



# Rezoning Request 601 Augusta Ave



# 601 Augusta Ave





# Surrounding uses



West on Augusta



East on 6th St

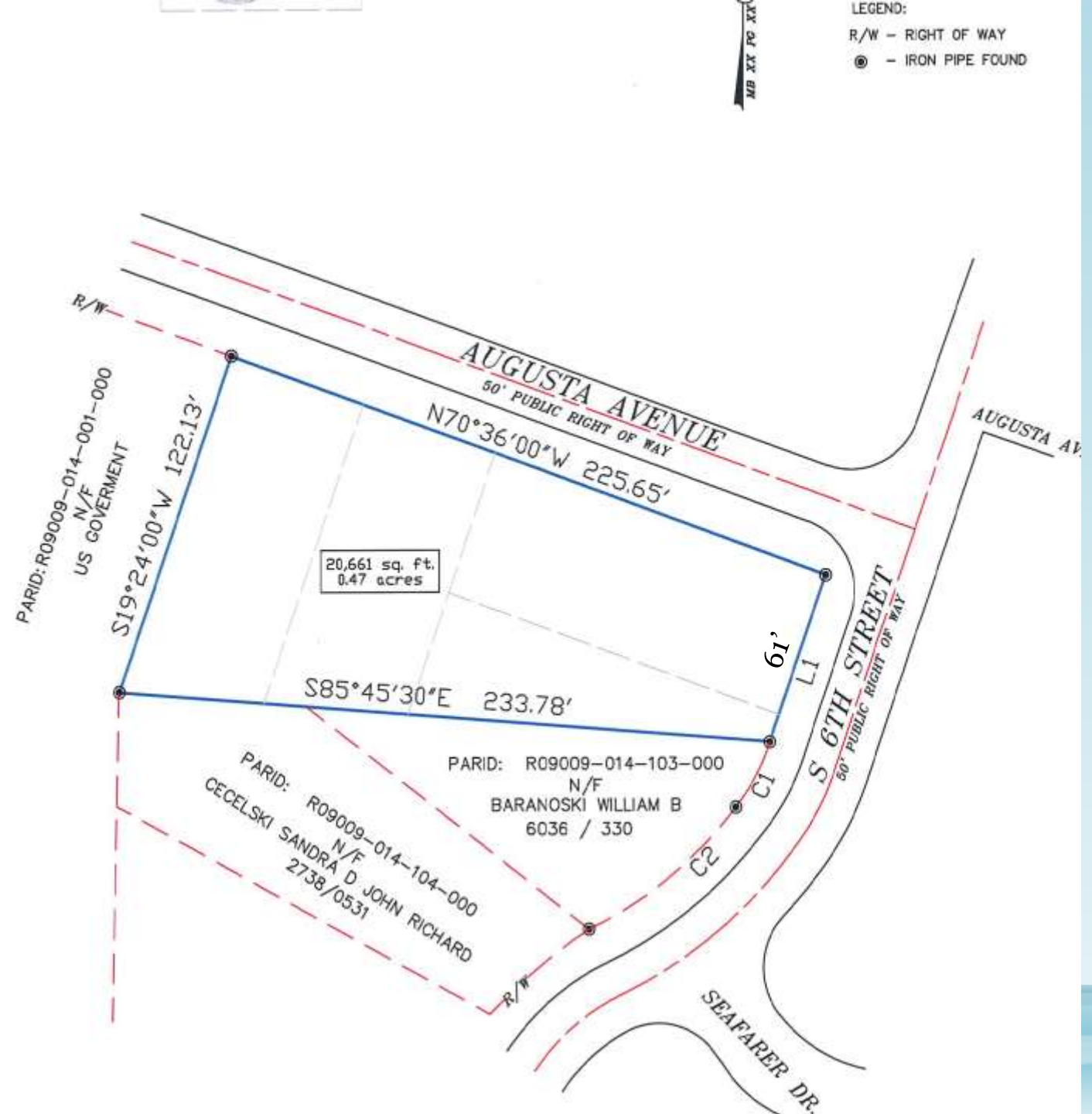


South - Carolina Sands



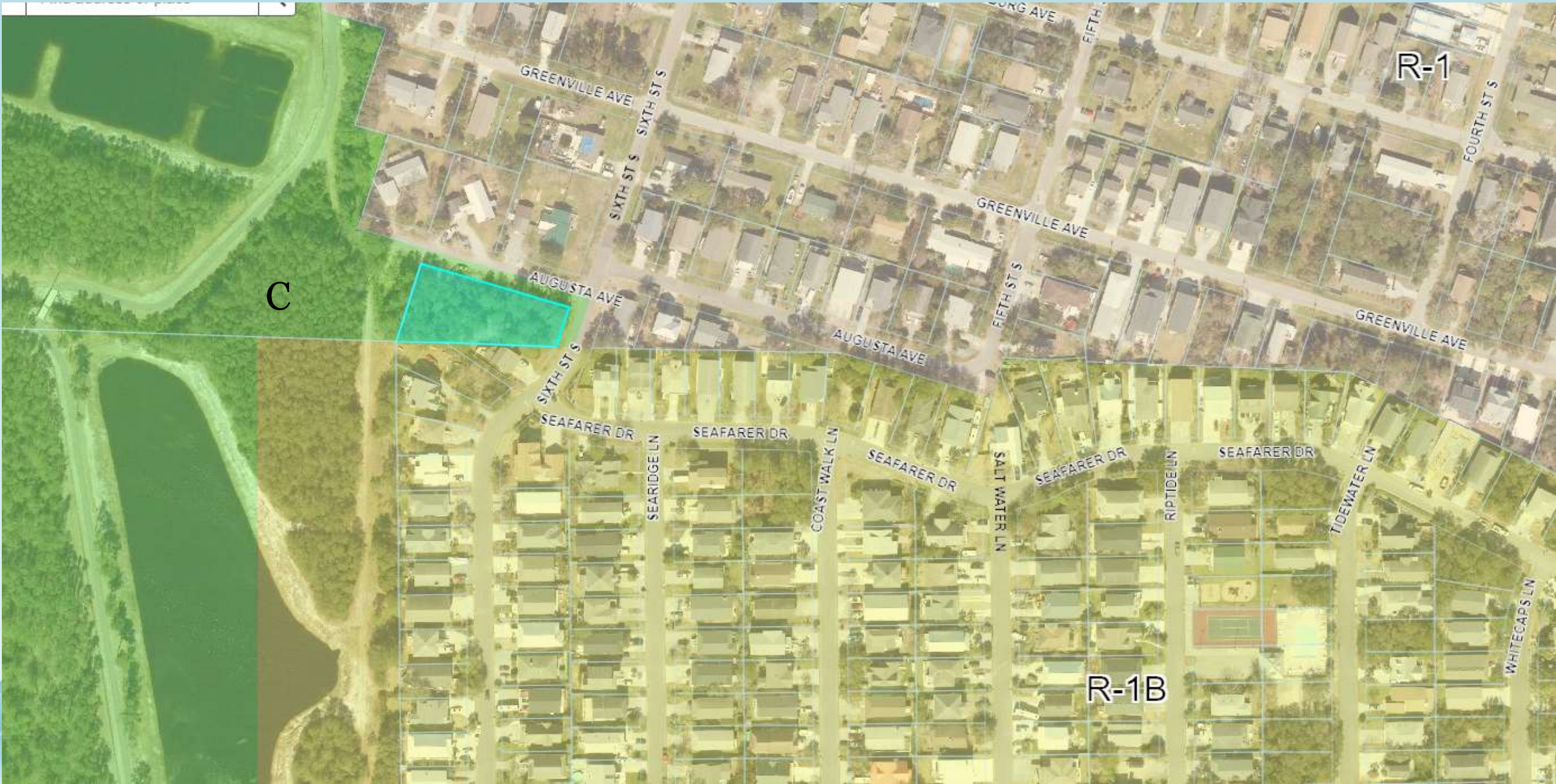
# Survey

Lot Size = 20,661 sq. ft





# 601 Augusta Ave



C

R-1

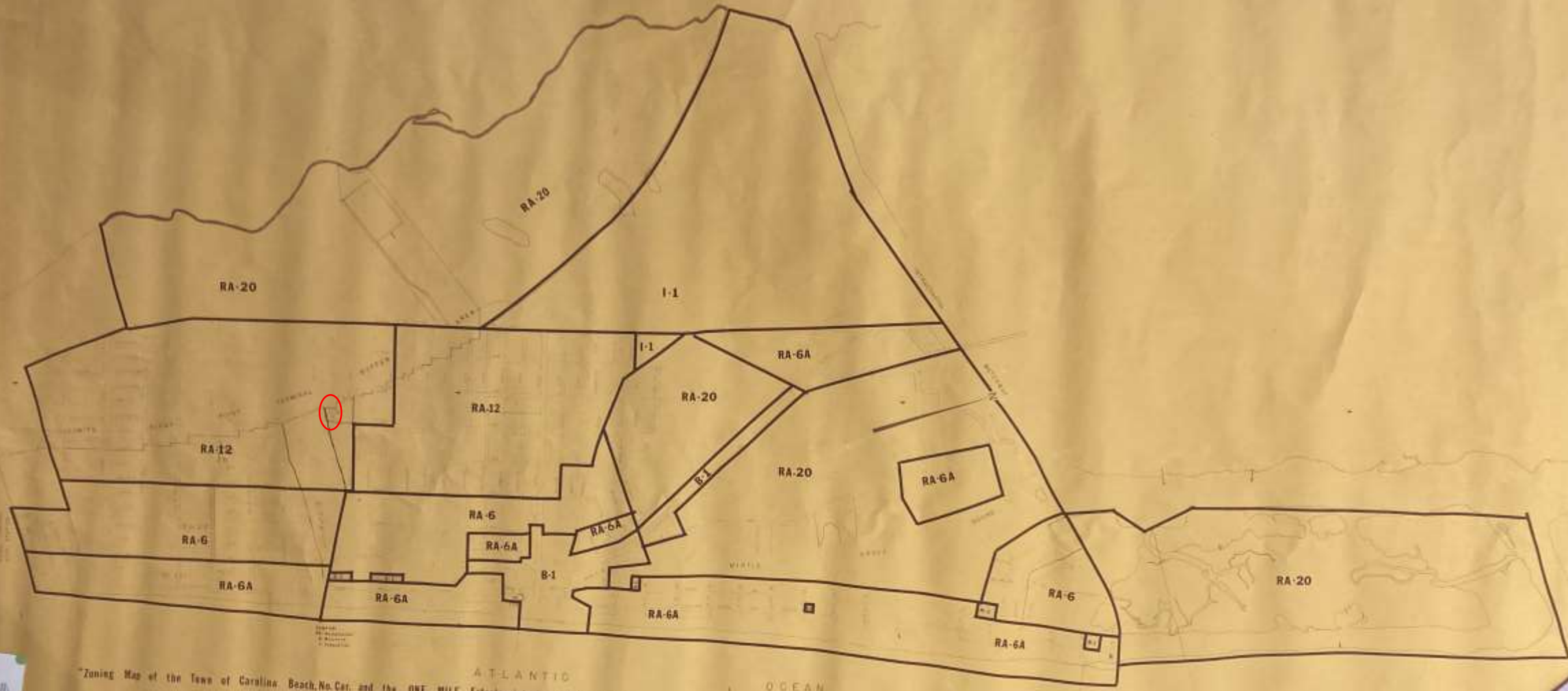
R-1B



# Town Limits



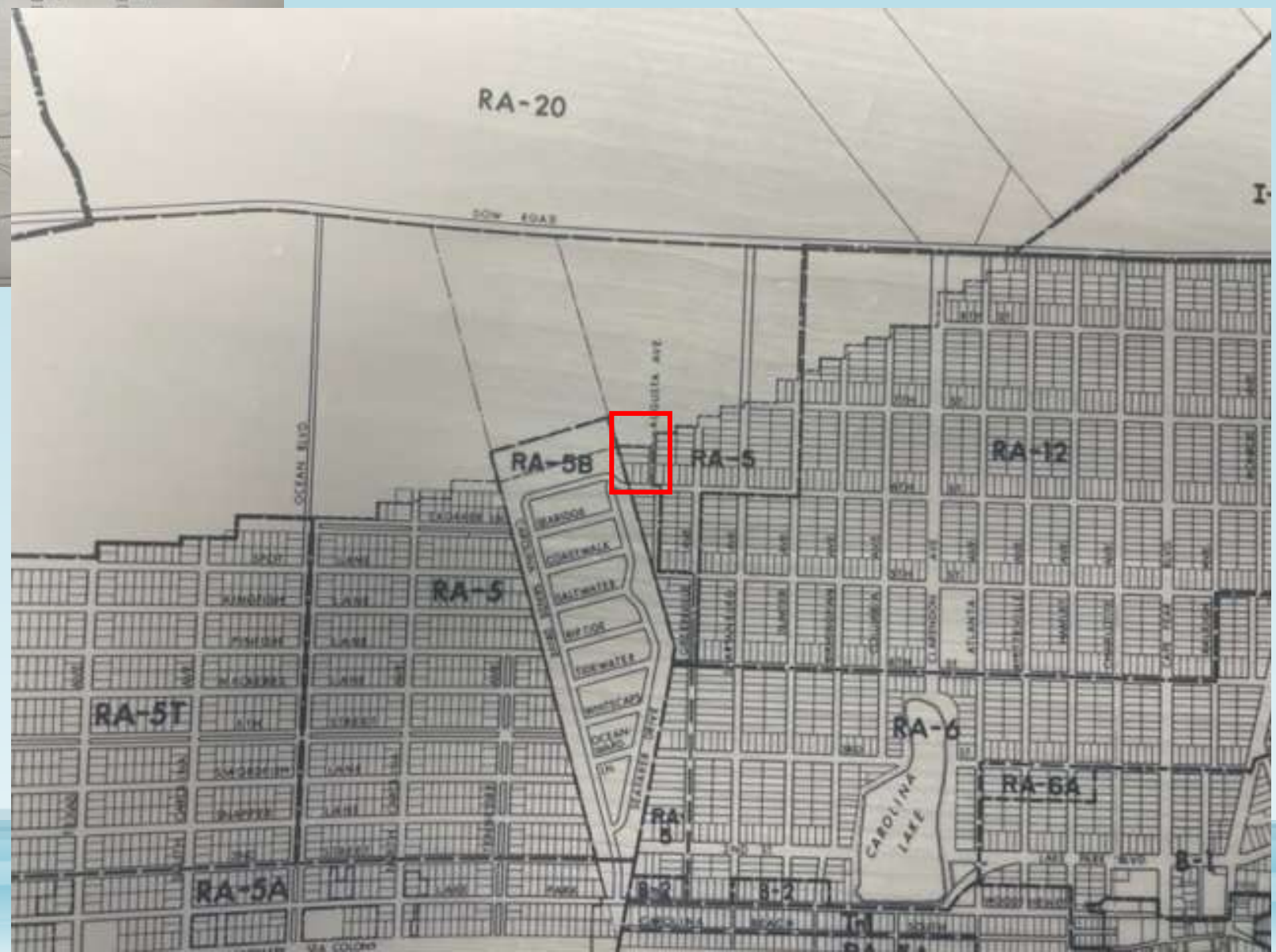
CAPE FEAR RIVER



"Zoning Map of the Town of Carolina Beach, No. Car. and the ONE MILE Extrajurisdictional Zoning Area"

ATLANTIC OCEAN

CAROLINA BEACH







0 800 1600 2400 3200

APPROXIMATE SCALE IN FEET

NORTH

The preparation of this map was financed in part through a grant provided by the North Carolina Coastal Management Program, through funds provided by the Coastal Zone Management Act of 1972, as amended, which is administered by the Office of Ocean and Coastal Resource Management, National Oceanic and Atmospheric Administration.



# 1996 CAMA LAND USE PLAN Town of Carolina Beach, North Carolina

Technical Assistance by  
Glenn Harbeck Associates

## LAND CLASSIFICATION, 1996

### DEVELOPED AREAS

- 1 St. Joseph/Spencer-Farlow
- 2 Post Office Area
- 3 US 421 Commercial Area
- 4 Mixed Use Area
- 5 Main Residential Area
- 6 North End
- 7 North Beach

