

**Conditional Zoning District**



**ORDINANCE NO. \_\_\_\_\_**

**Ordinance Amending the Official Zoning Map of the Town to Rezone Property Containing 21,895 square feet of Land Located at 905 Basin Road, in The Marina Business District (MB-1) to Conditional Zoning (CZ) Multifamily Dwellings for 8 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 MB-1, Marina Business and putting it in the Multifamily Dwellings Conditional District (CD) classification, said tract being more particularly described as follows:

Legal Description for Conditional Rezoning of 905 Basin Road

905 Basin Road

LOTS 17/18 PT LOTS 1/2/16 BLK A BASIN VIEW CB

PARID: R08818-003-005-000

As more specifically described on Deed Recorded in Book 6419, Page 1220 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 11/24/21.
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 8 residential units.
7. 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.
8. Drainage plan must be submitted and approved prior to issuance of a building permit.
9. 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.
10. Final project must be designed to provide the required 24 parking spaces and must comply with Article 7 of the Carolina Beach Zoning Ordinance.
11. Utilities must be installed in accordance with Town requirements.
12. The final project must be constructed to meet the fire code.
13. A Final site plan must include cross-section of paving detail and indicate on the site plan all areas to be paved.
14. A Type B buffer shall be provided and delineated along the perimeter of the property.
15. 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.
16. 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.

17. 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.
18. 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 1/11/24.

**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 11<sup>th</sup> day of January 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