



**TOWN COUNCIL AND PLANNING BOARD
JOINT MEETING AGENDA
Tuesday, September 5, 2023 at 6:00pm
Town Boardroom – 125 West Fort Macon Road**

- 1. CALL TO ORDER**
- 2. EXCUSE ABSENT BOARDMEMBER(S) IF NECESSARY**
- 3. APPROVAL OF AGENDA**
- 4. NEW BUSINESS**
- 5. OLD BUSINESS**
 - a) ZTA-23-2 - Causeway Small Area Plan/Commercial Corridor (COR) Text and Map Amendments: The Town engaged YARD & Company in June 2022 to develop a small area plan for the Causeway/Commercial Corridor (COR) zoning district. The plan has been finalized, and based on the public input received, several ordinance amendments are being presented for review and consideration. This matter was tabled at the July and August regular Planning Board meetings for further discussion.
 - 1) Staff Presentation
 - 2) Planning Board Discussion and Recommendation
- 6. PLANNING BOARD/STAFF COMMENTS**
- 7. ADJOURNMENT**



PLANNING & INSPECTIONS DEPARTMENT

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Jennifer H. Ansell

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Memorandum

To: Planning Board
From: Jennifer H. Ansell, Planning and Development Director
Date: September 5, 2023
Subject: ZTA-23-2: Causeway Small Area Plan/Commercial Corridor (COR)
Text and Map Amendments

Overview: The Town engaged YARD & Company in June 2022 to develop a small area plan for the Causeway/Commercial Corridor (COR) zoning district. Public input on the plan was solicited in August 2022 through conducting open “office hours” at Town Hall, mobile engagement through charrettes at various locations throughout town, and a presentation of their findings at Crystal Coast Brewing Company. An online survey was also conducted with comments collected through September 2022; 562 responses were received.

The plan has been finalized, and based on the public input received, several ordinance amendments related to the Commercial Corridor (COR) zoning district are being presented for review and consideration.

This item was tabled by the Board at the July 11, 2023 regular meeting to allow further discussion. Comments received at the June 6, 2023 joint meeting with Council have been incorporated for review, as well as comments received from Town Council at their regular workshop meeting on July 12, 2023, and comments received from the August 8, 2023 regular meeting of the Planning Board.

Action Needed: During a public meeting, the Planning Board shall review the application and make a recommendation in accordance with Section 18.2.4., W. Text Amendment Review Standards, and Y., Zoning Map Amendment Review Standards. The Planning Board shall comment on whether or not the text amendment is consistent with the Town's adopted policy guidance, including any plan adopted according to G.S. 160D-501.

- 1) Discussion of the proposed ordinance and map amendments; and
- 2) Recommendation to include a Statement of Consistency.

Attachments

Proposed Text and Map Amendments

Planning Board Statement of Consistency

18.3.5. Commercial Districts

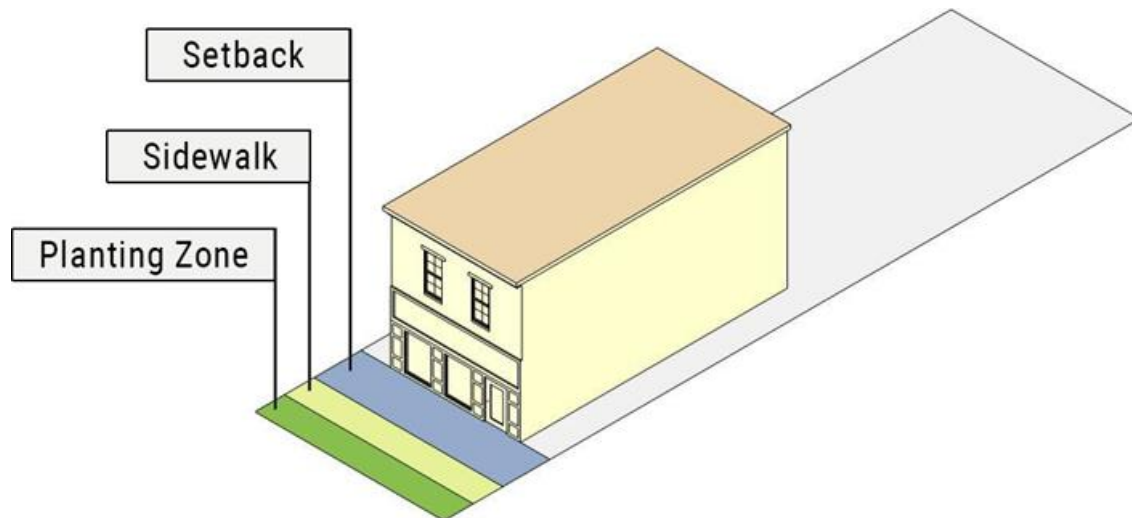
D. Commercial Corridor (COR).

