



AGENDA ITEM COVERSHEET

PREPARED BY: Jeremy Hardison, Community Development Director **DEPARTMENT:** Community Development

MEETING: Planning & Zoning – June 11, 2026

SUBJECT: Zoning Map Amendment Discussion to consider a request to rezone the 200 Block of Cape Fear Blvd that is currently zoned Mixed Use (MX) to another zoning district.
Applicant: Town of Carolina Beach

BACKGROUND:

Town Council requested staff to review the development regulations applicable to the 200 block of Cape Fear Boulevard and evaluate whether the current zoning remains appropriate for the area's long-term vision and redevelopment potential.

The subject properties are currently zoned Mixed Use (MX) Attachment 1 – map of the area). The MX district is intended to provide a transitional area between more intensive commercial districts and adjacent residential neighborhoods. The district accommodates a mix of land uses and may also serve as a transition between major thoroughfares and quieter residential areas.

Existing Conditions

Current land uses within the study area include:

- Three single-family residences
- Four vacant lots and/or parking lots
- Two retail establishments
- One motel

Existing infrastructure and streetscape features include:

- On-street parking
- Sidewalks
- Street trees
- Walkable access to the central business district and beach area

Land Use Plan Consistency

The Town's adopted Land Use Plan identifies this area as Mixed Use Commercial, distinguishing it from surrounding areas.

The Land Use Plan envisions:

- Higher-density development
- A mixture of residential and commercial uses
- Mixed-use buildings with active ground-floor commercial uses
- Residential uses located on upper floors
- A pedestrian-oriented environment
- Potential building heights of four to five stories

The current pattern of development only partially reflects this vision, as several properties remain underutilized or occupied by lower-density uses.

Discussion

As redevelopment opportunities arise, the Town may wish to consider whether the existing MX district provides the appropriate regulatory framework to achieve the Land Use Plan's vision for this area.

One option would be the creation of a new zoning district tailored specifically to the character envisioned for this area. Such a district could encourage higher-density mixed-use development while ensuring compatibility with nearby residential properties.

Potential standards for consideration include:

- Active commercial uses along the ground floor (Attachment 2 - Use Table)
- Residential units permitted on upper stories
- Reduced front setbacks to create a stronger street presence (Attachment 3 – Dimensions Table)
- Building placement that supports a pedestrian-oriented environment
- Parking located to the side or rear of buildings where feasible
- Increased lot coverage and impervious surface allowances consistent with commercial districts
- Enhanced landscaping and streetscape requirements
- Building design standards that promote walkability and architectural compatibility
- Transition standards to lessen impacts on adjacent residential properties

Given the presence of existing sidewalks, street trees, and on-street parking, the area is well-positioned to support a more walkable mixed-use environment that complements the downtown business district and provides opportunities for redevelopment consistent with the Land Use Plan.