Marina Area

- 9 Boardwalk Area/CBD
- 10 South End

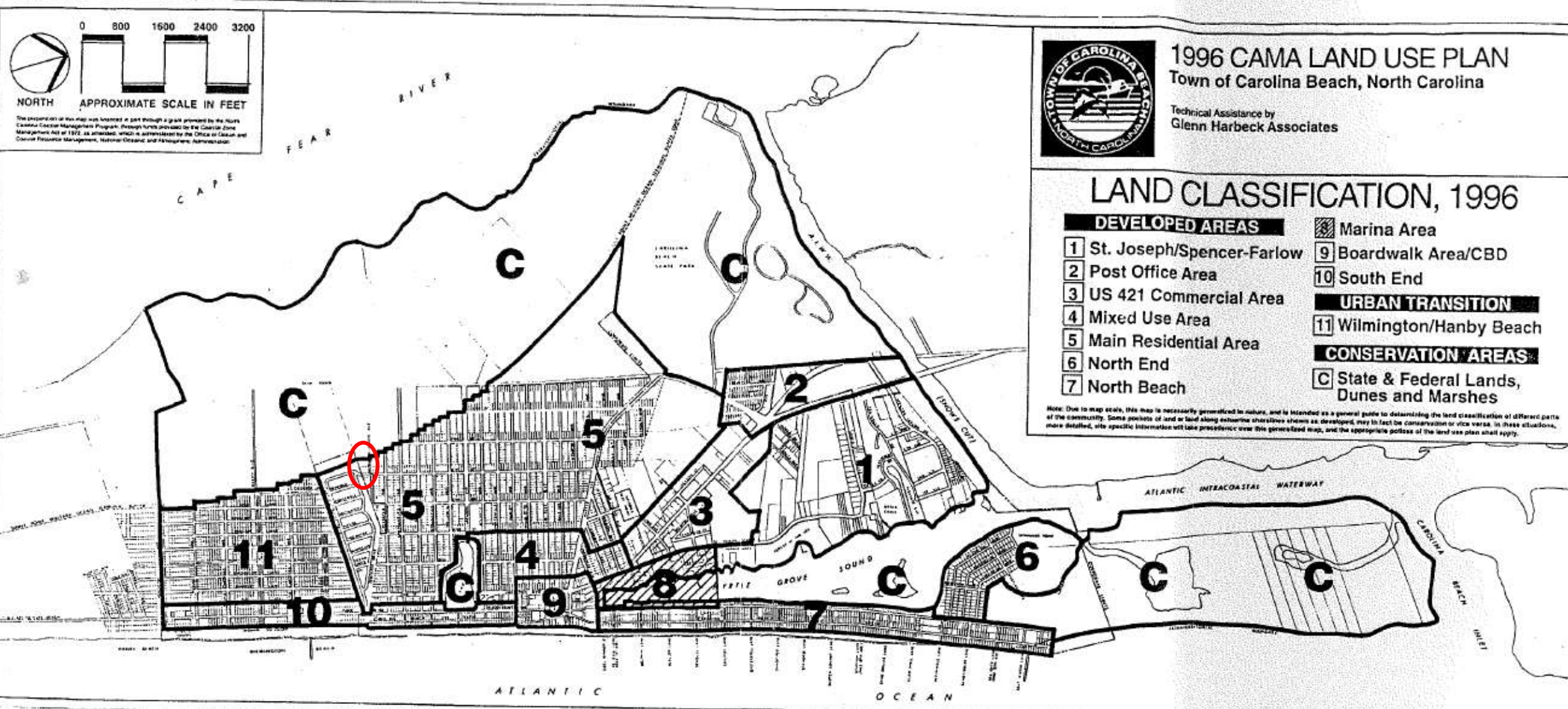
### URBAN TRANSITION

- 11 Wilmington/Hanby Beach

### CONSERVATION AREAS

- C State & Federal Lands, Dunes and Marshes

Note: Due to map scale, this map is necessarily generalized in nature, and is intended as a general guide to determining the land classification of different parts of the community. Some pockets of land or land along estuarine shorelines shown as developed, may in fact be conservation or vice versa. In these situations, more detailed, site specific information will take precedence over this generalized map, and the appropriate portions of the land use plan shall apply.





# Conservation

## 5. MAIN RESIDENTIAL

### 9.4.5 The Main Residential Area

#### Description of Area Character

The Main Residential area of Carolina Beach extends westward from Fourth Street on the east to Dow Road on the west and generally from the Dow Road intersection with US 421 on the north to the southern town limits (currently at Carolina Sands Drive). In addition the residential area between Second and Fourth Streets south of Carolina Lake is also included in the Main Residential Area. The area is almost entirely single family residential in character, with a few community and institutional uses located in the area. These community and institutional uses include Carolina Beach Elementary School, several churches, a fire station, a rest home, and Mike Chapel Park.

While most of the original lots in the area are 50 by 125 feet (6,250 square feet), the majority of the area is zoned RA-12. This requires the combination of two lots to meet the 12,000 square foot minimum lot size. A smaller portion of the area is RA-5 and RA-6 allowing for single family residences and duplexes on 5,000 and 6,000 square foot lots. The newest part of the Main Residential area, Carolina Sands, is zoned RA-5B and calls for single family residential uses on 5,000 square foot lots. In contrast with the RA-5 District, the RA-5B excludes duplexes.

This area has been developing over a long period of time, beginning in the 1940's and continuing to the present time. Over the years, residential home square footages have ranged from 1,400 square feet up to, and exceeding, 3,000 square feet. Because land elevations in this area are relatively good (above the floodplain) there is no need to place structures on stilts or pilings. For this reason, residences tend to take on a traditional neighborhood appearance—not of a beach style.

Streets are continuous in the area and in a grid iron pattern. While on-street parking is not permitted in the area, visitors to the area are accustomed to parking in the street right-of-way adjacent to their host property owners. Because there are few convenient commercial services in the area, residents are not inclined to walk to services and sidewalks are present on only an estimated ten to fifteen percent of all blocks.

