

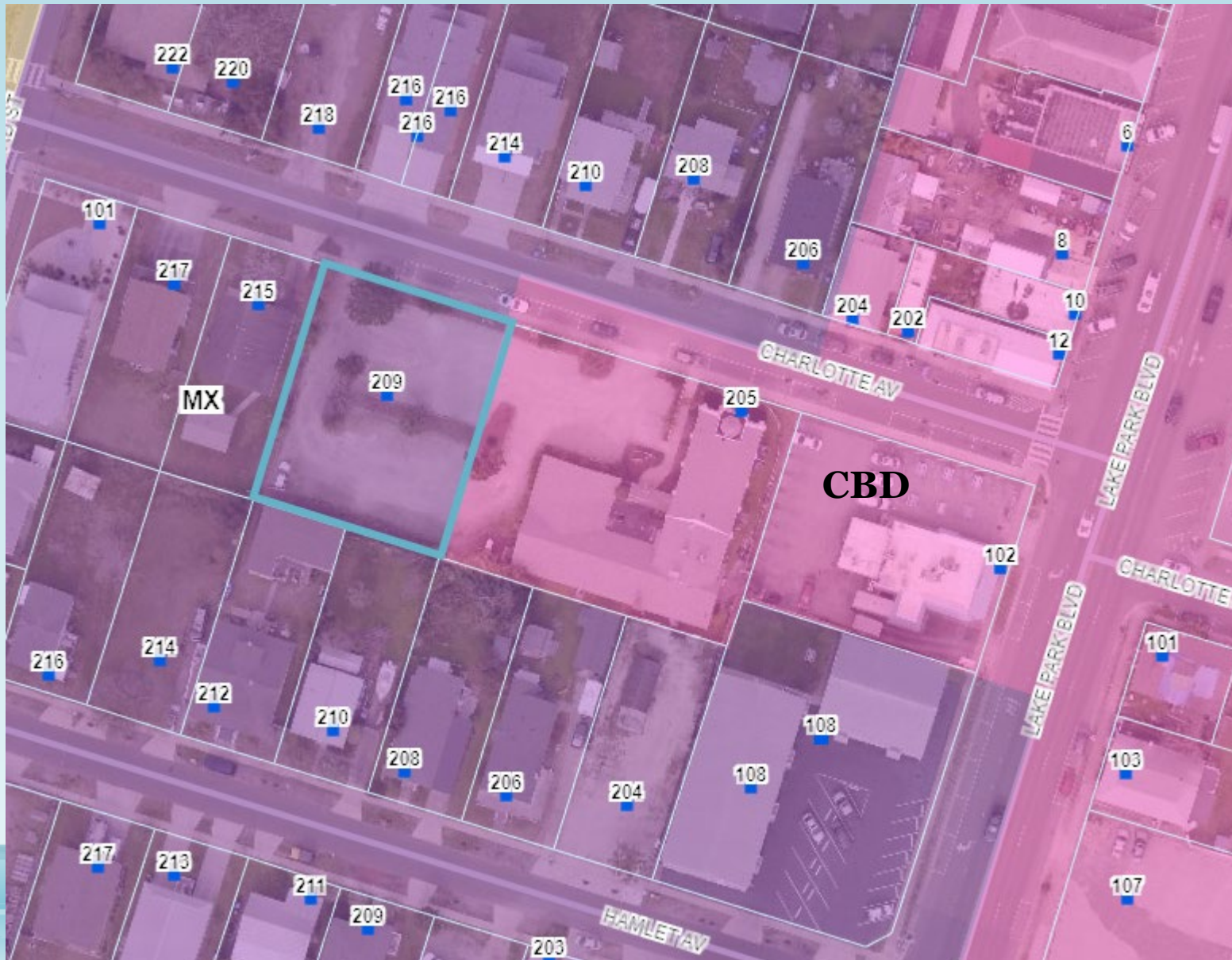


# Zoning Map Amendment to consider a request to rezone 209 Charlotte Avenue from Mixed Use (MX) to Central Business District (CBD)

Applicant: Michael Urti



# Proposed Rezoning



- Rezoning of 209 Charlotte – parking lot for previous Deck House
- 2 parcels under the same ownership
  - Total of 5 platted lots
    - 3 for building
    - 2 for parking lot