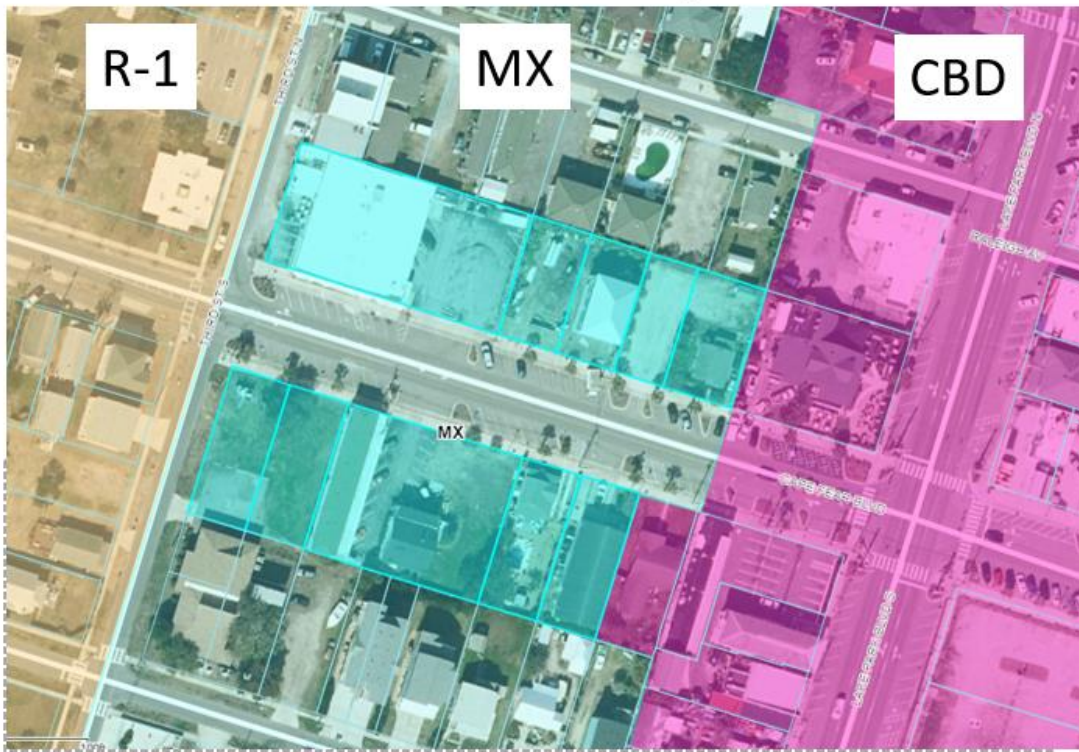
Staff Recommendation

Staff recommend that the Commission discuss the long-term vision for the area and provide direction regarding the development of zoning standards that better implement the Mixed Use

Commercial designation identified in the Land Use Plan and encourage redevelopment consistent with the Town's adopted planning goals.

Attachment 1 – Map of the area

200 Block of Cape Fear



■ Highlighted parcels subject to rezoning

Attachment 2 - 3.4 TABLE OF USES

- A. Generally, Table 3.2 sets forth the permitted, conditional zoning, and special uses allowed in each zoning district.

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1. Permitted by right (P). The letter "P" in the zoning district column opposite the listed use means the use is permissible by right in the zoning districts in which it appears.
 2. Permitted use with standards (PS). Uses with additional standards are denoted with a "PS."
 3. Conditional zoning (CZ). The letters "CZ" in the zoning district column opposite the listed use means that conditional zoning, as set forth in Section 2.21 of this ordinance, must be obtained before the use may be created. Use standards may also be required for certain conditional zoning uses.
 4. Special use permit (S). The letter "S" in the zoning district column opposite the listed use means that a special use permit, as set forth in Section 2.14(C) of this ordinance, must be obtained before the use may locate in the district in which it appears.
 5. Prohibited. A use specifically prohibited in the table of permissible uses for every zoning district. Any use listed as prohibited has been reviewed and considered as having a detrimental impact on the health and safety of the community.
- B. Use designation.
1. If a "P" or "CZ" or "PS" does not appear in a zoning district column opposite a listed use, the use is not permitted in that zoning district.
 2. Uses not listed. The uses listed may not address all possible uses. In determining if a use is permitted, the UDO Administrator shall consider which category of expressed uses most closely matches the use proposed and apply the regulations pertaining to that category to the proposed use. No interpretation shall be made which would change the character of a zoning district relative to the purpose of such zoning district and the other uses allowed.
 - a) Interpretation of unlisted uses. Where a proposed use is not specifically listed in the table of permissible uses, the UDO Administrator may permit the proposed use upon a determination that the proposed use has an impact similar in nature, function, and/or duration similar to another permitted use listed in the table of permissible uses. The UDO Administrator shall give due consideration to the purpose and intent statements in this section concerning the base zoning district(s) involved, the character of the uses specifically identified, and the character of the use(s) in question.
 - b) Standards for determining unlisted uses. In determining the use which most closely matches the proposed use, the UDO Administrator shall consider all relevant characteristics of the proposed use, including but not limited to the following:
 - i) The volume and type of sales, retail, wholesale, etc.
 - ii) The size and type of items sold and nature of inventory on the premises.
 - iii) Any processing done on the premises, including assembly, manufacturing, warehousing, shipping, distribution.
 - iv) Any dangerous, hazardous, toxic, or explosive materials used in the processing.
 - v) The nature and location of storage and outdoor display of merchandise, whether enclosed, open, inside, or outside the principal building; predominant types of items stored (such as business vehicles, work-in-process, inventory, and merchandise, construction materials, scrap and junk, and raw materials including liquids and powders).
 - vi) The type, size, and nature of buildings and structures.
 - vii) The amount and nature of any nuisances generated on the premises, including but not limited to noise, smoke, odor, glare, vibration, radiation, and fumes.

