



AGENDA ITEM COVERSHEET

PREPARED BY: Gloria Abbotts, Sr Planner

DEPARTMENT: Community Development

MEETING: Planning & Zoning – December 11, 2025

SUBJECT: Zoning Map Amendment and 2020 CAMA Land Use Plan Amendment to consider a request to rezone 205 Raleigh Avenue from Mixed Use (MX) to Central Business District (CBD).
Applicant: Johnathan Lee "Zeke" Hutchins

BACKGROUND:

The applicant, Zeke Hutchins, has submitted a petition to consider rezoning 205 Raleigh Avenue from Mixed Use (MX) to Central Business District (CBD) Zoning. There is an existing single-family home on the property that was built in 1933. The surrounding uses include a bank, two restaurants, motel, single-family home, duplex, commercial parking lot, and vacant lot.

The 1984 Zoning Ordinance and Zoning Map shows the property in the B-1: Central District. In 2000, 205 Raleigh Avenue was rezoned to MX.

District Purpose and Permitted Uses:

The Mixed Use Transitional (MX) District is established to provide for an area of transitional land uses between intensified use districts or elements and residential districts. This district includes an area of mixed land uses between the intensive, commercial, central part of Town and the quiet residential areas and may also be employed as a transitional area between busy major thoroughfares and quieter residential areas. The regulations of the district seek to maintain a modest scale of structures, as well as a pedestrian-oriented nature, so that uses in the district may provide a suitable transition from commercial to residential areas. Permitted uses include a mixture of single-family homes, two-family dwellings, and small-scale office and institutional uses. Small hotels and motels and multifamily housing of modest density and size may also be permitted in this district. The Mixed Use District does allow for certain business uses like standard restaurants and eateries, general retail, offices, and mixed-use commercial-residential but does not allow for more intense uses like bars and taverns, or commercial parking lots. The MX district is considered commercial.

The Central Business District (CBD) is established to accommodate, protect, rehabilitate, and maintain the traditional central business district and boardwalk area of the Town. This area accommodates a wide variety of pedestrian oriented, commercial and service activities, including retail, business, office, professional financial, entertainment, and tourism. The regulations of this district are intended to encourage the use of the land for concentrated development of permitted uses while maintaining a substantial relationship between land uses and the capacity of the Town's infrastructure. Developments which would significantly disrupt the historic balance between pedestrians and automobiles within the district, thereby destroying the pedestrian-oriented nature of the area, are specifically discouraged. Large, off-street parking areas are encouraged to be located outside the district. Similarly, buildings and structures should have pedestrian-oriented activities at ground level.

Dimensional Standards:

Zoning District	Primary Permitted Uses	Min. Lot Size	Min. Lot Width	Min. Front Yard	Min. Rear Yard	Min. Side Yards (Corner Lot-Min 12.5 ft.)	Max. Density	Max. Height	Max. Lot Coverage	Max. Impervious Coverage
MX	Mixed Use	5,000 sq. ft.	50 ft.	20 ft.	10 ft.	7.5 ft.	17 units/acre	50 ft.	40%	65%
CBD	Commercial Uses and Services, Entertainment	None	None	None	None, or same as abutting residential district	None, or same as abutting residential district	NA	50 ft.	None	None

The MX Zoning District requires setbacks, maximum coverage in all areas throughout the district, and a 65% maximum impervious coverage. Much of the CBD has no setbacks, no lot coverage requirement, and no impervious coverage limit. Although the dimensional standards for both districts are different, properties in the CBD areas must have a rear and side setback that is the same as the residential zoning district it abuts. Landscaping standards are also required if a CBD parcel is adjacent to residential to mitigate the transition between the business and residential use. Attachment 1 compares the uses allowed in both districts.