Commercial Corridor (COR)		1. Purpose The COR district is established to accommodate a diverse range of commercial uses serving both residents and tourists. Land zoned COR is generally located at street intersections and along major roadway corridors, including the causeway from the mainland. Development in the COR district shall take place only in accordance with the standards in this table and other relevant standards of this Ordinance.			
		2. Dimensional Standards			
Ref #	Standard	Requirement [1] COR-1	COR-2	COR-3	COR-4 Council 7/12
A	Minimum Lot Area - Per Single-Family Unit (square feet)	6,000 None			
	Maximum Residential Density - Single-Family (units/acre)	7 None			
B	Minimum Lot Area - Per Multi-Family Unit (in developments of four or less units) (square feet)	3,600 None			
	Maximum Residential Density - Multi-Family (in developments of four or less units) (units/acre)	12 [2] None			
C	Minimum Lot Area - Per Multi-Family Unit (in developments of five or more units) (square feet)	2,500			
	Maximum Residential Density - Multi-Family (in developments of five or more units)	17			
D	Minimum Lot Area - All Other Uses (square feet)	None			
E	Minimum Lot Width (feet)	60			
F	Minimum Street Frontage (linear feet)	25 [3] 16 [2]			
G	Minimum Lot Depth (feet)	100			
H	Minimum Street Setback (feet) [4]	10 16 Minimum 6 ft sidewalk and 6 ft planting zone	None Minimum 6 ft sidewalk and 6 ft planting zone	None Minimum 10 ft sidewalk and 5 ft Planting zone	None Minimum 15 ft sidewalk and 5 ft planting zone Minimum of 90% of building frontage (ie not lot frontage) must be at or within

					front setback unless otherwise established
I	Minimum Side Setback from Residential (feet)	10 [4] 0 or 5 feet when adjacent to a ground floor of a differing general use category within COR. 5 ft. when the building footprint is 5,000 sq. ft. or less 10 ft. when the building footprint is 5,000 sq. ft. or greater 10 ft. when adjacent to a different zoning district [5].			
J	Minimum Side Setback from Nonresidential or Mixed Use (feet)	0 [4]			
K	Minimum Rear Setback (feet) [1]	0 10 ft. from adjoining property 10 3 ft. from adjoining alley 20 ft. from adjoining shared drive 0 ft. from urban waterfront			
L	Minimum Spacing Between Buildings in the same Development (feet)	10 [5-3]			
M	Maximum Height (feet)	45 [4-6]	55	55	
N	Maximum Impervious Surface Coverage (% of lot area) [37]	75			
	Building Footprint	Maximum of 75% of the lot	Maximum of 80% of the lot	Maximum of 90% of the lot	Maximum of 100% of the lot
	Maximum Number of Stories	4 3 2 within 50 ft of adjacent zoning district (outside COR) 3 2 within 50 ft of adjacent zoning district (outside COR) 2 within 50 ft of adjacent zoning district (outside COR) 5 3 within 50 ft of adjacent zoning district (outside COR)			
	Maximum 1st Occupiable Floor Height (feet)	12	16	16	16
	Building Entrances	Minimum 20% transparency for at-grade story and 30% for occupiable stories above Ground-floor entry minimum 18 inches	50% ground-floor transparency	75% ground-floor transparency	50% ground-floor transparency