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- viii) Any special public utility requirements for serving the proposed use type, including but not limited to water supply, wastewater output, pre-treatment of wastes and emissions required or recommended, and any significant power structures, and communications towers or facilities.
 - ix) The impact on adjacent lands created by the proposed use.
 - x) If requested, the applicant shall submit evidence to the UDO Administrator of the anticipated traffic, noise, light, or odor of the proposed use. Reports prepared by the applicable professional trade may be required (e.g. transportation engineer, environmental scientist, etc.).
- c) Decision by zoning administrator. A final determination on the proposed use shall be provided in writing to the applicant and subject to appeal by the Board of Adjustment.

Table 3.2: Table of Uses	P = Permitted by Right; CZ = Conditional Zoning (Use Standard noted); PS = Permitted Use with a Use Standard															Use Standard	
Uses of Land	R-1	R-1B	R-2	R-3	C	MH	MF	MX	CBD	NB	HB	MB-1	T-1	I-1	CT		
Accessory Uses (3.6)																	
Accessory structure or use, nonresidential									PS	PS	PS	PS	PS	PS	PS	PS	3.6.B
Accessory uses and structures, residential	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	3.6.C
Home occupations, customary	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS		PS	3.6.D
Outdoor display									PS	PS	PS	PS	PS	PS	PS		3.6.E
Outdoor seasonal sales	PS	PS	PS	PS		PS	PS	PS	PS	PS	PS	PS	PS	PS	PS		3.6.F
Swimming pools, private	PS	PS	PS	PS	PS	PS	PS	PS		PS		PS	PS			PS	3.6.G
Temporary healthcare structures	PS	PS	PS	PS	PS	PS	PS	PS		PS		PS	PS			PS	3.6.H
Temporary storage container	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	3.6.I
Trailer, temporary construction	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	3.6.J
Residential Uses (3.7)																	
Dwelling, multifamily (Triplex; quadraplex; Units <= 4)								P	P				P	P		P	
Dwelling, multifamily (Units > 4)								CZ	CZ				CZ	CZ		CZ	3.7.A
Dwelling, single-family detached	P	P	P	P	P	P	P	P		P		P	P			P	
Dwelling, two-family	P						P	P	P				P	P		P	
Family care home	PS	PS	PS	PS	PS	PS	PS	PS		PS		PS	PS			PS	3.7.B
Manufactured home, on standard, single-family lot (Class AA, A, and B)							P										3.7.C
Manufactured home (Class C)	Prohibited																
Planned Unit Development (Section 3.8)																	
Planned unit development, business										CZ	CZ	CZ	CZ	CZ		CZ	3.8.B

Planned development, industrial														CZ		3.8.C
Planned unit development, residential Units <= 4	PS		PS			PS	PS	PS			PS	PS	PS		<u>PS</u>	3.8.D
Planned unit development, residential) Units > 4	CZ		CZ			CZ	CZ	CZ			CZ	CZ	CZ			3.8.E
Nonresidential Uses (Section 3.9)																
Adult entertainment establishment														CZ		3.9.A
Aircraft takeoff and landing zone	Prohibited															
Animal care facility											P					
Animal care facility with outdoor area											CZ					3.9.B
Art galleries								P	P	P	P	P			<u>P</u>	
Auction sales									P		P					
Automotive (including motorcycles, RVs, and other consumer motor vehicles)										CZ	PS			PS		3.9.C
Bakery, retail									P	P	P					
Bakery, wholesale											P			P		
Bed and breakfast inn	CZ						CZ	CZ	CZ	CZ	CZ		CZ		<u>CZ</u>	3.9.E
Boat and personal water craft (PWC) sales and rental									P		P	P	P	P		
Boat repair facility											PS	PS		PS		3.9.G
Body piercing and tattoo facility											CZ					
Bus terminal									P		P					
Cemeteries, public and private														CZ		3.9.I
Commercial indoor recreation									P		P					
Commercial outdoor recreation									CZ		CZ			PS		3.9.J
Contractors offices, no outdoor storage									P		P			P		
Day nurseries, day care centers and preschools	CZ	CZ	CZ	CZ		CZ	CZ	CZ	CZ	CZ	CZ	PS	PS	PS	<u>CZ</u>	3.9.K