# History/redevelopment

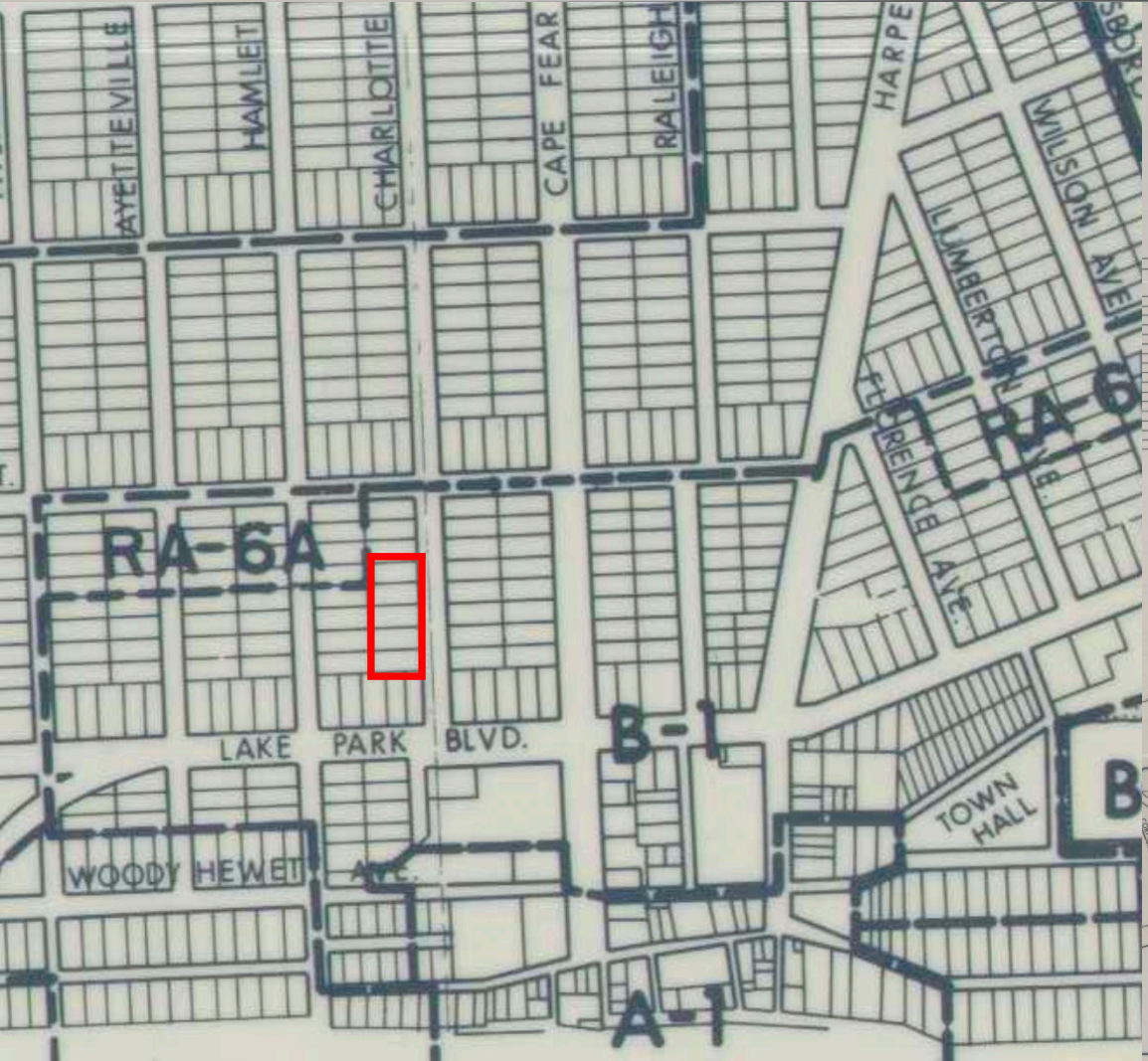
- Constructed as the Carolina Beach Presbyterian Church in 1945
- Steeple Restaurant 1985 – 1994
- J. Council's French American Restaurant – CUP for Mixed Use Facility (restaurant, lounge, retail shops) Granted in 1994
- Deck House Restaurant opened in 1998 and closed in September 2022





# Historical Zoning Designation

- Rezoned in 2000 to CBD and MX
- 1984 Ordinance & Zoning Map – both properties in B-1: Central District