		above sidewalk grade			
	Water Access {6}	Minimum of visual connection per zoning map	Minimum of visual connection per zoning map	Water access required per zoning map	Water access required per zoning map
[1] Portions of lots within or abutting AEC or Ocean Hazard areas shall be subject to applicable CAMA setbacks.					
[2] Maximum density may be increased in accordance with the incentives in Section 18.3.5.D.f, Vertical Mixed-Use Development Incentives.					
[23] In cases where a multi-family development is on two or more separate lots, the frontage standard applies to the entire development.					
[34] Maximum spacing between principal buildings within the same development shall be ten (10) feet.					
[35] Multi-family and nonresidential development shall not exceed fifty-five (55) feet in height, except in accordance with the vertical mixed use incentives in Section 18.3.5.D.f, Vertical Mixed-Use Development Incentives.					
[36] Developments subject to a State stormwater permit are exempted from these standards.					
[4] Visual connection is achieved when a person standing in the public right-of-way is able to see the water without obstruction. A minimum of 60% of the building front (i.e. not lot frontage) must be at or within front setback within the COR-1 and COR-2 overlay zones, and a minimum of 80% within the COR-3 zone unless otherwise established					
[5] Unless compatible scale, setback and use to adjacent property can be demonstrated.					

3. Typical Lotting Pattern ~~(remove current graphic)~~



4. Aerial Photo

5. Dimensional Illustration

6. Typical Forms of Development

47. District-Specific Standards.

- a. **Indoor Operation.** With the exception of marinas, or outdoor seating and outdoor activity areas associated with a restaurant ~~or bar, or sidewalk markets, produce~~

~~stands, sales and equipment rentals,~~ all activities taking place within the COR district shall be conducted completely within an enclosed building. ~~Outdoor display of products shall meet the requirements of Section 18.4.8., Accessory Uses and Structures.~~

Outdoor storage of inventory is permitted on the side and rear of the principal building and must meet the re requirements of Section 18.4.8., Accessory Uses and Structures. Vehicles used in conjunction with businesses on site must be parked in the side or rear. **7/12**

- b. **Built to the Sidewalk.** Development in the COR shall be located at the edge of the sidewalk or the street, with off-street parking to the side ~~or rear~~ **7/11** of the building, to the maximum extent practicable.
- c. **Entrances.**
 - i. Buildings shall maintain a primary entrance door facing a sidewalk. Entrances at building corners may be used to satisfy this requirement.
 - ii. Entrances may serve a single establishment or be shared among multiple establishments.
 - iii. ~~Up to 25% of transparency requirements may be satisfied through the use of public art.~~

STANDARD	COR-1	COR-2	COR-3	COR-4
Entrance Requirements	Ground-floor entry minimum 18 inches above sidewalk grade or flood elevation requirement, whichever is greater. Minimum 20% transparency for ground-floor story and 30% for occupiable stories above.	50% ground-floor transparency required.	75% ground-floor transparency required.	50% ground-floor transparency required.

- d. **Frontage Types**
 - i. Sidewalk sales and markets are allowable but must be held in accordance with Section 18.4.8., Accessory Uses and Structures. ~~may require an additional permit to operate.~~
 - ii. ~~No outdoor storage of inventory is permitted in the frontage zone.~~

STANDARD	COR-1	COR-2	COR-3	COR-4
Permitted frontage types	Gardens, patios, courtyards, porches, stoops, balconies	Storefronts, outdoor dining patios, outdoor sales/markets, lobbies, landscape/green infrastructure, plazas, pedestrian malls, boardwalks	Storefronts, walk-up windows, sidewalk dining (minimum 6 foot sidewalk clearance), patios, porticoes, balconies, lobbies, stoops	Storefronts, walk-up windows, sidewalk dining (minimum 6 foot sidewalk clearance), patios, porticoes, balconies, lobbies

d e. Fences and Walls.