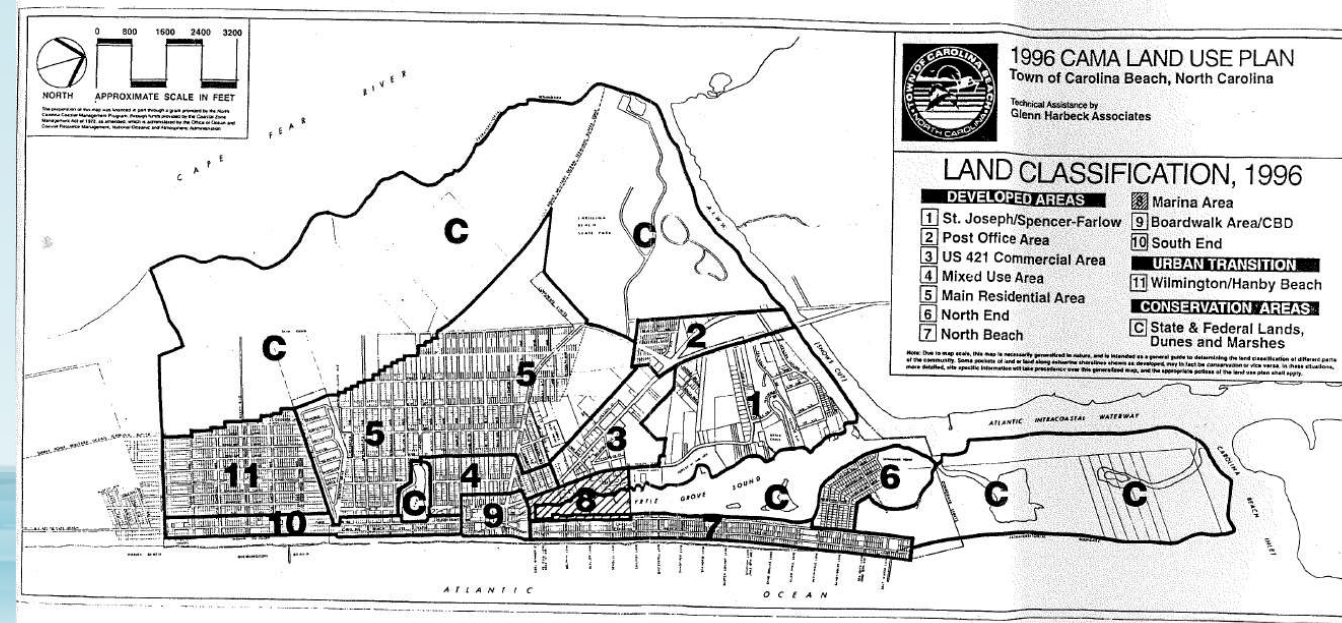
### Land Classification

#### Description of Area Character

Within the planning jurisdiction of the Town of Carolina Beach, the Conservation class includes all estuarine system and ocean hazard AEC's (Areas of Environmental Concern) as associated with the Atlantic Ocean, the intracoastal waterway, (including Snow's Cut), Myrtle Grove Sound and the various channels and marshes surrounding Carolina Beach Lake. Also included in this classification are all State and Federally controlled lands associated with Carolina Beach State Park and the Buffer Zone for the Sunny Point Military Ocean Terminal.

#### Policy Emphasis:

The policy emphasis of this plan for Conservation areas shall be to protect the natural integrity and functioning of these areas, as well as in providing open space and visual relief. Approved uses shall be in accordance with CAMA General Use Standards, with priority given to direct and indirect public access having a minimal impact on the natural functioning of these systems. The Town shall also maintain an on-going concern for the preservation of views and vistas to these areas, by carefully controlling development along the water's edge which would serve to block or wall off the public from these valuable scenic and recreational resources. (Also see specific policy statements for specific areas within the Conservation Classification, e.g. 8.1.4 J Carolina Beach Lake, 8.1.4 K Sunny Point Buffer Zone, 8.1.4 L Carolina Beach State Park, 8.1.4 M Snow's Cut (AIWW) Right of Way and Spoil Area etc.)

