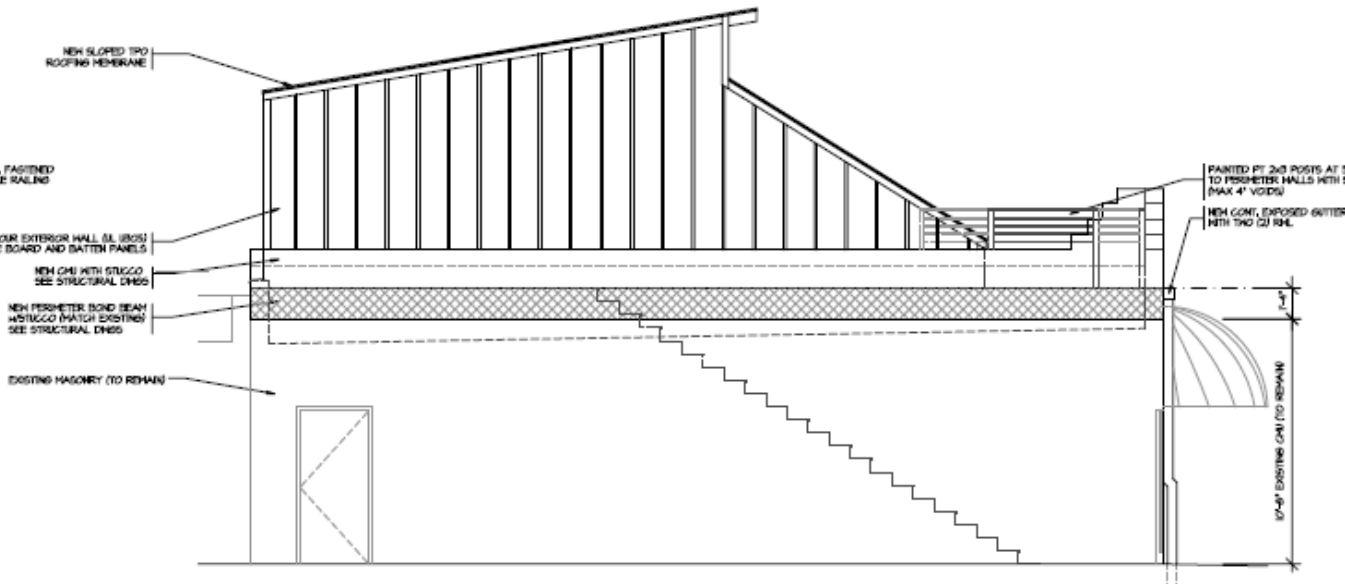
2. 200 feet of any residential district

Sec. 40-548. Definitions

Bars and taverns means establishments primarily engaged in the sale and service of alcoholic beverages for on-premises consumption during any period of the day as permitted by law. The incidental sale or provision of food or snacks shall not entitle such a use to be considered a restaurant under other provisions of this Code. Synonyms: Private club as defined by the ABC commission, tavern, saloon, barroom, inn, pub, watering hole, drinking hole, gin mill, tap room.



