



# AGENDA ITEM COVERSHEET

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**PREPARED BY:** Gloria Abbotts, Sr Planner      **DEPARTMENT:** Community Development

**MEETING:** Planning & Zoning – September 11, 2025

**SUBJECT:** Zoning Map Amendment to consider a request to rezone 205 Cape Fear Blvd from Mixed Use (MX) to Central Business District (CBD).  
Applicant: Cori McQueen

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## **BACKGROUND:**

The applicant, Cori McQueen, has submitted a petition to consider rezoning 205 Cape Fear Blvd from Mixed Use (MX) to Central Business District (CBD) Zoning. The property has been owned by the applicant's family since the 90s and consists of a single-family home that was built in 1930. The surrounding uses are a hotel, auto part store, restaurants, and a warehouse.

The 1984 Zoning Ordinance and Zoning Map shows the property in the B-1: Central District. In 2000, 205 Cape Fear Blvd 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:**

<i>Zoning District</i>	<i>Primary Permitted Uses</i>	<i>Min. Lot Size</i>	<i>Min. Lot Width</i>	<i>Min. Front Yard</i>	<i>Min. Rear Yard</i>	<i>Min. Side Yards (Corner Lot-Min 12.5 ft.)</i>	<i>Max. Density</i>	<i>Max. Height</i>	<i>Max. Lot Coverage</i>	<i>Max. Impervious Coverage</i>
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.

**TRC Comments**

Staff discussed the nonconforming status that the existing single-family home would have if rezoned to CBD. The single-family home could remain, but if it was changed to commercial use, it could not be reverted to a single-family home.

**Land Use Plan**

The property is shown on the Future Land Use Map as Mixed Use Commercial and is described as a higher density area with a mix of uses, within the district and individual buildings. Residential uses allowed only on upper stories; ground floor encouraged to be

active. 4-5 story structures possible, unless adjacent to low or medium density residential with attractive street facades.

**ACTION REQUESTED:**

Consider recommending approval or denial of a zoning map amendment to rezone 205 Cape Fear Blvd from the MX zoning district to the CBD.

Staff recommend approval of the rezoning.

**MOTION:**

Approval - whereas in accordance with the provisions of the NCGS, Planning and Zoning does hereby find and determine that the adoption of the Zoning Map Amendment for 205 Cape Fear Blvd 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.

**ATTACHMENT:**

1. 3.4. Table of uses.

Uses of Land	CBD	MB-1
Accessory structure or use, nonresidential	PS	PS
Accessory uses and structures, residential	PS	PS
Home occupations, customary	PS	PS
Outdoor display	PS	PS
Outdoor seasonal sales	PS	PS
Swimming pools, private		PS
Temporary healthcare structures		PS
Temporary storage container	PS	PS
Trailer, temporary construction	PS	PS
Dwelling, multifamily		P

(Triplex; quadraplex; Units <= 4)		
Dwelling, multifamily (Units > 4)		CZ
Dwelling, single-family detached		P
Dwelling, two-family		P
Family care home		PS
Planned unit development, business	CZ	CZ
Planned unit development, residential Units <= 4		PS
Planned unit development, residential) Units > 4		CZ
Art galleries	P	P
Auction sales	P	

Automotive, minor	PS	
Bakery, retail	P	
Bed and breakfast inn	CZ	
Boat and personal water craft (PWC) sales and rental	P	P
Boat repair facility		PS
Bus terminal	P	
Commercial indoor recreation	P	
Commercial outdoor recreation	CZ	
Contractors offices, no outdoor storage	P	
Day nurseries, day care centers and preschools	CZ	PS
Drop-in child care providers	PS	PS
Dry stack storage facilities		PS
Exterminator service business offices, no outdoor storage of materials or equipment	P	
Fire stations, emergency services, nonprofit	CZ	
Funeral homes and crematoriums	P	
Gardens, arboretums nurseries, and greenhouses	P	
Government/public facilities and utilities	PS	PS
Laundries and dry cleaning	P	

Libraries	P	
Live entertainment complex	CZ	
Marinas, docks and/or piers, private	P	P
Marinas, docks and/or piers, public or commercial	P	CZ
Fishing piers; public and private	CZ	
Medical and dental clinics	P	
Meeting facilities	P	
Mixed use nonresidential-residential	PS	PS
Motels and hotels	CZ	
Motels and hotels, operated with a marina		CZ
Multi-use facility	P	P
Museums	P	
Offices, general	P	P
Parking lot, commercial—permanent	CZ	
Parking lot, town operated	P	P
Parking, municipal decks	P	
Parking, private decks	CZ	
Personal service establishment	P	
Pet shops and pet supply stores	P	
Post offices	P	
Religious institution	P	
Rental of any item, the sale of which is permitted in the district	P	P
Rental of golf carts, mopeds, e-	PS	PS

bikes and scooters		
Repair of any item, the sale of which is permitted in the district	P	P
Retail sales	P	P
Schools, commercial for specialized training	P	
Schools, public and private	CZ	
Seafood production and/or processing and/or dockage, wholesale and retail		CZ
Shopping centers/big box	CZ	CZ
Swimming pools, public	CZ	CZ
Tennis courts, commercial	CZ	
Tennis courts, private	CZ	CZ
Utilities, private	P	P
Water oriented businesses	CZ	CZ
Wholesale sales	P	P
Bars and taverns	CZ	CZ
Beer shop (On-premise)	PS	
Breweries	PS	
Distillery	PS	
Event venue/bar	CZ	
Ice cream stores	P	
Standard restaurants and eateries	P	P
Wine shop (Retail/Off-on premise)	PS	PS
Manufacturing, artisan	P	

Recreational vehicle/boat storage, yard		PS
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