



Conditional Zoning to consider an Event Venue / Bar at 205 Charlotte Avenue in the Central Business District (CBD)
Applicant: Kindred Carolina Beach, LLC



205 Charlotte



- Previous use:
Restaurant
- CBD
 - Established to accommodate, protect, rehabilitate and maintain the traditional central business district and boardwalk area of the Town.
 - Encourage the use of land for concentrated development.



- Proposal
 - Renovate Deckhouse to host weddings, local and regional music, community events

Surrounding uses



Surrounding Uses – Charlotte Ave



Surrounding Uses – Hamlet Ave



Ordinance

Sec. 40-72. - Table of permissible uses.

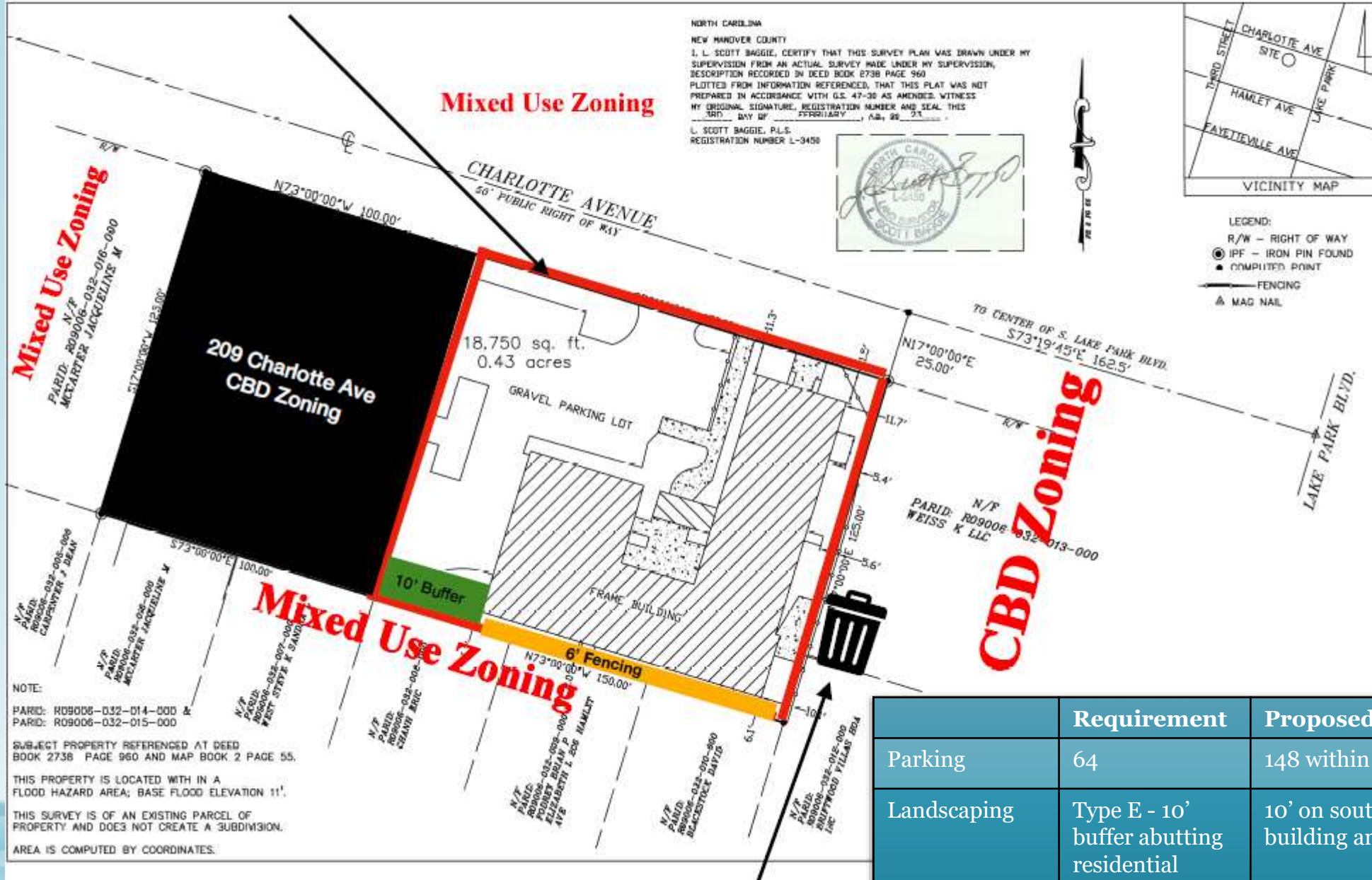
USES OF LAND	CBD
Event Venue / Bar	CZ

(6) Standards for Event Venue / Bar

- a. On-premises alcohol sales are limited to the duration of the event.