## ZONING MAP

### TOWN OF CAROLINA BEACH NORTH CAROLINA

SCALE BY FEET  
400 0 400 800 1200 1600 2000

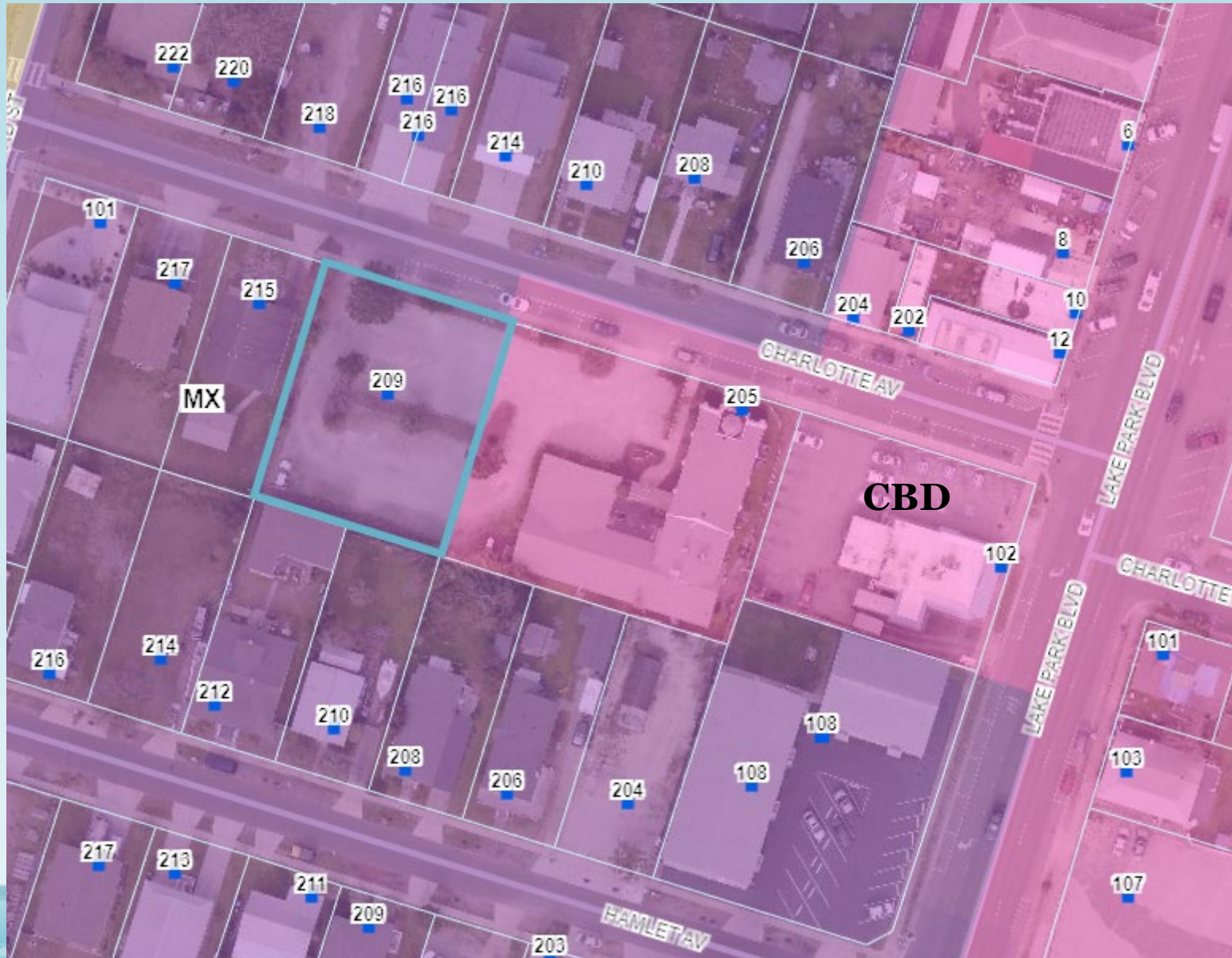
RESIDENTIAL	BUSINESS
<input type="checkbox"/> RA-5	<input type="checkbox"/> A-1 AMUSEMENT
<input type="checkbox"/> RA-5A	<input checked="" type="checkbox"/> B-1 CENTRAL DISTRICT
<input type="checkbox"/> RA-5B	<input type="checkbox"/> B-2 NEIGHBORHOOD
<input type="checkbox"/> RA-5T	<input type="checkbox"/> B-3 HIGHWAY
<input type="checkbox"/> RA-6	<input type="checkbox"/> MB-1 MARINA
<input type="checkbox"/> RA-6A	<input type="checkbox"/> I-1 INDUSTRIAL
<input type="checkbox"/> RA-6B	<input type="checkbox"/> T-1 TOURIST
<input type="checkbox"/> RA-7	
<input type="checkbox"/> RA-12	
<input type="checkbox"/> RA-20	