- i. Chain link ~~and vinyl~~ fencing ~~are~~ is not permitted.
- ii. ~~Low enclosures (fence and walls) shall not be higher than 4 feet.~~ Fence and wall height shall be in accordance with Table 18.5.7.D: Maximum Fence and Wall Height. **7/12**
- iii. ~~Taller~~ Enclosures (fences and walls) over 6 feet in height must preserve at least the top 2 feet 50% open.
- iv. ~~Yards and other public-facing outdoor space to must be delineated with a low fence or wall.~~

STANDARD	COR-1	COR-2	COR-3	COR-4
Fence and Wall Requirements	Screen enclosed parking for nonresidential uses with walls, open lattice or slats and landscaping, all other off-street parking with low walls, fence, or landscape. Yards and other public-facing outdoor space to be delineated with low fence or wall.	Screen off-street, non-shared parking areas from public rights-of-way and abutting lots with low wall or fence. Screen enclosed parking with walls, open lattice or slats and landscaping.		Screen-enclosed parking with walls, open lattice or slats and landscape. Screen off-street, non-shared parking areas from public rights-of-way and abutting lots with low wall or fence.

e f. Sidewalks. Sidewalks are ~~be~~ required for all new construction and redevelopment projects, and shall be:

- i. A minimum of six (6) feet in width ~~unless otherwise specified~~ or matching existing sidewalk widths on adjacent lots (if existing sidewalk is present and wider than six (6) feet);
- ii. Constructed of concrete or pavers, or a different material or configuration, if required by NC DOT;
- iii. Located between the building frontage and any required landscaping materials along the street; and

- iv. Supplemented with an improved pedestrian way from the sidewalk to the entry of all buildings.

~~f. Vertical Mixed Use Development Incentives.~~

- ~~i. **Minimum Requirements.** Development seeking to take advantage of the vertical mixed use development incentives shall comply with the following requirements:~~

- ~~a) The lot shall be at least twenty thousand (20,000) square feet and have a lot frontage of at least forty (40) linear feet; and~~
- ~~b) All upper story residential units shall be at least six hundred (600) square feet in area.~~

- ~~ii. **Incentives.**~~

- ~~a) Qualifying development may exceed the maximum height by two (2) feet and the maximum density by one (1) unit per acre for each two hundred (200) square feet of park, open space, or public plaza provided.~~
- ~~b) Qualifying development may exceed the maximum height by two (2) feet and the maximum residential density by 0.5 units per acre for each one hundred (100) square feet of public art gallery, public art, or performing arts space provided.~~
- ~~c) Qualifying development may exceed the maximum height by two (2) feet and the maximum residential density by 0.5 units per acre for each four hundred (400) square feet of ground floor retail provided.~~

- g. Exterior Materials

For non-residential and multi-family construction:

- i. Vinyl, prefabricated metal siding and EFIS (synthetic stucco) shall not be used ~~on facades facing or viewable from the public rights-of-way.~~ Preferred siding materials include Hardi/cement board, cedar (or other appropriate wood for coastal environments) and traditional stucco.
- ii. Asphalt shingles are prohibited. Standing seam metal roofing (white or silver), cedar shake or commercial flat roofing materials are appropriate.

- h. Exterior Lighting

- i. Pedestrian scaled lighting is required except where otherwise stated.

- i. Signage

- i. Pedestrian scaled signage is required except where otherwise stated.
 - ii. One monument or multi-tenant sign is permitted per site within COR-2 districts.
 - iii. No temporary signage is allowed unless otherwise exempted (political signs). Examples of temporary signs include flags, banners, sandwich board or stick-in-the-ground signs.
 - iv. All signage within the COR district shall comply with the standards in Section 18.5.10, Signage.

j. Off-Street Parking Standards in the COR District

The purpose of this section is to ensure that adequate and well-designed parking is provided for development in the COR district. Unless specifically referenced, all parking within the COR shall follow the standards in this section.

