

CAROLINA BEACH

Town Council Workshop
Meeting

Tuesday, November 17, 2020 – 9:00 AM

Council Chambers, 1121 N. Lake Park Boulevard, Carolina Beach, NC



AGENDA

CALL TO ORDER

DISCUSSION ITEMS

1. Review of Efficiency Study by Evergreen

2. Briefing: Text Amendment to Article III Table of Permissible Uses - Residential PUDs and Multifamily

Applicant: Town of Carolina Beach

3. Discussion with Lobbyist Regarding Future Needs of Carolina Beach

NON-AGENDA ITEMS

CLOSED SESSION IF NEEDED

ADJOURNMENT



AGENDA ITEM COVERSHEET

PREPARED BY: Bruce Oakley, Town Manager

DEPARTMENT: Executive

MEETING: Town Council – 11/17/2020

SUBJECT: Review of Efficiency Study by Evergreen

BACKGROUND:

Linda Recio with Evergreen Solutions will review the 2020 Efficiency Study results.

ACTION REQUESTED:

Discuss results with the consultant and staff to determine if any action needs to be taken in regards to the recommendations.

RECOMMENDED MOTION:



AGENDA ITEM COVERSHEET

PREPARED BY: Miles Murphy, Senior Planner

DEPARTMENT: Planning

MEETING: Town Council Workshop – 17 NOV 2020

SUBJECT: Briefing: Text Amendment to Article III Table of Permissible Uses - Residential PUDs and Multifamily

Applicant: Town of Carolina Beach

BACKGROUND:

Staff is currently updating many aspects of the zoning ordinance related to the required 160D update in the State Statutes. As a prequel to other updates, staff has been directed to review all uses and determine whether they should remain a conditional zoning use or if they are not intensive enough a use to merit the conditional zoning process.

Staff was specifically directed to examine the way small multifamily and residential PUDs were organized. Staff adjusted the table so that small-scale PUD and multifamily no longer require the intensive conditional process/review of P&Z and TC. These projects would still have to follow the zoning standards related to the district where they are located and meet all other requirements for a building permit issuance. With these goals in mind, staff decided to divide the requirements for PUDs and multifamily into two categories. PUDs and multifamily consisting of 4 units or less will no longer require a conditional process. PUDs and multifamily greater than 4 units will require a conditional review process.

ACTION REQUESTED:

Listen to the presentation on the upcoming Text Amendment and provide feedback

Staff recommends the Text Amendment to update the Residential PUDs and multifamily use

Planning and Zoning voted 7-0 in favor of the approval in October

RECOMMENDED MOTION:



Briefing: Residential PUDs and Multi-Family

November 17th, 2020
Miles Murphy – Senior Planner

Background

- *State Statute changes from 153/160A to 160D for Zoning*
- *Many, many changes required in local ordinances*
- *Reviewing Table of Permissible Uses*
- *Previous Directions – Small PUDs and multifamily developments “should not require CUP”*



What is changing?

Changing

- Unit Density which triggers requirement for additional scrutiny
- Procedural changes for smaller-scale, less intensive developments