ATLANTIC INTRACOASTAL WATERWAY  
CAROLINA BEACH INLET  
EXTRATERRITORIAL BOUNDARY

DULY ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF CAROLINA BEACH, NORTH CAROLINA ON \_\_\_\_\_  
TOWN CLERK \_\_\_\_\_ MAYOR \_\_\_\_\_  
TOWN ATTORNEY \_\_\_\_\_ PLANNING AND ZONING COMMISSION CHAIRMAN \_\_\_\_\_



# 209 Charlotte



- MX
  - Established to provide for an area of transitional land uses between intensified districts or elements and residential districts.
  - Mixed land uses between the intensive, commercial, central part of Town and the quiet residential areas.
  - Mixture of single-family, two-family, small-scale office, and institutional uses.





# 205 – Charlotte

CBD

- Established to accommodate, protect, rehabilitate, and maintain the traditional central business district and boardwalk area of the Town.
- Includes retail, business, office, professional financial, entertainment, and tourism.
- Intended to encourage the use of land for concentrated development of permitted uses.



# Surrounding uses





# Surrounding Uses – Charlotte Ave





# Surrounding Uses – Hamlet Ave





# Dimensional standards

Zoning District	Primary Permitted Uses	Min. Lot Size	Min. Lot Width <sup>5</sup>	Min. Front Yard	Min. Rear Yard	Min. Side Yards (Corner Lot-Min 12.5 ft.) <sup>5</sup>	Max. Density	Max. Height	Max. Lot Coverage
<b>MX</b>	Mixed Use	5,000 sq. ft.	50 ft.	20 ft.	10 ft. <sup>3</sup>	7.5 ft. <sup>3</sup>	17 units/acre	50 ft.	40%
<b>CBD</b>	Commercial Uses and Services, Entertainment	None	None	None	None, or same as abutting residential use or district	None, or same as abutting residential use or district	NA	50 ft. <sup>4</sup>	None

- MX has setback and lot coverage requirements.
- CBD has no setback and lot coverage requirements unless directly adjacent to residential use or district. Landscaping standards required if adjacent to residential use.



# Permitted uses

\*\*Residential uses only permitted in CBD with Mixed-Use Developments

Permitted in both MX & CBD		Permitted only in CBD	
Accessory uses and structures, including garages, carports, etc	Multi use facility	Arcades, rides, games in enclosed buildings	Live entertainment in enclosed buildings
Home occupations	Offices	Auction sales	Manufacturing
Public Swimming pools	Parking and loading areas	Automobile service stations and convenience stores	Commercial marinas
Art galleries	Rental of golf carts, mopeds, and scooters	Bakeries, retail, on-premise sales only	Municipal & private Parking Decks
Bed and breakfast inn	Schools	Banks/financial institutions	Museums
Churches	Shopping centers/big box	Boat and personal watercraft sales and rental	Outdoor amusements
Day nurseries/day care centers and preschools	Studios	Bus terminal	Permanent parking lot
Drop in childcare providers	Tailor shops	Contractors offices, no outdoor storage	Per shops
Standard restaurants and eateries		Distillery	Business PUD
Fire stations		Bars and taverns	Post office
General retail sales		Exhibition buildings	Radio, computer, tv, and appliance repairs and sales
Government/public facilities		Exterminator services, no outdoor storage	Schools for specialized training
Ice cream stores		Fishing piers	Spa health club
Libraries		Funeral homes	Tennis court
Medical and dental clinics		Gardens, arboretums and greenhouses, items for sale	Theaters
Meeting facilities		Laundromats	Business trailer
Mixed Use			Water oriented business
Motels and hotels			Wholesale sales
			Wine and beer shops
			Breweries



# Land Use Plan

- 209 Charlotte is shown on the FLUM in the High Density Residential / Light Commercial Character Area.
- 205 Charlotte is shown in the Downtown Business Area.
- Character areas were drawn to reflect the 2000 Zoning Map