Land Use Plan

The property is shown on the Future Land Use Map (Attachment 2) as High Density Residential/Light Commercial which includes primarily attached, multistory residential units located within walking distance of activity centers. Condominiums, vacation rentals, limited commercial, and single-family residential exist in this character area. The Character Areas in the Land Use Plan that align with the existing CBD are the Mixed Use Commercial and Downtown Business Area. The Future Land Use Map would need to be

amended if the rezoning is approved and the property would need to be placed into the Downtown Business Area Character Area. NCGS 160D states that if a zoning map amendment is adopted and the action was deemed inconsistent with the adopted plan, the zoning amendment has the effect of also amending the Future Land Use Map in the approved plan, and no additional request or application is required.

OPTIONS:

1. Approval of the rezoning, which also amends the Future Land Use Map and is consistent with the goals and objectives of the Land Use Plan and vision for the Town.
2. Denial of rezoning due to inconsistencies with Future Land Use Map and goals and objectives of the Land Use Plan and vision for the Town.

Planning and Zoning recommended approval 4-1.

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 205 Raleigh Ave is consistent with the goals and objectives of the adopted Land Use Plan and other long-range plans. The adoption of this Zoning Map Amendment also amends the Future Land Use Map and meets the vision of Town.

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.

ATTACHMENTS:

1. 3.4 Table of Uses
2. Future Land Use Map and Character Areas

ATTACHMENT 1:

3.4. Table of uses.

Uses of Land	M X	CBD	Funeral homes and crematoriums	P
Accessory structure or use, nonresidential	PS	PS	Gardens, arboretums nurseries, and greenhouses	P
Accessory uses and structures, residential	PS	PS	Government/public facilities and utilities	PS
Home occupations, customary	PS	PS	Laundries and dry cleaning	P
Outdoor display	PS	PS	Libraries	P
Outdoor seasonal sales	PS	PS	Live entertainment complex	CZ
Swimming pools, private	PS		Marinas, docks and/or piers, private	P
Temporary healthcare structures	PS		Marinas, docks and/or piers, public or commercial	P
Temporary storage container	PS	PS	Fishing piers; public and private	CZ
Trailer, temporary construction	PS	PS	Medical and dental clinics	P
Dwelling, multifamily (Triplex; quadraplex; Units <= 4)	P		Meeting facilities	CZ
Dwelling, multifamily (Units > 4)	CZ		Mixed use nonresidential-residential	PS
Dwelling, single-family detached	P		Motels and hotels	CZ
Dwelling, two-family	P		Multi-use facility	P
Family care home	PS		Museums	P
Planned unit development, business		CZ	Offices, general	P
Planned unit development, residential Units <= 4	PS		Parking lot, commercial—permanent	CZ
Planned unit development, residential) Units > 4	CZ		Parking lot, town operated	P
Art galleries	P	P	Parking, municipal decks	P
Auction sales		P	Parking, private decks	CZ
Automotive, minor		PS	Personal service establishment	CZ
Bakery, retail		P	Pet shops and pet supply stores	P
Bed and breakfast inn	CZ	CZ	Post offices	P
Boat and personal water craft (PWC) sales and rental		P	Religious institution	CZ
Bus terminal		P	Rental of golf carts, mopeds, e-bikes and scooters	PS
Commercial indoor recreation		P	Retail sales	P
Commercial outdoor recreation		CZ	Schools, commercial for specialized training	P
Contractors offices, no outdoor storage		P	Schools, public and private	CZ
Day nurseries, day care centers and preschools	CZ	CZ	Shopping centers/big box	CZ
Drop-in child care providers	PS	PS	Swimming pools, public	CZ
Exterminator service business offices, no outdoor storage of materials or equipment		P	Tennis courts, commercial	CZ
Fire stations, emergency services, nonprofit	CZ	CZ	Tennis courts, private	CZ
			Utilities, private	CZ
			Wholesale sales	P
			Bars and taverns	CZ
			Beer shop (On-premise)	PS
			Breweries	PS

Distillery		PS
Event venue/bar		CZ
Ice cream stores	P	P
Standard restaurants and eateries	P	P
Wine shop (Retail/Off-on premise)		PS
Manufacturing, artisan		P