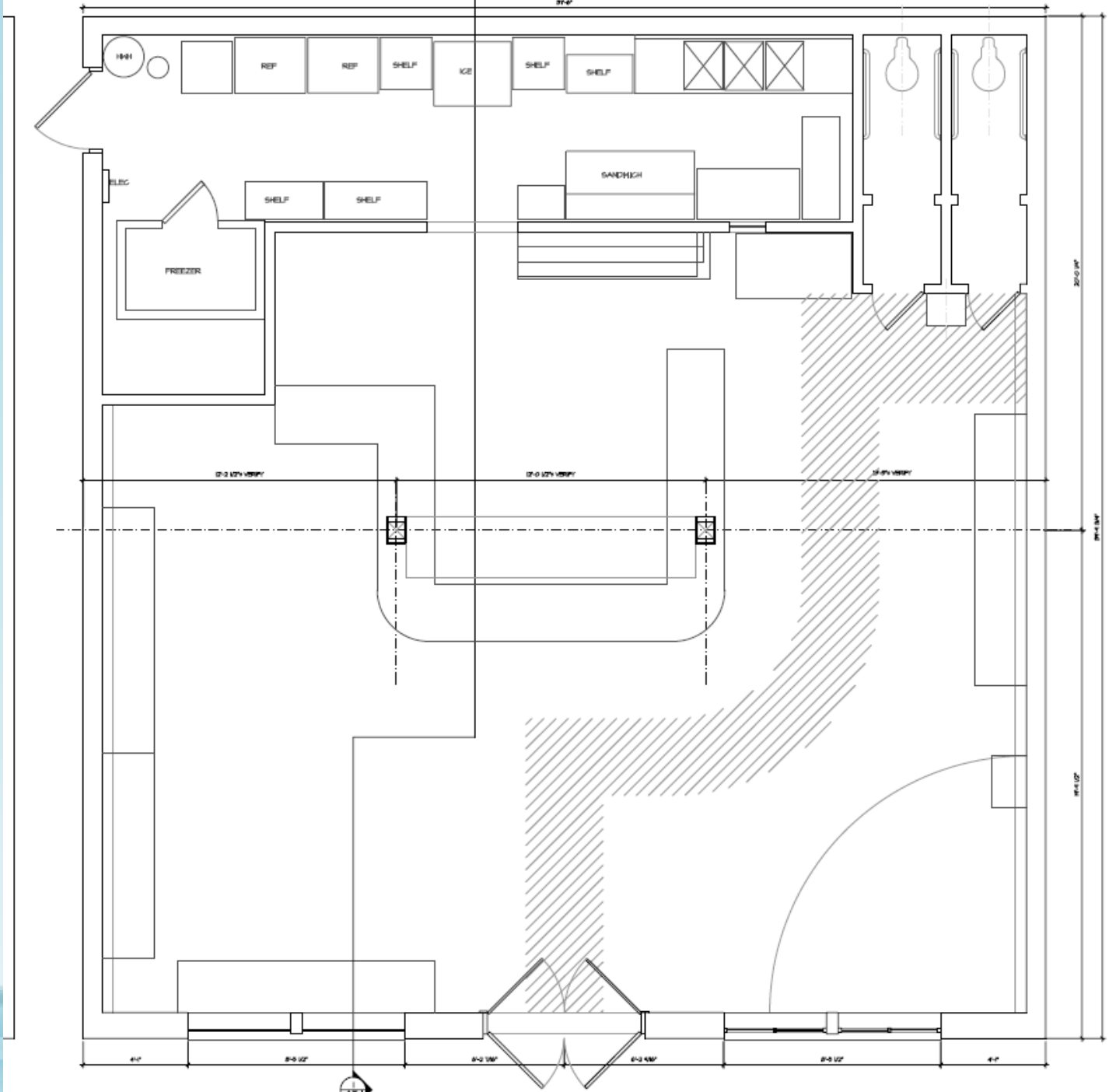
1 PROPOSED SOUTH ELEVATION



2 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1' - 0"

