



Amendment Number: _____

PETITION FOR A TEXT AMENDMENT

Petitions shall be submitted for review to the Department of Planning and Development located at 1121 N. Lake Park Blvd., Carolina Beach, NC 28428. Only complete petitions will be processed.

PETITIONER

Petitioner's Full Name: Hamby Beach Properties, LLC Phone #: (910)-622 -5261

Street Address: P. O. Box 1429

City: Carolina Beach State: NC Zip: 28428

Email: EB@StatureEngineering.com

REQUESTED TEXT AMENDMENT

Town Code Section(s) Requested to be Amended:
Please see attached Exhibit "A"

Please provide a general proposal for the amendment to the Town Code Section(s) stated above which you believe will result in improved regulations for all the residents of the Town of Carolina Beach
Please see attached Exhibit "A" for proposed amendment and attached Exhibit "B" for narrative in support of 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 a representative should be present at all meetings to answer any questions. Contact the Department of Planning and Development for a 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.

I understand that the \$350 fee for review is nonrefundable.

Signature of Petitioner:  Date: 11/10/21

**Exhibit “B”
to
Text Amendment Application**

Narrative in Support of Request

The Applicant is proposing an amendment to the Town of Carolina Beach Zoning Ordinance, which will allow two-family and multifamily dwellings (up to four units) as a permitted use in the Neighborhood Business (NB) District, and multifamily dwellings (greater than 4 units) in the Neighborhood Business (NB) District by conditional zoning only.

Under the proposed ordinance amendment, any development of greater than 4 multifamily units in the NB District would be required to go through the Town’s Conditional Rezoning approval process. This proposal would allow mixed use commercial-residential buildings with neighborhood scale, pedestrian-oriented commercial uses on the ground floor, with multifamily units above.

The proposed amendment also creates dimensional, density and parking standards for the new use. The new use would allow for 4 or less multifamily units to be permitted by right in the NB District. Any multifamily development greater than 4 units in the NB District would be subject to the Conditional Zoning process, including any conditions placed on the specific development by Town Council pursuant to the Conditional Zoning review and approval process.

It is significant to note that residential uses (attached single-family residential and single-family detached) are currently permitted within the NB District. The proposed new use would allow for higher density mixed use commercial-residential development in the NB District, which will help support the commercial uses and provide convenient shopping, goods and services for the community.

The proposed text amendment allows for more efficient use of land, additional housing opportunities and additional opportunities for businesses to offer goods, services and employment opportunities to residents. It would also allow for redevelopment of some underutilized parcels with comprehensive site design, high-quality architecture and a cohesive design theme. This proposal will support the Town’s land use policies and goals of promoting mixed use development, as well as increase the Town’s commercial and residential tax base.

The Conditional Zoning process ensures that all multifamily development with greater than 4 units in the NB District will be appropriate for the particular location and in harmony with the surrounding area. The Conditional Zoning process also ensures that the Town Council will review and approve all multifamily development greater than 4 units

according to specific site plans, including conditions on the proposed development. This will allow the Town more flexibility to approve new projects with conditions to ensure that the proposed development is appropriate for a given site and that any impacts on surrounding properties can be mitigated or addressed to ensure harmony and compatibility with the area and the Town's planning policies and goals.

The proposed amendment will benefit the Town through more efficient land planning options, creating walkable mixed use developments, providing additional housing options, and increasing the Town's tax base.