



CAROLINA BEACH
Planning and Zoning Meeting Agenda
Thursday, December 12, 2019 @ 6:30 PM
Council Chambers
1121 N. Lake Park Boulevard
Carolina Beach, NC 28428

Page

1. CALL TO ORDER
2. APPROVAL OF MINUTES
 - a.
3. STAFF REPORT ON RECENT COUNCIL MEETINGS
4. STAFF REPORT ON RECENT DEVELOPMENTS
5. PUBLIC DISCUSSION
6. DISCUSSION ITEMS
 - a. Amend Article III Sec. 40-72. & Article IX Section 40-261. To consider removing the allowance for permanent commercial parking lots. 2 - 10

Recommend to adopt the amendment that it is in accordance with provisions of North Carolina General Statute. It is consistent with goals and objectives of the adopted land use plan and other long range plans and in the public interest.
7. NON-AGENDA ITEMS
8. ADJOURNMENT



AGENDA ITEM

Meeting: Planning and Zoning - 12 Dec 2019

Prepared By: Miles Murphy

Department: Planning

Amend Article III Sec. 40-72. & Article IX Section 40-261. To consider removing the allowance for permanent commercial parking lots.

BACKGROUND: Staff was instructed by the Planning and Zoning Commission to review the text related to the allowance for permanent commercial parking lots and potentially provide a text amendment removing the allowance. During the review of the ordinance, staff took the time to compile a few statistics related to the Town and privately operated parking lots in Carolina Beach during the summer of 2019.

The town currently leases four parking lots in addition to the lots the Town owns. They are located at 104 Hamlet (two lots), 1808 Canal, and 312 Canal. This summer two temporary commercial parking lots operated at 235 N. Carolina Beach Ave and 110 Harper. No permanent commercial parking lots have been created since the ordinance was updated in 2015.

Concerns about the operation of commercial parking lots operating practices have caused the review of this ordinance. Private parking lots are known to be more aggressive with their enforcement practices (towing, booting, fines, etc.), require handicap to pay for any space, Town decals are not honored, often do not provide golf cart parking, fees are not controlled by the town, and private lots occasionally improperly manage trash. Additionally, no permanent commercial parking lots have been approved since the ordinance was created.

Article III, Sec 40-72 Table of Permitted Uses

Sec 40-72. Table of Permissible Uses														
TABLE														
INSET:														
P =														
Permitted														
C = May be permitted with Conditions														
TABLE														
INSET:														
USES OF LAND	R-1	R-1B	R-2	R-3	C	MH	MF	MX	CB-D	NB	HB	MB-1	T-1	I-1
Manufacturing, Assembly, and Processing														

Parking lot, commercia ↓ permanent (See section 40- 261)								P						
--	--	--	--	--	--	--	--	---	--	--	--	--	--	--

Article III, Sec. 40-261. - Development standards for particular uses

(t) *Parking facility design requirements.*

(1) Parking lot purpose. The purpose of allowing freestanding parking lots is to augment central business district (CBD) businesses that have limited or no parking due to the layout of the CBD and boardwalk area, to relieve traffic congestion in the streets, to minimize any detrimental effects of off-street parking areas on adjacent properties, and to increase public access to beach and sound front areas.

(2) Parking lots are permitted to accommodate two axle vehicle parking. Parking lot design shall meet all minimum requirements of article V of this chapter, off-street parking and loading requirements, and building code requirements including ADA requirements for handicap spaces.

~~a. Permanent commercial parking lot requirements:~~

- ~~1. Landscaping shall be installed in accordance with article VI of this chapter, landscaping and development specification standards.~~
- ~~2. Trash receptacles shall be located on-site equivalent to the number of handicap spaces. Trash shall be emptied daily.~~
- ~~3. Concrete or asphalt aprons shall be installed from the property line to the connecting street.~~
- ~~4. Signage required.~~

~~(i) Towing signage shall be posted in accordance with chapter 16, article VII.~~

~~(ii) A two foot by two foot sign posted at all entrances and pay stations stating that town decals are not accepted.~~

~~5. Additional allowed signage A-frame signage and off-premises directional signage in accordance with article VIII of this chapter.~~

~~b.a.~~ Temporary commercial parking lot requirements.

1. Landscaping is not required.
2. Trash receptacles shall be located on-site equivalent to the number of handicap spaces. Trash shall be emptied daily.
3. Concrete or asphalt aprons shall be installed from the property line to the connecting street.
4. Signage required.
 - (i) Towing signage shall be posted in accordance with chapter 16, article VII.
 - (ii) A two foot by two foot sign posted at all entrances and pay stations stating that town decals are not accepted.
5. Additional allowed signage A-frame signage and off-premises directional signage in accordance with article VIII of this chapter.
6. Time frame allowed: 5:00 p.m. Friday week prior to Memorial Day - Sunday week after Labor Day.

~~e.b.~~ Town parking lot requirements. Town parking lot areas shall be exempt from commercial parking lot requirements.