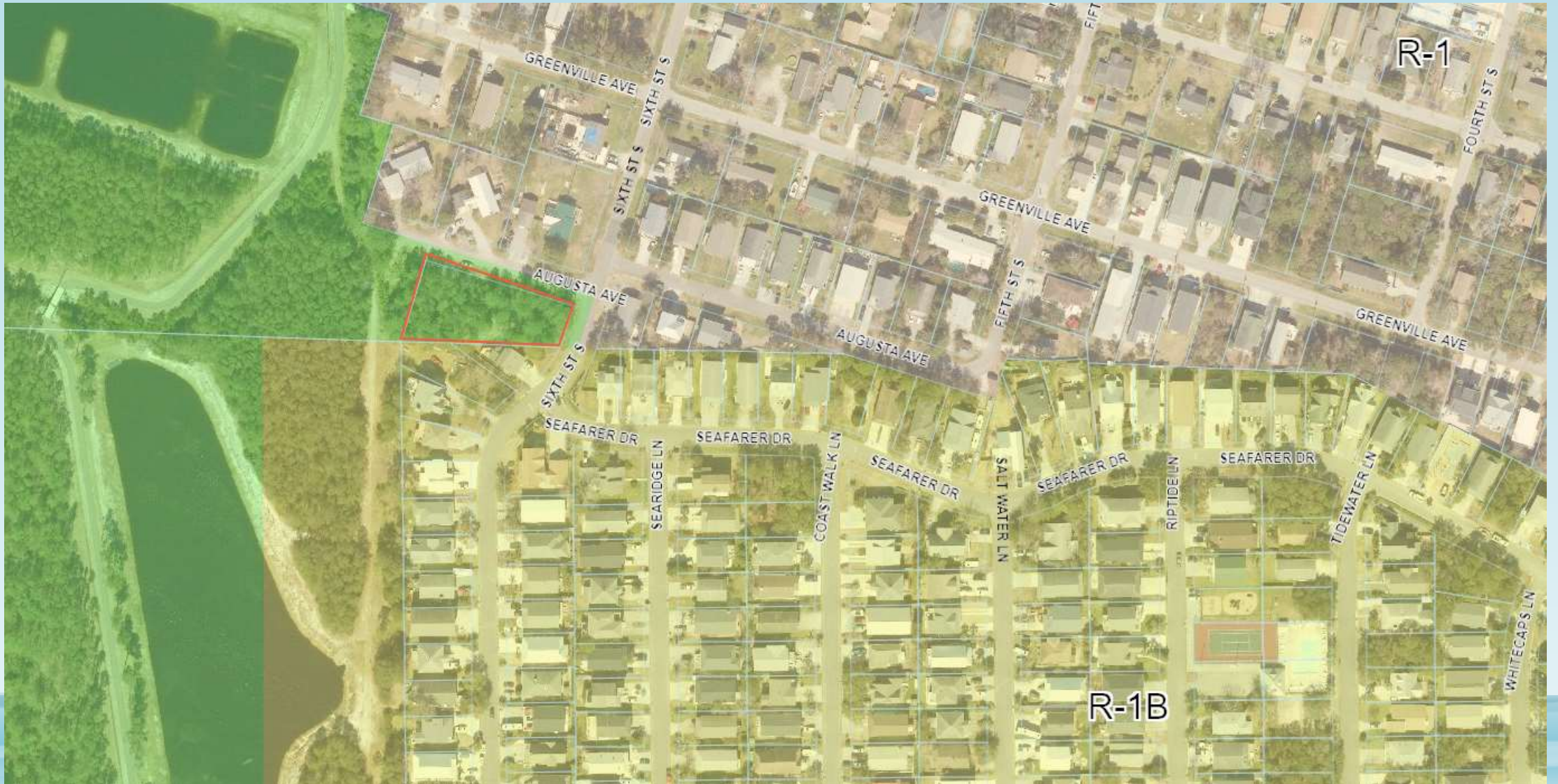








# Digital Format of the 2000 zoning map





UNOFFICIAL



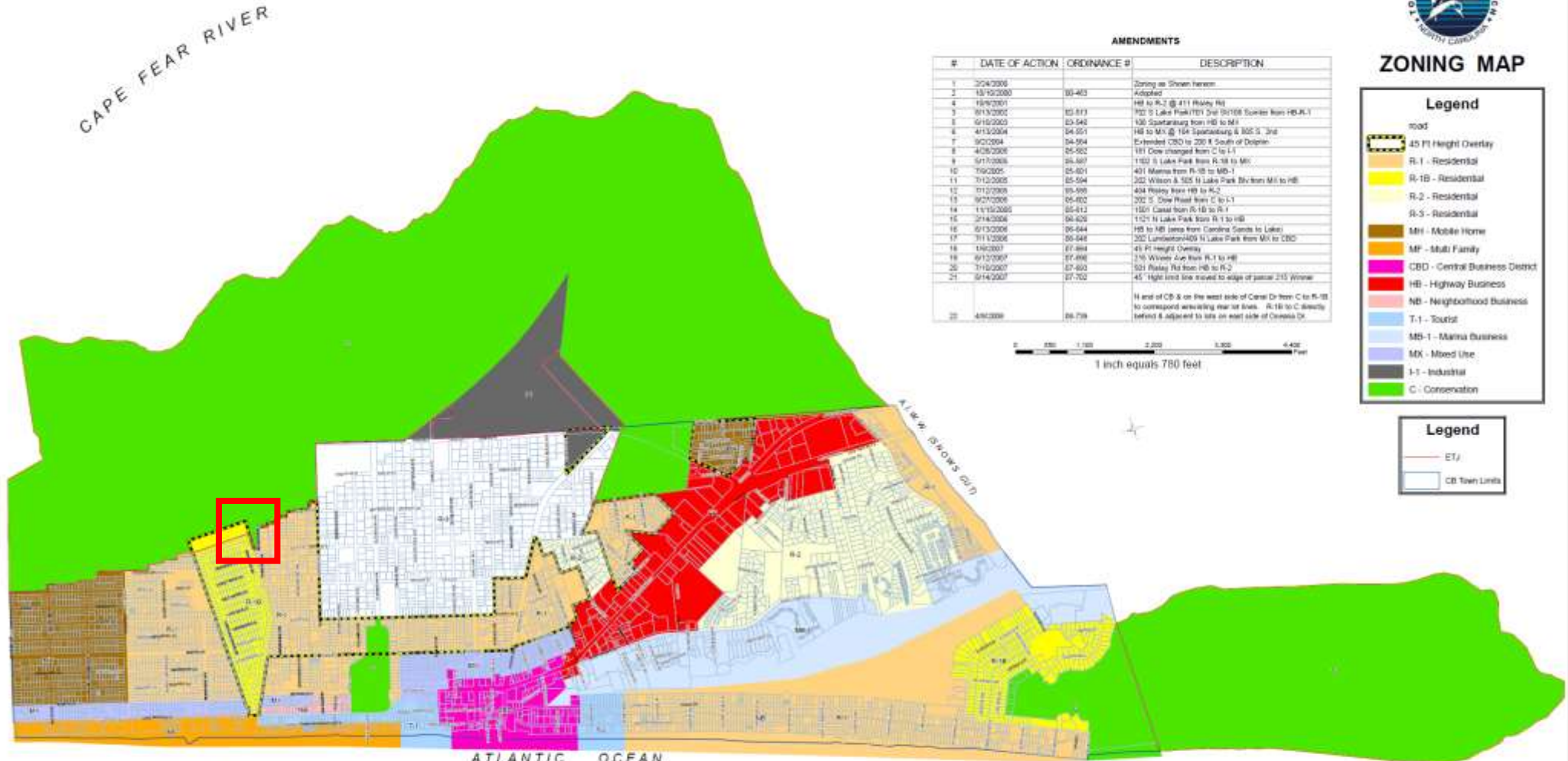
## ZONING MAP

**AMENDMENTS**

| #  | DATE OF ACTION | ORDINANCE # | DESCRIPTION  |
|----|----------------|-------------|--|
| 1  | 2/24/2006      |             | Zoning as Shown herein   |
| 2  | 10/19/2000     | 00-483      | Adopted  |
| 3  | 01/13/2001     | 01-013      | HB to R-2 @ 4111 Raley Rd  |
| 4  | 01/13/2001     | 01-013      | 100 S Lake Park/101 Dr/ 90108 Spunkies from HB/R-1   |
| 5  | 01/13/2001     | 01-013      | 100 Spunkies from HB to MH   |
| 6  | 4/13/2004      | 04-051      | HB to MH @ 164 Spunkies & 302 S. 3rd   |
| 7  | 02/20/04       | 04-054      | to amend CBD to 200 S South of Dolphin   |
| 8  | 4/08/2005      | 05-002      | 181 Dow changed from C to L-1  |
| 9  | 5/17/2005      | 05-007      | 1103 S Lake Park from R-1B to MH   |
| 10 | 7/02/2005      | 05-001      | 401 Marina from R-1B to MB-1   |
| 11 | 7/12/2005      | 05-004      | 302 Wilson & 305 N Lake Park Biv from MH to HB   |
| 12 | 01/12/2005     | 05-000      | 434 Honey Bee HB to R-2  |
| 13 | 02/27/2006     | 06-002      | 202 S. Dow Road from C to L-1  |
| 14 | 11/19/2005     | 05-012      | 1101 Canal from R-1B to R-1  |
| 15 | 3/14/2006      | 06-020      | 1121 N Lake Park from R-1 to HB  |
| 16 | 01/13/2006     | 06-044      | HB to MH (area from Carolina Sands to Lake)  |
| 17 | 7/11/2006      | 06-048      | 202 Lindemans/405 N Lake Park from MH to CBD   |
| 18 | 1/02/2007      | 07-004      | 45 Ft Height Overlay   |