i. General Requirements

- ~~a). Parking spaces shall be provided at a minimum ratio of four spaces per thousand square feet of gross floor area for retail, bar, or restaurant uses.~~
- ~~b). Parking spaces shall be provided at a minimum ratio of two spaces per thousand square feet of gross floor area for office or commercial uses.~~
- ~~c). A maximum of one parking space per bedroom shall be provided per residential dwelling unit or hotel room.~~
- ~~d). Square footage for outdoor, open air, or amusement facilities (miniature golf and other similar uses) shall be one space per each 300 square feet of land area amount being utilized by the individual uses.~~
- ~~e). Amphitheaters, playgrounds, tot lots or similar courtyard facilities designed as part of public open space shall be exempt from parking requirements.~~
- a) Compact car and golf cart parking may account for up to 15 percent of the off-street parking requirement.
- b) Bicycle and scooter parking may account for up to 15 percent of the off-street parking requirement.
- c) Parking requirements within the COR district may be furnished by on-site facilities, off-site facilities, or a combination of both. Public parking facilities serving multiple tenants or uses are recommended and encouraged in addition to the creation of single-use, private parking lots.
 - a. On-street parking may account for up to 245% of parking requirement.
 - b. Parking located within the State of North Carolina right-of-way may require an encroachment agreement with the North Carolina Department of Transportation (NC DOT).
- ~~d) No parking credit will be provided for any spaces that encroach partially or wholly into setbacks, water access corridors, or into the sidewalks or planting zones located within the public rights of way.~~
- e) On-site Facilities
 - a. On-site facilities consist of parking spaces on the same parcel as the use (residence, business, or otherwise) for which parking is required.
 - b. On-site facilities may be reserved for the private use of such residences, businesses or other establishments.

f) Off-site Facilities

- a. If the parking space requirements of this section cannot be provided on-site, or are desired to be located elsewhere, such spaces may be provided in an off-site facility anywhere within the COR district.
- b. The off-site facilities described in this section may also be located anywhere in the COR district. However, no off-site facilities may be reserved for private use by any one or a combination of the residences, businesses, or other establishments for which the parking is required.
- c. All off-site facilities shall be held open as public, general-use facilities.
- d. All off-site facilities will be available to all visitors of the area in addition to serving the specific use in the COR district for which the spaces were installed.
- e. Spaces within a pre-existing general use facility shall not be used to meet the parking requirements for new construction unless it can be shown that the number of spaces within the facility exceeds the total number of spaces required for the structures and uses it was originally designed for.

g) Parking Allocation

STANDARD	COR-1	COR-2	COR-3	COR-4
Parking Allocation Requirements	Up to 100% of non-residential parking must be located within 500 feet of the site. A minimum of 80% of Residential parking must be located on site; the rest within 300 feet of the site.		Up to 100% of non-residential parking must be located within 1,000 feet of the site. A minimum of 50% of Residential parking must be located on site; the rest within 300 feet of the site.	Up to 100% of non-residential parking must be located within 1,500 feet of the site. A minimum of 50% of residential parking must be located on site; the rest within 300 feet of the site.

h) Paid Parking

The provisions of this section shall not preclude the use or establishment of pay facilities or valet parking as long as the intent of open, general parking is maintained.

i) Provisions for Shared Parking

- a. Certain developments and businesses may be permitted to make joint use of a maximum of 50 percent of the required parking spaces provided the peak hours of attendance of one use are different from the peak hours of attendance of the second use. If uses that are utilizing shared parking change to where the hours of

peak operation are the same, the total number of parking spaces for each use shall be installed to meet the standards set forth in this section.

- b. Up to 30 percent of required, unreserved spaces shall be shared in projects with more than one use category on-site or for projects utilizing off-site parking where the off-site parking is shared with a use category that does not have a conflicting peak utilization period.
- c. The Town may review and grant requests for special approval for parking in situations where a principal use has an accessory use on the same site and where it is logical that many of the patrons of the secondary use will simultaneously be patrons of the principal use. Examples of such uses may include, but are not limited to, a hotel with a restaurant, a hotel with a spa, a health club with a salon or other such compatible uses.
- d. Requests for shared parking under this section shall be submitted in connection with an applicant's site plan and is subject to Town approval.

j) Parking Lot Design

STANDARD	COR-1	COR-2	COR-3	COR-4
Parking Lot Design Requirements	Off-street parking must be located on to the side or rear of buildings where feasible.	Off-street parking must be designed to allow a clear and navigable walking path (minimum 6 feet wide) between the sidewalk and front doors primary entrance of all buildings. Off-street parking must be located on to the side or rear of buildings where feasible.	Off-street parking must be to the rear of, or fully enclosed within buildings.	