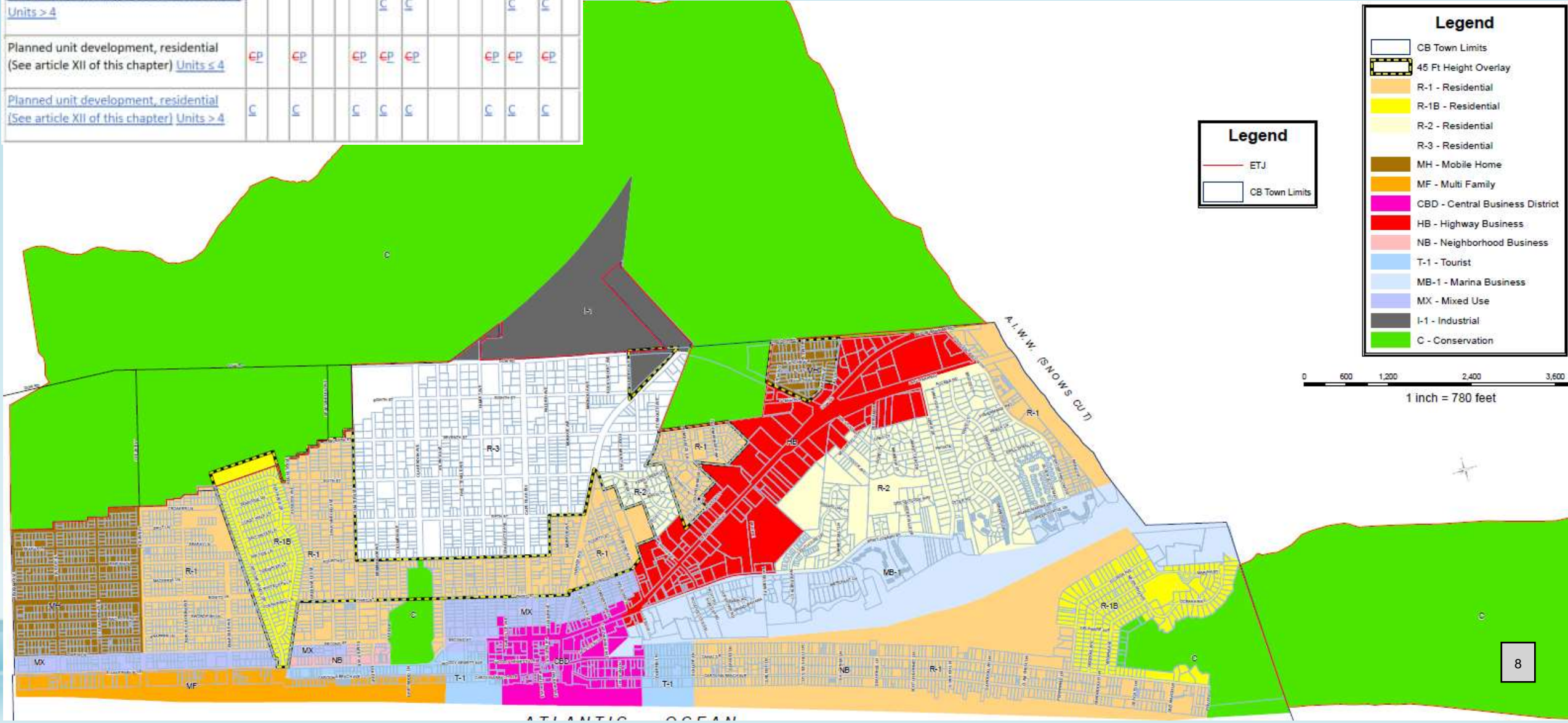
Not Changing

- Use location/zone is not changing
- Standards for building/fire/flood/zoning review prior to permit issuance are not changing

ARTICLE III. – Zoning District Regulations Sec. 40-72. – Table of permissible uses.

USES OF LAND	R-1	R-1B	R-2	R-3	C	MH	MF	MX	CBD	NB	HB	MB-1	T-1	I-1
Residential Uses														
Multifamily dwellings (See section 40-260) <u>Units ≤ 4</u>							P	EP				EP	EP	
<u>Multifamily dwellings (See section 40-260)</u> <u>Units > 4</u>							<u>C</u>	<u>C</u>				<u>C</u>	<u>C</u>	
Planned unit development, residential (See article XII of this chapter) <u>Units ≤ 4</u>	EP		EP			EP	EP	EP				EP	EP	EP
<u>Planned unit development, residential</u> <u>(See article XII of this chapter) Units > 4</u>	<u>C</u>		<u>C</u>			<u>C</u>	<u>C</u>	<u>C</u>				<u>C</u>	<u>C</u>	<u>C</u>

USES OF LAND	R-1	R-1B	R-2	R-3	C	MH	MF	MX	CBD	NB	HB	MB-1	T-1	I-1
Residential Uses														
Multifamily dwellings (See section 40-260) <u>Units ≤ 4</u>							P	CP				CP	CP	
Multifamily dwellings (See section 40-260) <u>Units > 4</u>							C	C				C	C	
Planned unit development, residential (See article XII of this chapter) <u>Units ≤ 4</u>	CP	CP					CP	CP	CP			CP	CP	CP
Planned unit development, residential (See article XII of this chapter) <u>Units > 4</u>	C	C					C	C	C			C	C	C



Legend

- ETJ
- CB Town Limits

Legend

- CB Town Limits
- 45 Ft Height Overlay
- R-1 - Residential
- R-1B - Residential
- R-2 - Residential
- R-3 - Residential
- MH - Mobile Home
- MF - 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

0 600 1,200 2,400 3,600
1 inch = 780 feet

Questions?