| 19 | 01/27/2007     | 07-006      | 210 Wivese Ave from R-1 to HB  |
| 20 | 7/10/2007      | 07-003      | 501 Raley Rd from HB to R-2  |
| 21 | 01/14/2007     | 07-002      | 45' Height limit line moved to edge of parcel 215 Wivese   |
| 22 | 4/02/2008      | 08-078      | N end of CB-S on the west side of Canal Dr from C to R-1B to correspond existing rear lot lines. R-1B to C directly behind & adjacent to lots on east side of Canals Dr. |

**Legend**

- road
- 45 Ft Height Overlay
- R-1 - Residential
- R-1B - Residential
- R-2 - Residential
- R-3 - Residential
- MH - Mobile Home
- MP - Multi Family
- CBD - Central Business District
- HB - Highway Business
- NB - Neighborhood Business
- T-1 - Tourist
- MB-1 - Marina Business
- MX - Mixed Use
- I-1 - Industrial
- C - Conservation



**Legend**

- ETJ
- CB Town Limits

**DISCLAIMER**

This is a digital rendering of the Town's Official Zoning Map adopted by the Town Council on Oct 18, 2006. This map includes those Amendments that have been approved by the Town Council after October 18, 2000 and as listed in the table of Amendments on this map.

This map is prepared and compiled from Town documents, plans and other public records and data. Users of this map are hereby notified that the Town expressly denies any and all responsibility for errors, if any, in the information contained on this map or the issues of the same by the user of anyone else. The user should verify the accuracy of the information/data contained on this map before using it. The Town assumes no legal responsibility for the information contained on this map.