- a. The location and dimensions of all parking facilities shall be provided as part of the major site plan required for development in the COR district.
- b. All off-street parking lots including exits, entrances, drives, and parking areas shall be separated from walkways, sidewalks, and streets by curbing or other suitable protective device to prevent vehicles from encroaching into these areas.
- c. Parking lots shall provide vehicular connections to adjacent parking lots except in cases of substantial topographic differences between sites. Parking lots providing vehicular connections to adjacent parking lots may reduce the minimum number of required parking spaces by 10 percent.
- d. Parking lots shall comply with the standards in Section 18.5.3.D, Parking Lot Design.
- e. Each parking space shall comply with the minimum dimensions in Section 18.5.3.D.5, Dimensional Standards for Parking Spaces.
- f. Handicap parking spaces are required for all uses, except single-family detached dwellings, and shall meet the criteria in Section 18.5.3.D.7, Handicapped Accessibility.

18.5.3. - Off-Street Parking and Loading.

B. Applicability.

5. COR District

Development located in the COR district shall comply with the applicable parking standards in Section 18.3.5.D, District-Specific Standards, in addition to these standards. In cases where the standards conflict, the COR district standards shall control.

k. Use Requirements

In the COR-2 and COR-3 districts, residential uses are allowed on upper floors only. The following table specifies the type and placement of uses within the Commercial Corridor zone.

STANDARD	COR-1	COR-2	COR-3	COR-4
Use Categories Allowed	Residential, Lodging, Retail. {Nonresidential uses shall be limited to a maximum 2,000 square feet or no more than 20% of ground floor area uses, whichever is greater}.	General retail/commercial/office/service/light manufacturing for minimum of 360% of all ground floor building area. The following uses are permitted on upper floors: » Lodging » Office » Residential » Professional Service	The following uses are required within 60 feet of street intersections and for 570% of total ground floor area: » Ground Floor Retail » Restaurant/Café » Gym » Galleries » Artisan Shops The following uses are permitted on upper floors: » Lodging » Office » Residential » Professional Service The following uses are permitted on rooftops: » Restaurants » Bars » Outdoor Leisure Uses/Amenity Space The following uses are not permitted for more than 50% of ground floor area: » Office » Professional Services	The following uses are required at corners and for 90% of total ground floor area: » Ground Floor Restaurant » Café » Bar » Galleries » Entertainment Venue A mix of the following uses are permitted on upper floors: » Office » Professional Service » Gym » Parking (screened) » Residential » Lodging » Restaurants » Bars » Lounges » Conference/ Meeting Spaces The following uses are permitted on rooftops: » Restaurants » Bars » Outdoor Leisure Uses/Amenity Space

- I. Major Site Plan Review. A major site plan is required for any nonresidential development within the COR zoning district. Deviations from any of the requirements of this section may be presented for consideration during the concept phase of the Major Site Plan review.

18.4.1. - Principal Use Table.

- G. Principal Use Table. The principal use table sets out the range of principal uses in Atlantic Beach, the procedures where they are allowed, and the type of review approval necessary to establish the use.

Table 18.4.1.G, Principal Use Table

P = Permitted S = Special Use • = Not Permitted

Details on use types in a major or minor use categories are in Section 18.4.2, Use Classifications, Categories, and Types





Use Category	Use Type	Zoning District			Additional Standards
		Commercial			
		COR-1	COR-2	COR-3	
RESIDENTIAL USE CLASSIFICATION					
Household Living	Single-family detached dwelling	P	•	•	
	Duplex	P	•	•	18.4.7.A.1.a
	Townhouse	•	•	•	
	Multi-family	P	P	P	18.4.7.A.1.c, 18.3.5.D., 4., k.
	Upper-story residential	P	P	P	18.3.5.D., 4., k.
	Manufactured home	•	•	•	
	Manufactured home park	•	•	•	18.4.7.A.1.b
Group Living	Group Home	P	•	•	
INSTITUTIONAL USE CLASSIFICATION					
Day Care	Day Care	P	P	P	18.4.7.B.1
Education	Educational facility	P	P	P	
Government	Government facility, major	P	P	P	
	Government facility, minor	P	P	P	