- b. Alcohol point of sale shall be:
 1. Indoors or
 2. Outdoor area located a minimum of 20' from any property line.
- c. Outdoor areas designated for point of sale and consumption shall be designated on the site plan and shall have a barrier that is 4' to 6' in height. Any changes to the outdoor areas shall be considered a major modification of the conditional zoning approval.
- d. Outdoor point of sale, outdoor entertainment, and outdoor consumption shall end at 9:00pm.
- e. 200' requirement for separation may be waived by Town Council for event venue / bars located adjacent to the MX zoning district.

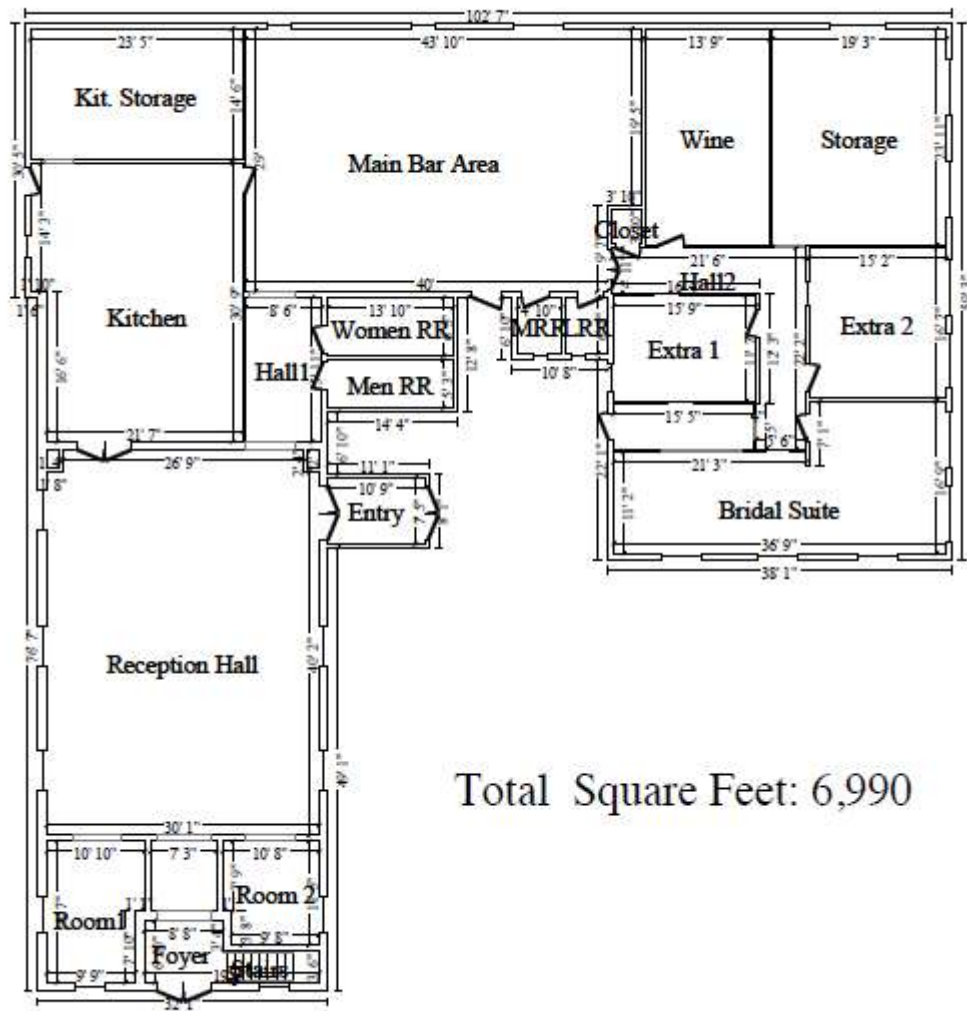
205 Charlotte Avenue
 Lot Sqft = 18,750 sq.ft.
 Building Footprint = 6,990 sq.ft.
 Building Lot Coverage = 37.28%