Zoning District	Primary Permitted Uses	Min. Lot Size	Min. Lot Width ⁶	Min. Front Yard	Min. Rear Yard	Min. Side Yards* (Corner Lot— Min. 12.5 ft.) ⁴	Residential Max. Density	Max. Height	Max. Lot Coverage
R-1	Single-Family Two-Family	5,000 sq. ft.	50 ft.	20 ft.	10 ft.	7.5 ft.	15 units/acre	50 ft. ¹	40%
R-2	Single-Family	7,000 sq. ft.	70 ft.	25 ft.	10 ft.	7.5 ft.	6.2 units/acre	45 ft.	40%
MH	Manufactured Homes Single-Family/Two-Family	5,000 sq. ft.	50 ft.	20 ft.	10 ft.	7.5 ft.	15 units/acre	50 ft. ¹	40%
MF	Multi-Family Single-Family/Two-Family	5,000 sq. ft.	50 ft.	10 ft.	10 ft.	7.5 ft.	17 units/acre	50 ft.	40%
MX	Mixed Use	5,000 sq. ft.	50 ft.	20 ft.	10 ft. ³	7.5 ft. ³	17 units/acre	50 ft.	40%
HB	Highway Commercial	10,000 sq. ft.	100 ft.	30 ft.	15 ft., or 20 ft. if abutting a residential district	10 ft.	NA	50 ft. ²	60%
MB	Water-Oriented Businesses, Single-Family/Two-Family	10,000 sq. ft.	100 ft.	30 ft.	10 ft.	10 ft.	17 units/acre	50 ft. ²	40%
T-1	Single/Multi-Family	6,000 sq. ft.	50 ft.	20 f.	10 ft.	7.5 ft.	29 units/acre	50 ft.	40%

Item 2.

Amend Chapter 40, Article VIII Sec. 40-72

- (1) It is recommended that Planning and Zoning open the public hearing for comments.
- (2) Close the public hearing
- (3) Consider approval or denial of the proposal and make a motion according to the appropriate statement.

New Statutory Requirements

The General Assembly amended G.S. 153A-341 and 160A-383 to add more specificity to the law regarding the mandated plan consistency statements. The amended statute still requires approval of a statement and the statement still must describe plan consistency and explain why the proposed action is **reasonable and in the public interest**. However, the form of the required statement has changed. The statement must take one of three forms:

- A Statement of Approval – The Commission, whereas in accordance with the provisions of the NCGS 160A-383, does hereby find and determine that the adoption of a Text Amendment: To amend Chapter 40 Article VIII Sec. 40-72 to allow for PUDs in the NB zoning district in the Town of Carolina Beach is consistent with the goals and objectives of the adopted Land Use Plan and other long range plans. (If applicable - List any recommended restrictions or requirements)
- A statement approving the proposed amendment and declaring that this also amends the plan, along with an explanation of the change in conditions to meet the development needs of the community that were taken into account in the zoning amendment.
- A Statement of Denial – Town Council deny the adoption of the following ordinance amendment based on inconsistencies with the goals and objectives of the adopted Land Use Plan and/or other long range planning documents.

Action

Approval - whereas in accordance with the provisions of the NCGS, the Commission does hereby find and determine that the adoption of the following ordinance amendment is consistent with the goals and objectives of the adopted Land Use Plan and other long-range plans or

- A statement approving the proposed amendment and declaring that this also amends the plan, along with an explanation of the change in conditions to meet the development needs of the community that were taken into account in the zoning amendment.