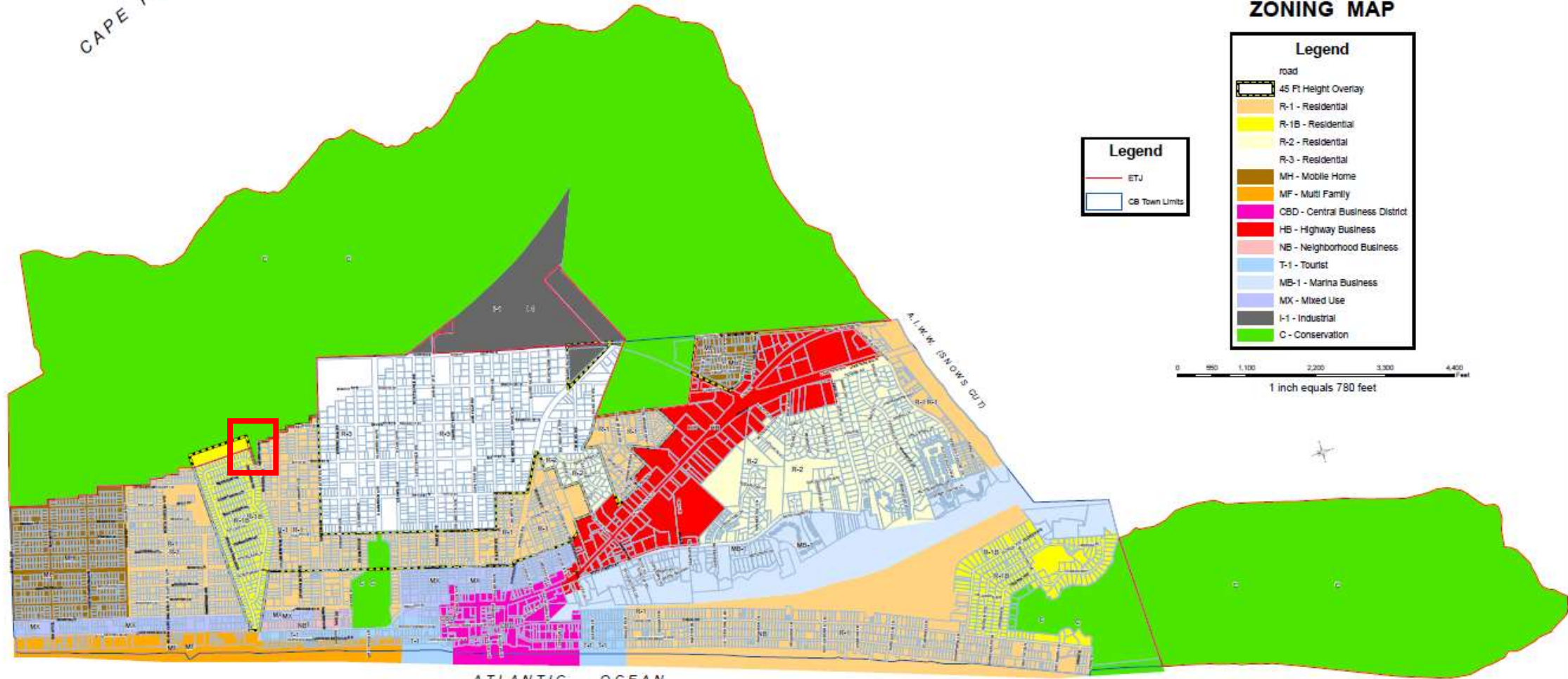
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ZONING MAP

CAPE FEAR RIVER

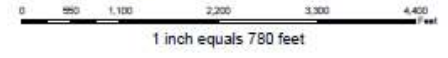


**Legend**

- ETJ
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ATLANTIC OCEAN

A.I.W. SNOWS CUT D

DULY ADOPTED BY THE TOWN COUNCIL FOR THE TOWN OF CAROLINA BEACH, NORTH CAROLINA ON \_\_\_\_\_

TOWN CLERK \_\_\_\_\_ MAYOR \_\_\_\_\_ TOWN ATTORNEY \_\_\_\_\_  
 DATE: \_\_\_\_\_ DATE: \_\_\_\_\_ DATE: \_\_\_\_\_

OFFICIAL





## Future Land Use Character Area Descriptions

***Medium Density Residential***  
Mostly medium-sized lots (min. 5,000 sq ft) with primarily single family detached residences. Smaller-scale, attached residences (two-family homes and townhomes) allowed occasionally if contextually compatible.

# Zoning Districts

| USES OF LAND             | R-1                         | R-1B | C |
|--------------------------|-----------------------------|------|---|
| Residential Uses         |                             |      |   |
| Two-family dwellings     | P                           |      |   |
| Single-family detached   | P                           | P    | P |
| Planned Unit Development | 4 or less P<br>4 or more CZ |      |   |

| Zoning District | Primary Permitted Uses              | Min. Lot Size  | Min. Lot Width <sup>6</sup> | Min. Front Yard | Min. Rear Yard | Min. Side Yards* (Corner Lot—Min. 12.5 ft.) <sup>4</sup> | Residential Max. Density | Max. Height         | Max. Lot Coverage |
|-----------------|-------------------------------------|----------------|-----------------------------|-----------------|----------------|--|--------------------------|---------------------|-------------------|
| R-1             | Single-Family<br>Two-Family         | 5,000 sq. ft.  | 50 ft.                      | 20 ft.          | 10 ft.         | 7.5 ft.  | 15 units/acre            | 50 ft. <sup>1</sup> | 40%               |
| R-1B            | Single-Family                       | 5,000 sq. ft.  | 50 ft.                      | 20 ft.          | 10 ft.         | 7.5 ft.  | 8.7 units/acre           | 50 ft. <sup>1</sup> | 40%               |
| C               | Conservation District Single-Family | 80,000 sq. ft. | 200 ft.                     | 30 ft.          | 20 ft.         | 20 ft.   | 0.5 units/acre           | 50 ft. <sup>1</sup> | 15%               |

Sec. 40-424. - Nonconforming lots.

(a) *Use by right when all setbacks can be met.* Where the owner of a lot of record identified as nonconforming by the county tax parcel identification numbers as they exist on December 13, 2005 does not own sufficient land to enable the owner to conform to the dimensional requirements established by this chapter, such lot may be developed as a single-family residence,



# Timeline Summary

- Property platted in 1925
- ETJ - 1971
- 1971 Zoned Residential
- 1997 LUP– Buffer area, State Park, Freeman Park as Conservation
- 1997 LOP designated this lot as residential (Main Residential Area)
- 2000 Town adopted a new zoning map that designated the areas outside of the town limits as Conservation (Except I-1, Tucker Property). 601 Augusta depicted as R-1.
- 2001 Town sent paper map off to third party for a digitize version (601 Augusta –C).
- 2008 Town adopted official zoning map with amendments (601 Augusta –C)
- 2022 Annexed in the Town of Carolina Beach

# Recommendation

## Planning & Zoning Commission Recommendation

Recommended approval 5-2 to rezone the property located at 601 Augusta Ave to R-1B.

### **MOTION:**

Approval - whereas in accordance with the provisions of the NCGS, the Council does hereby find and determine that the adoption of the rezoning of 601 Augusta Ave from Conservation to R-1 is consistent with the goals and objectives of the adopted Land Use Plan and other long-range plans.

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.









# Town Limits