Gross Floor Area = 6,990 sq.ft.
 Parking Spaces Needed = 64
 Public Parking Spaces within 500' = 148

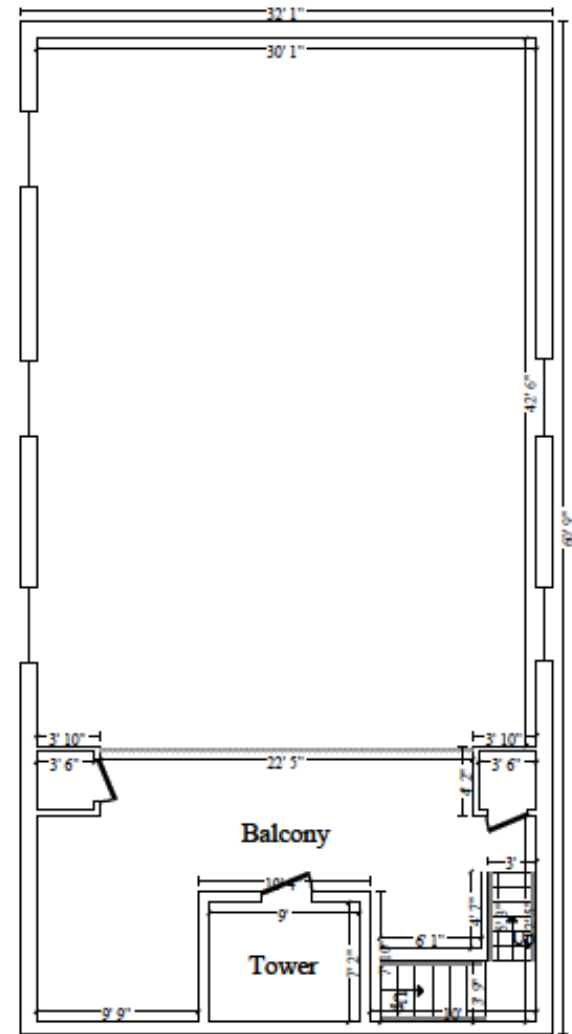


	Requirement	Proposed
Parking	64	148 within 500'
Landscaping	Type E - 10' buffer abutting residential	10' on south side between building and parking lot





Total Square Feet: 6,990



Conditional Zoning Process

- Public Meeting – December 5, 2022
- 27 people attended
- Concerns:
 - Hours of operation
 - Noise
 - Fencing
- Outdoor area presented at public meeting is no longer part of the project

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.



Conditions

1. The proposed use shall be limited to an indoor event venue / bar
2. The use and development of the subject property shall comply with all regulations and requirements of any other federal, state, or local law, ordinance or regulations.
3. A Type B landscape buffer shall be provided and delineated along the property line abutting residential except in areas waived by Planning and Zoning and Town Council.
4. Install 6' fence with 80 percent opacity along south property line.

P&Z 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 Downtown Business Area Future Land Use Map Character Area.

