



# AGENDA ITEM COVERSHEET

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**PREPARED BY:** Jeremy Hardison, Planning Director      **DEPARTMENT:** Planning & Development

**MEETING:** Planning & Zoning Commission – December 9, 2021

**SUBJECT:**      **Map Amendment to** rezone 601 Augusta Ave from Conservation (C) to Residential (R-1) zoning district.  
Applicant: Town of Carolina Beach

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## **BACKGROUND:**

The owner of 601 Augusta Ave is requesting to be annex within the Town Limits. When a property is annexed zoning will be analyzed according to the Land Use Map. The property is currently zoned Conservation. The property is located in the extraterritorial jurisdiction. When a municipality adopts an extraterritorial-boundary, the town acquires jurisdiction for all of its zoning and subdivision ordinances, and housing and building codes, and the county loses its jurisdiction for those ordinances. The size of the property is 20,853 sq. ft. The legal description is LOT 1 PT LTS 2/4/5 BLK 152. This tract of land is the only private property that is zoned Conservation in this area. All other property is owned by the state or federal government. The town zoned all the areas Conservation that were outside of the town limits. There is no documentation or evidence of wetlands or environmental concerns with the property that may lend itself to be zoned conservation.

## **SURROUNDING LAND USES**

The property is currently vacant.

The adjacent zoning district to the north and east is R-1 that is across the street from Augusta Ave and 6<sup>th</sup> St. The property to the north adjacent to Carolina Sands is R-1B.

## **ZONING CLASSIFICATIONS**

As prescribed in the chart below the Conservation, R-1B, and R-1 districts all allow for single-family homes. The R-1 also allows for two-family dwellings. Currently with the Conservation zoning one unit can be developed on the property. If the property is rezoned from Conservation to R-1 or R-1B then the property could be subdivided into four lots. These lots could be developed single-family only in R-1B and either single-family or two-family dwellings in R-1.

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

P = Permitted.

USES OF LAND	R-1	R-1B	C
<b>Residential Uses</b>			
Two-family dwellings	P		
Single-family detached	P	P	P

Sec. 40-74. - Dimensional standards for lots and principal structures.

Zoning District	Primary Permitted Uses	Min. Lot Size	Min. Lot Width <sup>6</sup>	Min. Front Yard	Min. Rear Yard	Min. Side Yards* (Corner Lot—Min. 12.5 ft.) <sup>4</sup>	Residential Max. Density	Max. Height	Max. Lot Coverage
R-1	Single-Family Two-Family	5,000 sq. ft.	50 ft.	20 ft.	10 ft.	7.5 ft.	15 units/acre	50 ft. <sup>1</sup>	40%
R-1B	Single-Family	5,000 sq. ft.	50 ft.	20 ft.	10 ft.	7.5 ft.	8.7 units/acre	50 ft. <sup>1</sup>	40%
C	Conservation District Single-Family	80,000 sq. ft.	200 ft.	30 ft.	20 ft.	20 ft.	0.5 units/acre	50 ft. <sup>1</sup>	15%

If the property is rezoned then all of the uses and requirements would apply to the area.

### **LAND USE PLAN ANALYSIS**

The future land use and classification map in the 2020 Land Use Plan (LUP) has the area Classified medium density residential with primarily single family detached residence with two-family homes and townhomes allowed occasionally if contextually compatible.

### **ACTION REQUESTED:**

Staff recommends this parcel to be rezoned that would be consistent with the 2020 Land Use Plan.

### **MOTION:**

Approval - whereas in accordance with the provisions of the NCGS, the Commission does hereby find and determine that the adoption of the rezoning of 601 Augusta Ave is from Conservation to R-1 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.

Attachments:

1. LUP Land Classification Map
2. Zoning Map of area
3. Rezoning Ord.