



Conditional Zoning to consider a pickleball court in the MX district
at 1608 Bowfin Ln

Applicant: Atlantic Towers Assn Inc



1608 Bowfin Lane



Current Use: Parking Lot
for Atlantic Towers Condo

Mixed Use District:
transitional land uses
between intense districts and
residential districts, modest
scale structures, pedestrian
oriented

Atlantic Towers – 1615 S Lake Park Blvd



- Annexed into the Town Limits 5/31/1982
- Built in 1984
- 137 residential units
- MF Zoning District



Ordinance

3.4. Table of uses

USES OF LAND	MX
Tennis courts, private	CZ

3.9 Nonresidential Use Standards

T. Tennis Courts

Provisions shall be made to compensate for impervious surfaces and drainage runoff containment and meeting the requirements of the town. Lighting, if used, shall be shielded so as to not shine on adjoining properties.

**Section 3.4.B.2. states that for uses not listed, the UDO Administrator shall consider which use closely matches the proposed use and apply the relevant regulations.



	Required	Proposed
Parking	12 – 2BR units 125 – 1BR units	136 in lot 21 at condos
	149 spaces	157 spaces
Lighting	Shielded so as not to shine on adjacent properties	No lighting proposed – daytime use of court only

Perimeter Patrol® Portable Security Fence Panel Kit 28 Panels 6'x7.5' (210' ft) Black



Criteria

- When evaluating the Commission shall consider the following:
 - The application's consistency to the general policies and objectives of the Town's CAMA Land Use Plan, any other officially adopted plan that is applicable, and the Zoning Ordinance.
 - The potential impacts and/or benefits on the surrounding area, adjoining properties.
 - The report of results from the public input meeting.
- Public Meeting
 - Jan 29, 2026
 - Revised the location of the court



Conditions

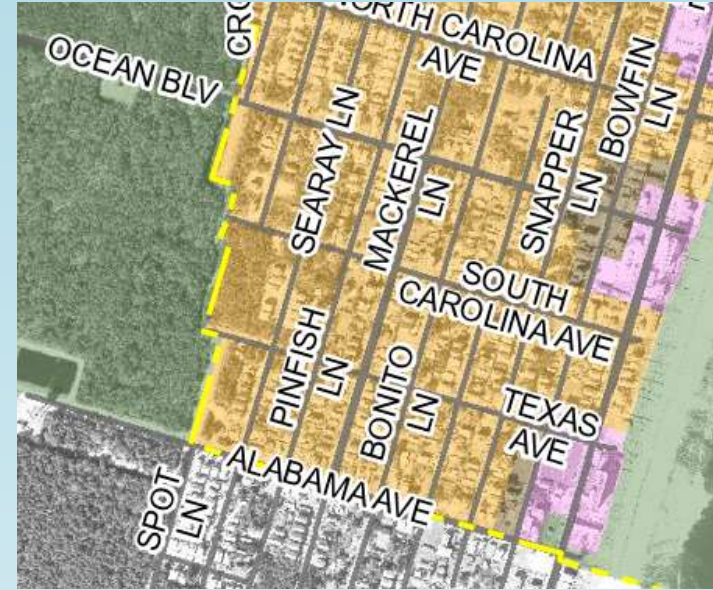
Staff Proposed Conditions

1. The court will be closed beginning the Friday before Memorial Day thru Labor Day. From 9a-6p.
2. Use of the court will be for Atlantic Towers owners and their guests only.
3. Gate will be locked at all times when the courts are not in use
4. The court will be approved for a 1-year trial period
5. Install wind screen or sound blocking material and 6' fence anchored to parking lot
6. No amplified music

Council may include additional standards such as landscaping, design guidelines, buffers, infrastructure improvements (i.e. water), pedestrian, street and right-of-way improvements.

Land Use Plan

- The project is in general conformity with the 2020 Land Use Plan for the Low Intensity Commercial Area.
- Staff recommends approval..
- P&Z recommended approval 4-2 with conditions.



Low Intensity Commercial

Smaller-scale, lower intensity commercial uses that complement the neighborhood or a distinct node of activity. Structures (3 stories max.) have active ground floor uses. Streets serve pedestrians and automobiles; includes on-street parking wherever possible.



MOTION:

Approval - whereas in accordance with the provisions of the NCGS, the Council does hereby find and determine that the adoption of the Conditional Zoning District to allow for a pickleball court located at PID R09018-013-005-000 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.

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.