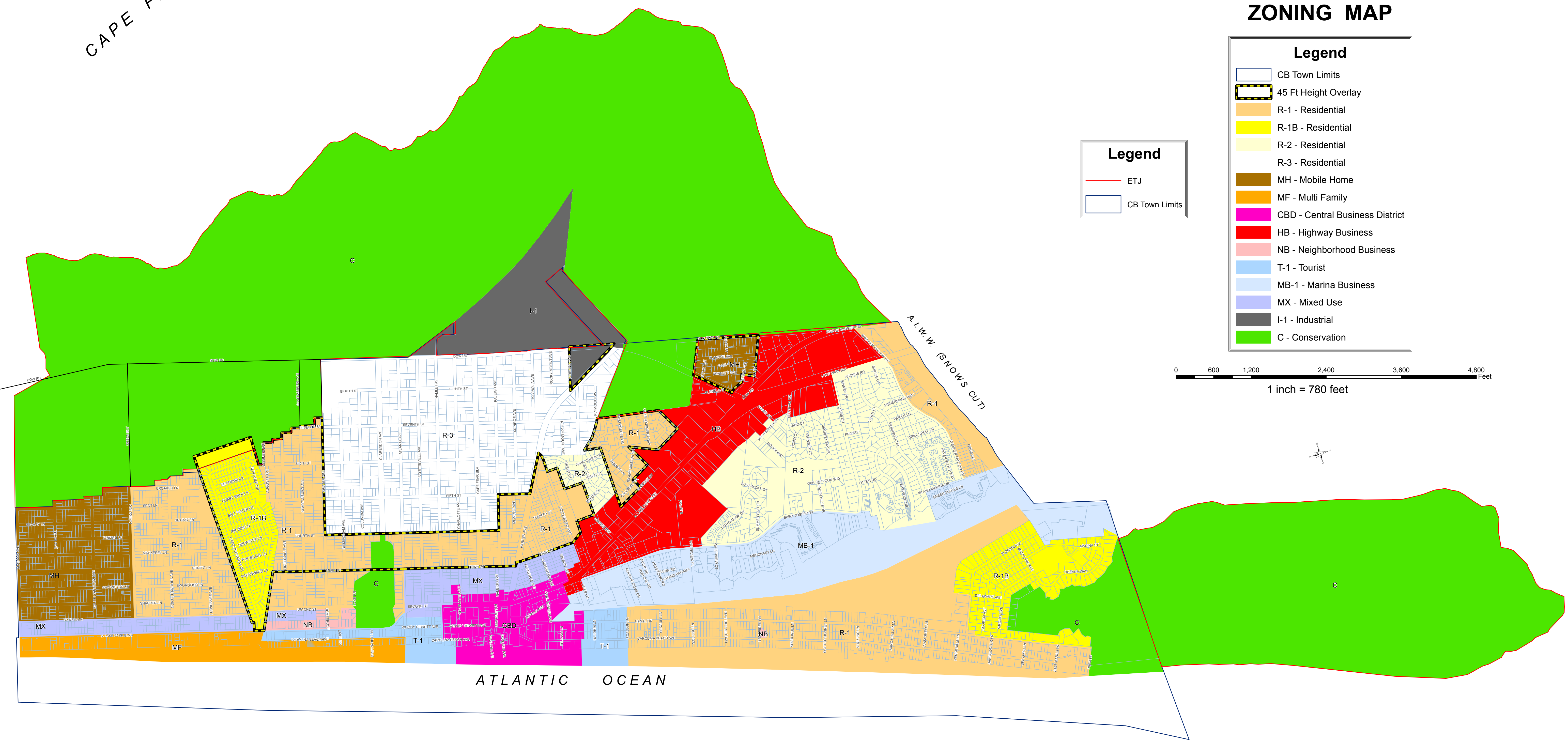
Denial - based on inconsistencies with the goals and objectives of the adopted Land Use Plan and/or other long-range planning documents.

OFFICIAL



ZONING MAP

CAPE FEAR RIVER

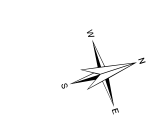
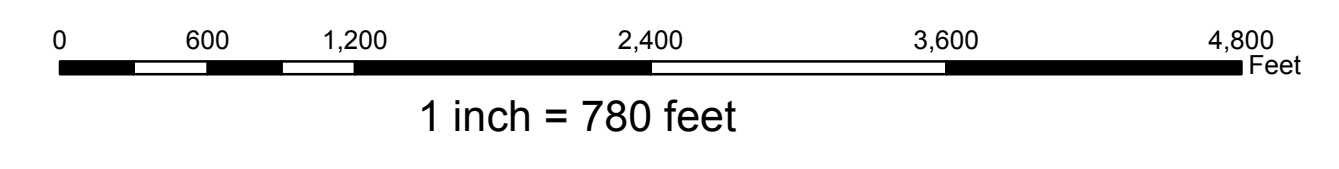


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ATLANTIC OCEAN

DULY ADOPTED BY THE TOWN COUNCIL FOR THE TOWN OF CAROLINA BEACH, NORTH CAROLINA ON JULY 7, 2008. ORDINANCE NO. 08-751

LYNN PRUSA TOWN CLERK DATE: _____	JOEL MACON MAYOR DATE: _____	STEVE COGGINS TOWN ATTORNEY DATE: _____
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OFFICIAL

CREATED BY:
Planning Department
GIS Technician - July 2008



AGENDA ITEM COVERSHEET

PREPARED BY: Bruce Oakley, Town Manager

DEPARTMENT: Executive

MEETING: Town Council – 11/17/2020

SUBJECT: Discussion with Lobbyist Regarding Future Needs of Carolina Beach