Drop-in child care providers	CZ	CZ	CZ	CZ		CZ	PS	PS	PS	PS	PS	PS	PS	PS	<u>PS</u>	3.9.L
Drive-in/through facility										P						
Dry stack storage facilities												PS				3.9.M
Ear piercing facility										P						
Exterminator service business offices, no outdoor storage of materials or equipment									P		P			P		
Fire stations, emergency services, nonprofit	CZ	CZ	CZ	CZ		CZ	CZ	CZ	CZ		CZ			CZ	<u>CZ</u>	
Funeral homes and crematoriums									P		P					
Gardens, arboretums nurseries, and greenhouses									P	P	P			P		
Government/public facilities and utilities	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	<u>PS</u>	3.9.P
Group care/rehabilitation facility										CZ				CZ		
Laundries and dry cleaning									P	P	P					
Libraries	CZ		CZ	CZ				P	P	P	P				<u>P</u>	
Live entertainment complex									CZ		CZ					
Fishing piers; public and private									CZ							
Medical and dental clinics								P	P		P			P	<u>P</u>	
Meeting facilities	CZ	CZ	CZ	CZ		CZ	CZ	CZ	P		P			P	<u>CZ</u>	
Mixed use nonresidential-residential								PS	PS	PS	PS	PS	PS		<u>PS</u>	3.9.Q
Motels and hotels								CZ	CZ		CZ			CZ	<u>CZ</u>	
Motels and hotels, operated with a marina												CZ				
Multi-use facility								P	P	P	P	P	P	P	<u>P</u>	
Museums					P				P		P		P	P	<u>P</u>	
Offices, general								P	P	P	P	P	P	P	<u>P</u>	
Parking lot, commercial—permanent									CZ						<u>CZ</u>	3.9.R

Parking lot, town operated	P	P	P	P	P	P	P	P	P	P	P	P	P	P	<u>P</u>	
Parking, municipal decks									P							
Parking, private decks									CZ							
Personal service establishment								CZ	P	P	P			P	<u>CZ</u>	
Pet shops and pet supply stores									P		P					
Post offices									P		P			P		
Religious institution	CZ	CZ	CZ	CZ		CZ	CZ	CZ	P		CZ				<u>CZ</u>	
Rental of golf carts, mopeds, e-bikes and scooters								PS	PS	PS	PS	PS		PS	<u>PS</u>	3.9.T
Retail sales								P	P	P	P	P		P	<u>P</u>	
Rooming house	Prohibited															
Schools, commercial for specialized training										P		P			P	
Schools, public and private	CZ	CZ	CZ	CZ		CZ	CZ	CZ	CZ		CZ			CZ	<u>CZ</u>	
Seafood production and/or processing and/or dockage, wholesale and retail												CZ		CZ		
Shooting range														CZ		3.9.T
Shopping centers/big box								CZ	CZ	CZ	CZ	CZ	CZ	CZ	<u>CZ</u>	
Swimming pools, public	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ		<u>CZ</u>	3.9.U
Tennis courts, commercial									CZ		CZ					3.9.W
Tennis courts, private	CZ	CZ	CZ	CZ		CZ	CZ	CZ	CZ		CZ	CZ	CZ	CZ	<u>CZ</u>	3.9.W
Utilities, private	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	P	P	P	P	P	P	<u>CZ</u>	
Wholesale sales									P		P	P		P		
Wireless telecommunications facilities (see Division 4, Wireless Telecommunication)																
Marina Uses																
Boat and personal water craft (PWC) rental									PS		PS	PS	PS	PS		3.9.E
Boat and personal water craft (PWC)											PS	PS		PS		3.9.F

Attachment 3 Sample of Dimensional Changes

Standards

Current

Table 3.4 Dimensional Standards for Lots and Principal Structures, Other Districts

Zoning District	Primary Permitted Uses	Min. Lot Size (square feet)	Min. Lot Width (feet)	Min. Front Setback (feet)	Min. Rear Setback (feet) [2]	Min. Side Setback (feet) [2][3]	Residential Max. Density	Height (feet) [1]	Max. Lot Coverage	Max. Impervious Coverage
MX	Residential, Commercial Services, Tourism Accommodations	5,000	50	20	10	7.5	17 units/acre	50	40%	65%

Proposed

Zoning District	Primary Permitted Uses	Min. Lot Size (square feet)	Min. Lot Width (feet)	Min. Front Setback (feet)	Min. Rear Setback (feet) [2]	Min. Side Setback (feet) [2][3]	Residential Max. Density	Height (feet) [1]	Max. Lot Coverage	Max. Impervious Coverage
CT	Commercial Services, <u>Residential</u>	5,000	50	5	10	0	29 units/acre	50	60%	None