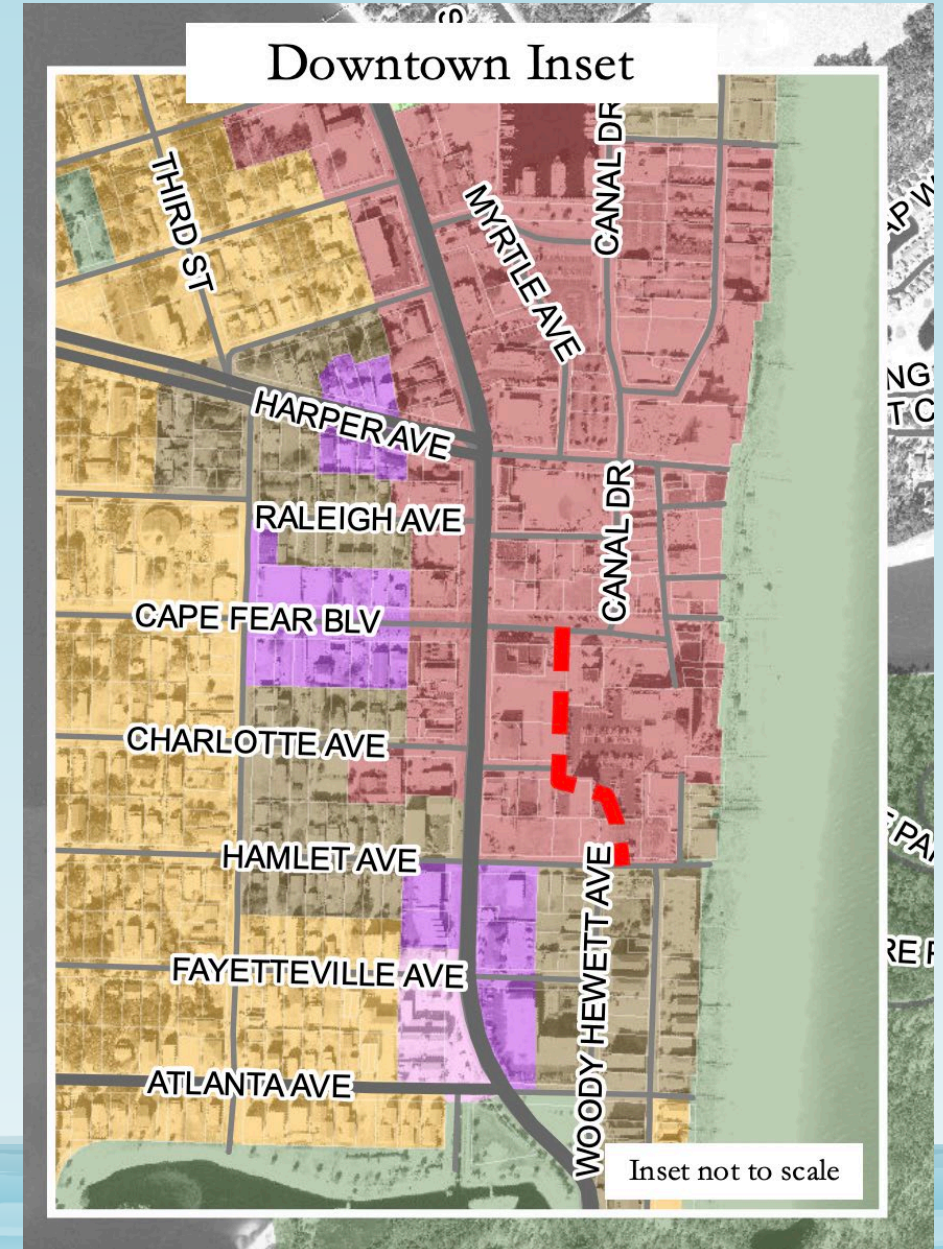
## **High Density Residential / Light Commercial**

Primarily attached, multi-story residential units (up to four stories) located within walking distance of activity centers and/or the waterfront. Structures are condominiums and apartments, and are often used as vacation and rental units. Streets move automobiles and pedestrians efficiently. Limited commercial may also be acceptable at select locations if the surrounding context is appropriate. Some single family structures may also persist.



## **Downtown Business Area**

This is the boardwalk commercial area and central recreation district of town. 3-4 story buildings maintain a pedestrian-scaled environment with active ground floor uses; residential and other uses permitted above. Highly walkable with limited on-street parking.



# Land Use Plan Consistency Statement

NCGS 160D states that if a zoning map amendment is adopted and the action is deemed inconsistent with the adopted plan, the zoning amendment has the effect of also amending the future land use map.



# Motion

- Approval - whereas in accordance with the provisions of the NCGS, the Commission does hereby find and determine that the adoption of the Zoning Map Amendment for 209 Charlotte Avenue is consistent with the goals and objectives of the adopted Land Use Plan and other long-range plans and the potential impacts on the surrounding area, are mitigated by the approved conditions.
- A statement approving the proposed Zoning Map Amendment and declaring that this also amends the Land Use Plan, to meet the vision of the community taken into consideration in the zoning amendment.
- 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.
- Staff recommends approval of the zoning map amendment and land use plan amendment.