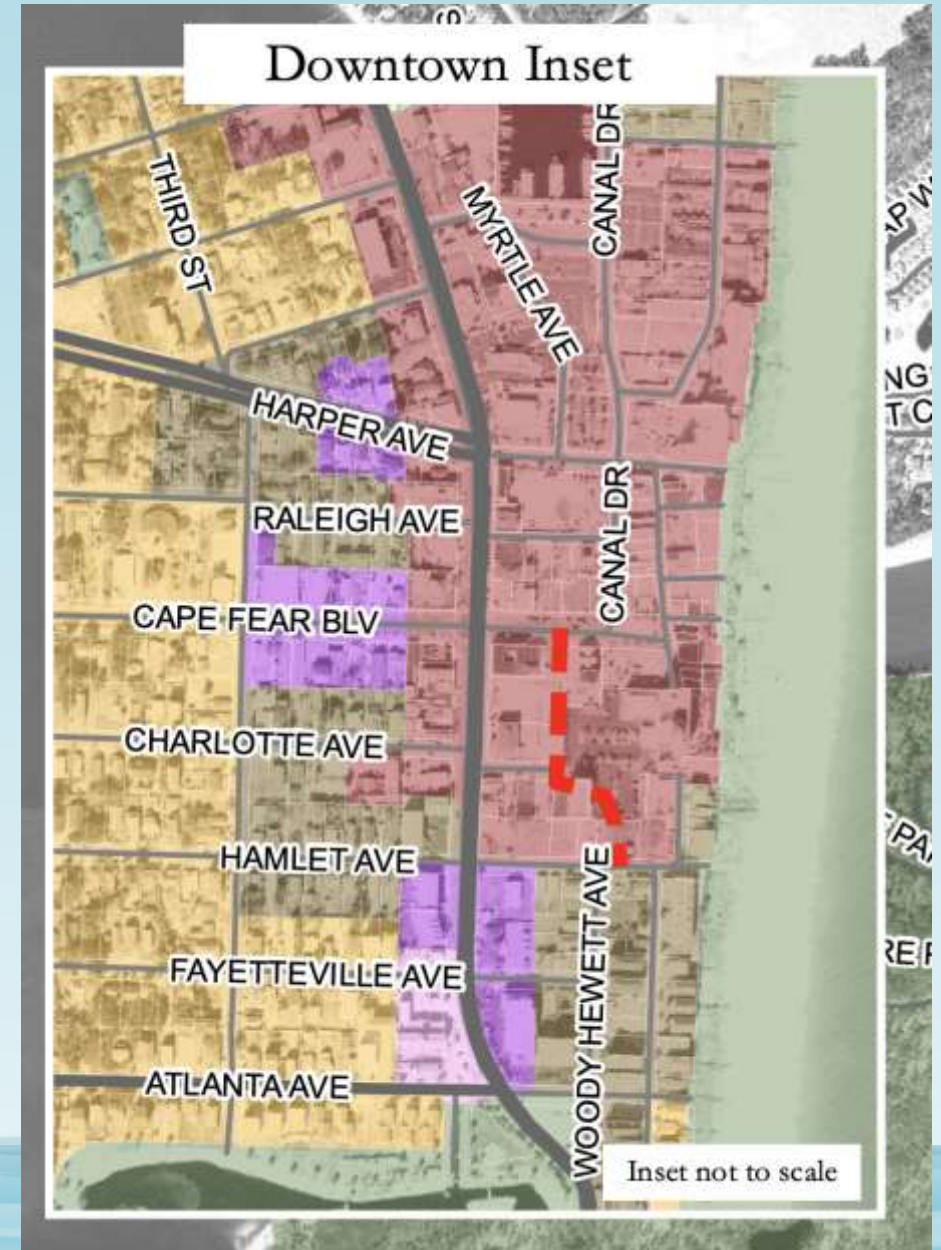
Staff recommends approval.

P&Z recommended unanimous approval.



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.



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 an Event Venue / Bar at 205 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.

1. Approval – landscape waiver
2. Approval – 200’ separation from residential district (MX)

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.