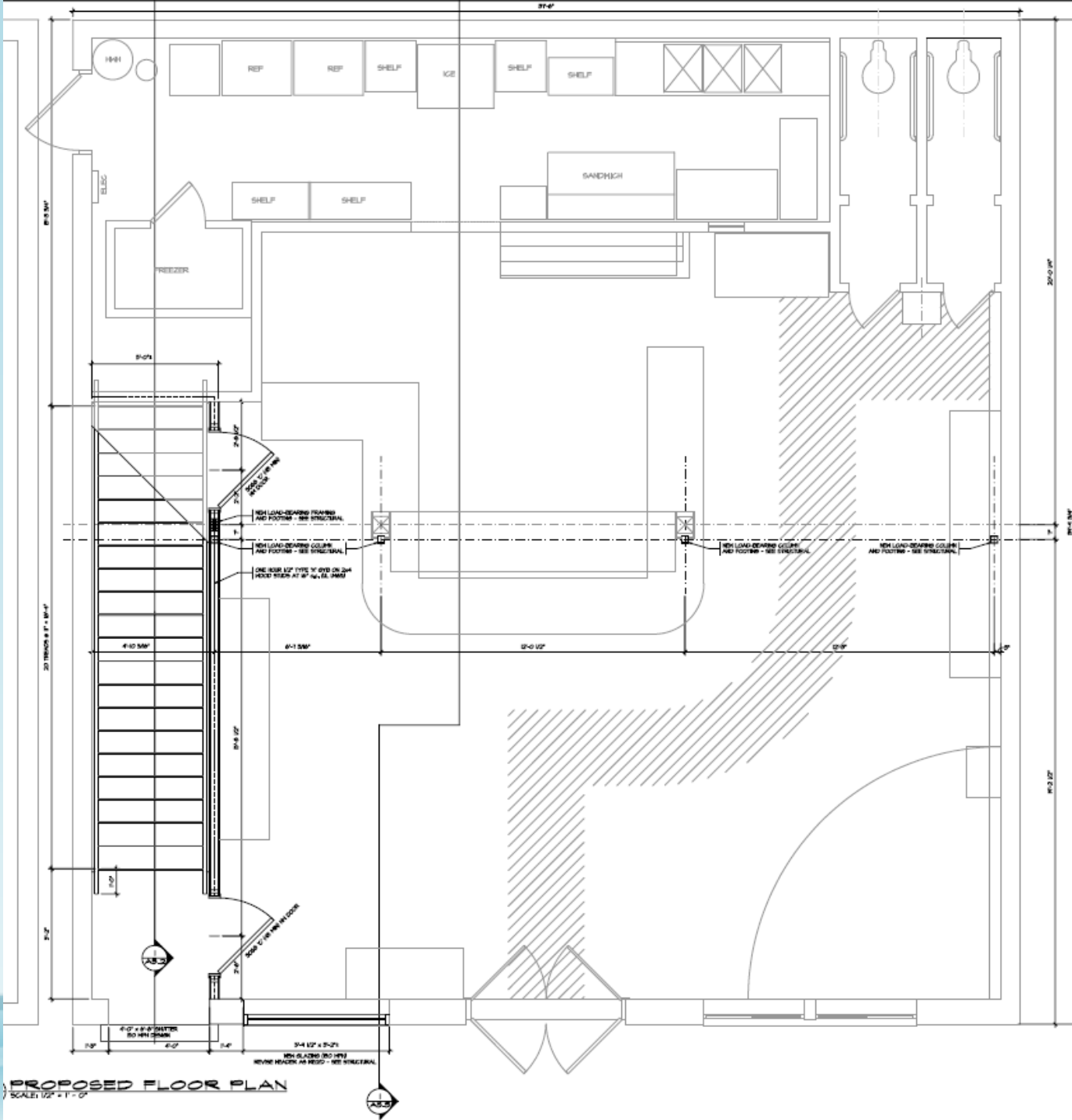


	Requirement	Proposed
Height Limit	50 ft	21 ft
Parking	1 per 110sf indoor gross floor area	Within 500' of the use



