



Amendment Number: R25-02

PETITION FOR A ZONING MAP AMENDMENT

IMPORTANT: Supplementary information required as part of petition to be included:

Completed rezoning petition. For general use requests: The petition must be signed by the petitioner. Proof of compliance with GS 160A-383 regarding third party notification is required.

Adjacent Property Owners Map. A copy of the area as depicted on the Zoning Map which shows subject property (outlined in bold) and other surrounding properties within 100 feet of the subject property. Please label the names of the property owners directly affected by the zoning map amendment and those adjacent to or within 100 feet (excluding right-of-way) of the request.

This petition will be scheduled for the next possible meetings with the following boards: (1) Technical Review Committee, (2) Planning and Zoning Commission and (3) Town Council. The petitioner or representative should be present at all meetings to answer any questions. Contact the Department of Planning and Development for the schedule of meeting times and submittal deadlines. All meetings are held at the Municipal Administration Building, 1121 N. Lake Park Boulevard, Carolina Beach, NC 28428. Petitioners will be informed of any changes in date, time, or location of meetings. **Fee: to be submitted with application in accordance with the Town's annually adopted Rates and Fee Schedule**



Minor Rezoning

Rezoning of property less than 1 acre in size.



Major Rezoning

Rezoning of property one acre or greater in size.

Petitioner

Petitioner's Full Name: Cori Lee McQueen Phone #: (910) 231-3286
Street Address: 804 Fifth St. S.
City: Carolina Beach State: NC Zip: 28428
Email: corimcqueen@seacoastrealty.com

Requested Zoning Map Change

Address(s) of Requested Site: 205 Cape Fear Blvd CB NC 28428
Property Identification Numbers (PIN) R09006-025-009-006
Acreage/Sq. Ft: • 143 / 6,229 Existing Zone: MX Requested Zone: CRD
Signature of Petitioner: Cori Date: 6/25/25

PURPOSE OF ZONING DISTRICTS

The petitioner seeks to show that the fundamental purposes of zoning as set forth in the N.C. enabling legislation would be best served by changing the zoning classification of the property. Among the fundamental purposes of zoning are: (1) to lessen congestion in the streets; (2) to provide adequate light and air; (3) to prevent the overcrowding of land; (4) to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements; (5) to regulate in accordance with a comprehensive plan; (6) to avoid spot zoning; and (7) to regulate with reasonable consideration to the character of the district, the suitability of the land for particular uses, the conservation of the value of buildings within the district and the encouragement of the most appropriate use of the land throughout the Town.

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PETITIONER'S STATEMENTS: This section is reserved for the petitioner to state factual information in support of the rezoning request. Any comments should be typed or written in block print on a separate piece of paper.

1. Please state the consistency of the proposed zoning map amendment with the Town's Land Use Plan and any other applicable *Town*-adopted plan(s).
2. Please describe the compatibility of the proposed rezoning with the *property* and surrounding area.
3. Please discuss the benefits and detriments of the proposed rezoning for the landowner, the immediate neighbors and the surrounding community.
4. Please explain the public need for additional land to be zoned to the classification requested.
5. Please discuss the impact on public services, facilities, infrastructure, fire and safety, parks and recreation, topography, access to light and air, etc.
6. Please include a description of the existing zoning patterns (zoning districts including overlay districts) and existing built environment (densities, building heights, setbacks, tree cover, buffer yards).
7. Include any additional arguments on behalf of the map amendment requested.

REQUIRED OWNER INFORMATION

The following are all of the persons, firms, property owners, associations, corporations, entities or governments owning property adjacent to and within one hundred feet (excluding right-of-way) of the property sought to be rezoned. Please include New Hanover County PINs with names, addresses and zip codes. Indicate if property is owned by a condominium property owners association. Please complete ownership information in the boxes below. If you need additional space, please copy this form.

Name	Street Address	City/State/Zip	NHC. PIN
Mbkw LLC	207 Cape Fear	CB NC 28428	R09006-025-017-000
Beach House Partners	201 Cape Fear	CB NC 28428	R09006-025-015-000
Vicky Evans	206 Charlotte Ave	CB NC 28428	R09006-025-009-001

1. The rezoning is in conformity with the current land use plan and historically has been part of what is now the central business district.
2. The subject property is across the street from a restaurant, adjacent to the east is a motel/restaurant, adjacent to the west is an auto parts store. Directly to the south is a warehouse/storage building.
3. Approving this rezoning request would create continuity with the surrounding properties. There are no detriments.
4. This rezoning request benefits the public as it will bring it into alignment with adjacent property uses.
5. There will be no impact on public services, facilities, infrastructure or fire and safety.
6. See attached map.
7. The subject property is a single-family home surrounded by businesses. We are the outlier. Additionally, this property has been in my family since the 90s and was historically zoned B1, we didn't receive notification that the zoning would be changed from B1 to MX.