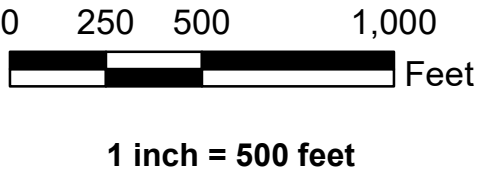
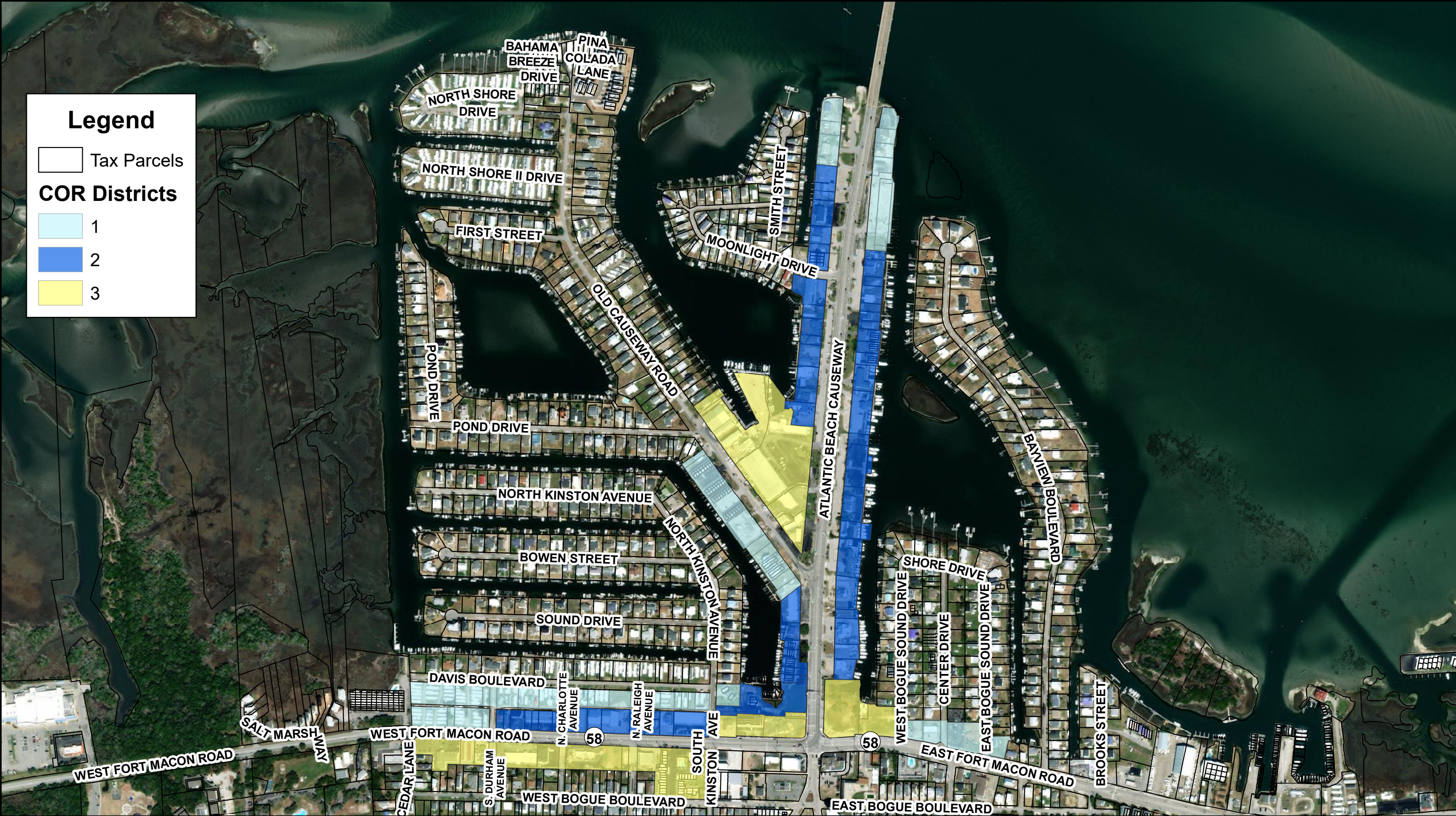
Use Category	Use Type	COR-1	COR-2	COR-3	Additional Standards
Health Care	Health care facility, major	P	P	P	18.4.7.B.2
	Health care facility, minor	P	P	P	18.4.7.B.2
Institutions	Institutions, major	P	P	P	18.4.7.B.3
	Institutions, minor	P	P	P	18.4.7.B.3
Parks & Open Space	Parks & open spaces	P	P	P	
Utilities	Utilities, major	P	P	P	18.4.7.B.4
	Utilities, minor	P	P	P	18.4.7.B.4
	Wireless telecommunications facility, major	S	S	S	18.4.7.B.4.e
	Wireless telecommunications facility, minor	P	P	P	18.4.7.B.4.e
COMMERCIAL USE CLASSIFICATION					
Adult Entertainment	Adult entertainment	.	.	.	18.4.7.C.1
Animal Care	Animal care, major	P	P	P	
	Animal care, minor	P	P	P	