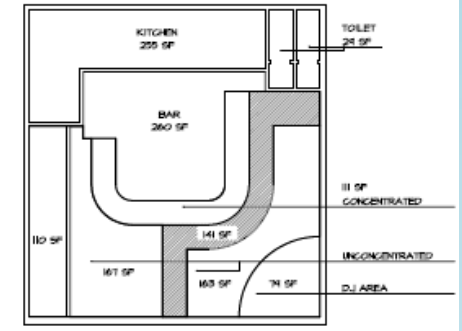
EXISTING FLOOR PLAN





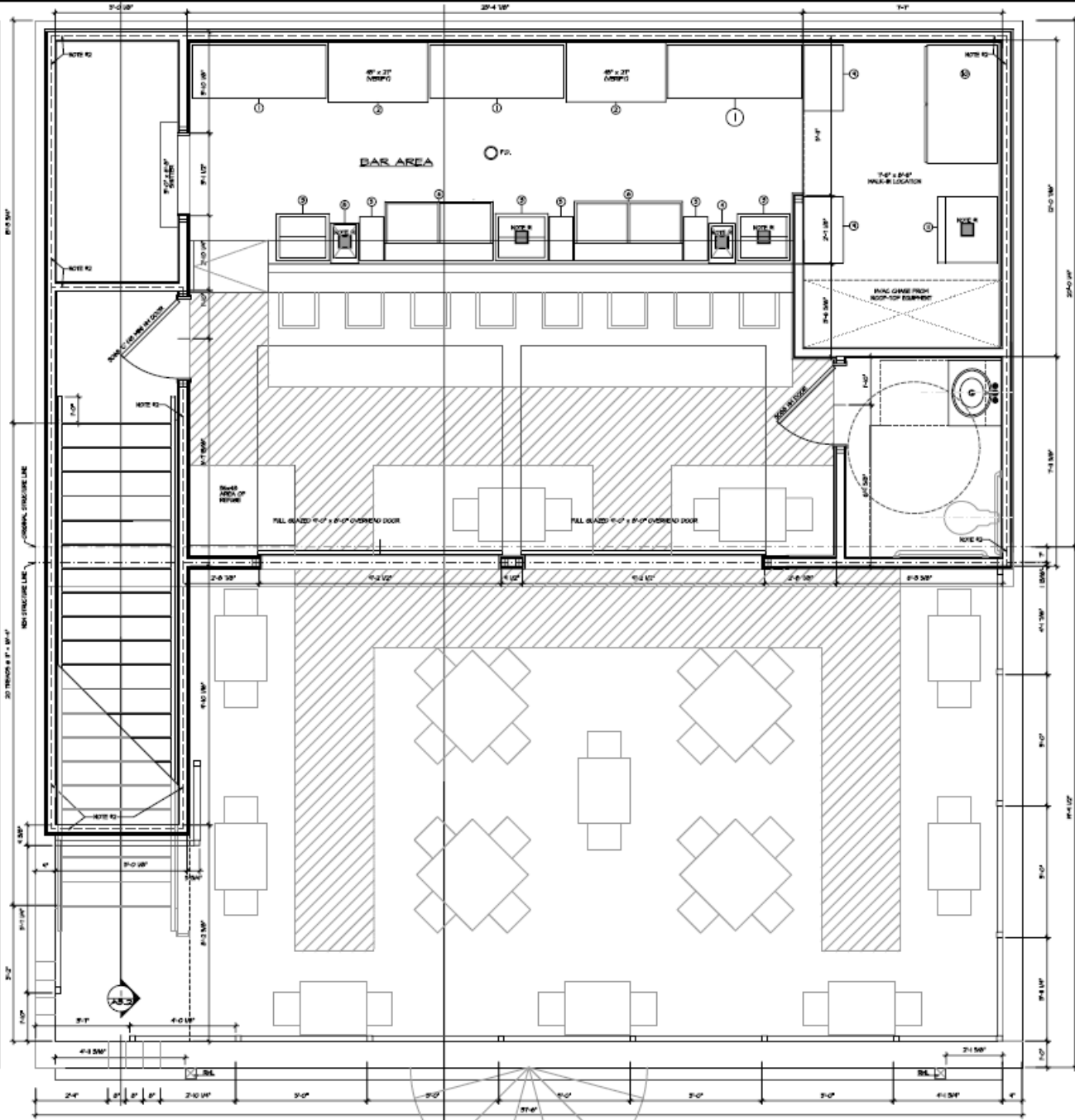
PROPOSED FLOOR PLAN

SCALE: 1/8" = 1' - 0"



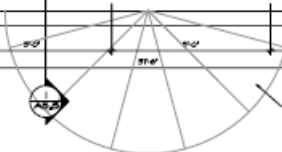
OCCUPANT LOAD
SCALE: 1/8" = 1' - 0"

AREA	PER 100 SF	TOTAL
BAR (UNCONCENTRATED)	1 PER 10	255
BAR (CONCENTRATED)	1 PER 5	260
CL. AREA (V.O.C.)		0
BAR AREA (V.O.C.)		0
TOILETS (V.O.C.)		1
STAIRS (V.O.C.)		1
STAIRS (NO OCCUPANCY)		0
BAR (NO OCCUPANCY)		0
BAR (NO OCCUPANCY)		0
TOILET		1
TOTAL		527



PROPOSED ROOF DECK

SCALE: 1/8" = 1'-0"
 NOTE 1 - PROVIDE AND INSTALL FLOOR SEAL PER FOLLOWING DRAWINGS AND SPECIFICATIONS
 NOTE 2 - PROVIDE AND INSTALL ONE HOUR RATED HALL BARRIER TO 0.2. 1.50"



5/8" ANCHOR BOLT - TO REBAR

Criteria

- When evaluating the Commission shall consider the following:
 - The application's consistency to the general policies and objectives of the Town's CAMA Land Use Plan, any other officially adopted plan that is applicable, and the Zoning Ordinance.
 - The potential impacts and/or benefits on the surrounding area, adjoining properties.
 - The report of results from the public input meeting.



Conditional Zoning Process

- Public Meeting – June 17, 2024
- No one attended
- No concerns or changes to plans

Conditions

Staff Proposed Conditions

1. All federal, state, and local ordinances shall be met.
2. Building is in an AE 10 flood zone; renovations must be below 49% of the value of the building.
3. Sloped railing shall be used on 2nd floor
4. Use of noncombustible materials
5. Alleyway shall be free of obstructions and debris

Council may include additional standards such as landscaping, design guidelines, buffers, infrastructure improvements (i.e. water), pedestrian, street and right-of-way improvements.

Land Use Plan

- The project is in general conformity with the 2020 Land Use Plan for the Downtown Business character area.
- Staff recommends approval.
- P&Z recommended approval 6-1.



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 Conditional Use District to allow for an addition to a bar located at 3 Cape Fear Blvd is consistent with the goals and objectives of the adopted Land Use Plan and other long-range plans and the potential impacts on the surrounding area, are mitigated by the approved conditions.

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.