Use Category	Use Type	COR-1	COR-2	COR-3	Additional Standards
Automotive	Automotive, major	P	P	P	18.4.7.C.2
	Automotive, minor	P	P	P	18.4.7.C.2
Bar	Bar, Nightclub, or Tavern	P	P	P	18.4.7.C.4
Eating Establishment	Eating establishment, major	P	P	P	18.4.7.C.3
	Eating establishment, moderate	P	P	P	18.4.7.C.3
	Eating establishment, minor	P	P	P	18.4.7.C.3
Maritime	Maritime, major	P	P	P	
	Maritime, minor	P	P	P	
	Marina	P	P	P	18.4.7.C.5.a
Office	Office, major	P	P	P	18.4.7.C.6
	Office, moderate	P	P	P	18.4.7.C.6
	Office, minor	P	P	P	18.4.7.C.6
Parking	Parking, commercial	S	S	S	
Personal Services	Personal services, major	P	P	P	18.4.7.C.7
	Personal services, minor	P	P	P	18.4.7.C.7
	Tattoo/body piercing establishment	.	.	.	
Recreation/ Entertainment	Commercial recreation, indoor	P	P	P	18.4.7.C.8.a
	Commercial recreation, outdoor	P	P	P	18.4.7.C.8.a
	Event venue	P	P	P	18.4.7.C.8.b

Use Category	Use Type	COR-1	COR-2	COR-3	Additional Standards
Retail Sales	Retail sales, major	P	P	P	18.4.7.C.9
	Retail sales, moderate	P	P	P	18.4.7.C.9
	Retail sales, minor	P	P	P	18.4.7.C.9
Visitor Accommodations	RV park	.	.	.	18.4.7.C.11
	Visitor accommodations, major	P	P	P	18.4.7.C.10
	Visitor accommodations, minor	P	P	P	18.4.7.C.10
Industrial	Light industrial	P	P	P	18.4.7.D.1
	Heavy industrial	S	S	S	18.4.7.D.2

Legend

 Tax Parcels
COR Districts
 1
 2
 3



Town of Atlantic Beach Proposed COR Districts



**Town of
Atlantic Beach**
July 2023

PLANNING BOARD STATEMENT OF CONSISTENCY

ZTA-23-2: Causeway Small Area Plan/Commercial Corridor (COR) Text and Map Amendments

This Statement of Consistency is hereby adopted in accordance with NC G.S. 160D-604 for the proposed text amendments to Article 18 of the Unified Development Ordinance (UDO) and zoning map amendments to the official zoning map of the Town of Atlantic Beach.

WHEREAS, the Planning Board met on September 5, 2023 to discuss the appropriateness of amending the ordinance at issue and made the following findings and conclusions: These amendments are consistent with the Town of Atlantic Beach CAMA Core Land Use Plan, hereinafter referred to as the Plan;

WHEREAS These amendments are consistent with the Plan because they support Goal 1, to Protect Community Character and the Town's identity as a small, family-oriented beach community, and, Goal 2, Causeway Redevelopment, to prepare a Small Area Plan and create new land use categories; and

On the basis of foregoing findings, conclusions, and reasoning the Town of Atlantic Beach Planning Board does hereby approve the proposed text and map amendments as proper, consistent with the most recently adopted CAMA Core Land Use Plan, and with the other plans of the Town; that the amendments are reasonable in scope and approach pursuant to such plans; and are in the public interest.

Approved this the 5th day of September 2023.

Neil Chamblee, Chairman

Katrina Tyer, Planning Board Secretary