ACTION REQUESTED: Recommend to adopt the amendment that it is in accordance with provisions of North Carolina General Statute. It is consistent with goals and objectives of the adopted land use plan and other long range plans and in the public interest.

COMMITTEE RECOMMENDATION: Staff recommends approving the text amendment to eliminate permanent parking lots.

ATTACHMENTS: [Proposed Ordinance](#)
[Memo](#)

Planned Unit Developments



ORDINANCE NO _____
Amend Chapter 40 Zoning Amend Article III Sec. 40-72. - Table of Permissible Uses.
& Article IX Section 40-261. - Development Standards for Particular Uses

Article III, Sec 40-72 Table of Permitted Uses

Sec 40-72. Table of Permissible Uses														
TABLE INSET:		C = May be permitted with Conditions												
P = Permitted														
TABLE INSET:														
USES OF LAND	R-1	R-1B	R-2	R-3	C	MH	MF	MX	CBD	NB	HB	MB-1	T-1	I-1
Manufacturing, Assembly, and Processing														
Parking lot, commercial—permanent (See section 40-261)									P					

Article III, Sec. 40-261. - Development standards for particular uses

(t) *Parking facility design requirements.*

- (1) Parking lot purpose. The purpose of allowing freestanding parking lots is to augment central business district (CBD) businesses that have limited or no parking due to the layout of the CBD and boardwalk area, to relieve traffic congestion in the streets, to minimize any detrimental effects of off-street parking areas on adjacent properties, and to increase public access to beach and sound front areas.
- (2) Parking lots are permitted to accommodate two axle vehicle parking. Parking lot design shall meet all minimum requirements of article V of this chapter, off-street parking and loading requirements, and building code requirements including ADA requirements for handicap spaces.

~~a.—Permanent commercial parking lot requirements:~~

- ~~1.—Landscaping shall be installed in accordance with article VI of this chapter, landscaping and development specification standards.~~
- ~~2.—Trash receptacles shall be located on-site equivalent to the number of handicap spaces. Trash shall be emptied daily.~~
- ~~3.—Concrete or asphalt aprons shall be installed from the property line to the connecting street.~~
- ~~4.—Signage required.~~

~~(i) Towing signage shall be posted in accordance with chapter 16, article VII.~~

~~(ii) A two foot by two foot sign posted at all entrances and pay stations stating that town decals are not accepted.~~

~~5. Additional allowed signage A-frame signage and off-premises directional signage in accordance with article VIII of this chapter.~~

b.a. Temporary commercial parking lot requirements.

1. Landscaping is not required.
2. Trash receptacles shall be located on-site equivalent to the number of handicap spaces. Trash shall be emptied daily.
3. Concrete or asphalt aprons shall be installed from the property line to the connecting street.
4. Signage required.

(i) Towing signage shall be posted in accordance with chapter 16, article VII.

(ii) A two foot by two foot sign posted at all entrances and pay stations stating that town decals are not accepted.

5. Additional allowed signage A-frame signage and off-premises directional signage in accordance with article VIII of this chapter.

6. Time frame allowed: 5:00 p.m. Friday week prior to Memorial Day - Sunday week after Labor Day.

b.b. Town parking lot requirements. Town parking lot areas shall be exempt from commercial parking lot requirements.

Adopted this 14th day of January, 2020.

LeAnn Pierce, Mayor

Attest: _____
Kimberly Ward, Town Clerk

Joe Benson
Mayor

Steve Shuttleworth
Council Member

LeAnn Pierce
Council Member



Tom Bridges
Mayor Pro Tem

JoDan Garza
Council Member

Ed H. Parvin
Interim Town Manager

Town of Carolina Beach
1121 N. Lake Park Blvd.
Carolina Beach, NC 28428
Tel: (910) 458-2999
Fax: (910) 458-2997

December 5th, 2019

MEMORANDUM

Applicant: Planning and Zoning Commission
Text Amendment: Amend Article III Sec. 40-72. & Article IX Section 40-261. To consider removing the allowance for permanent commercial parking lots.
Meeting: December 12th, 2019

Staff was instructed by the Planning and Zoning Commission to review the text related to the allowance for permanent commercial parking lots and potentially provide a text amendment removing the allowance. During the review of the ordinance, staff took the time to compile a few statistics related to the Town and privately operated parking lots in Carolina Beach during the summer of 2019.

The town currently leases four parking lots in addition to the lots the Town owns. They are located at 104 Hamlet (two lots), 1808 Canal, and 312 Canal. This summer two temporary commercial parking lots operated at 235 N. Carolina Beach Ave and 110 Harper. No permanent commercial parking lots have been created since the ordinance was updated in 2015.

Concerns about the operation of commercial parking lots operating practices have caused the review of this ordinance. Private parking lots are known to be more aggressive with their enforcement practices (towing, booting, fines, etc.), require handicap to pay for any space, Town decals are not honored, often do not provide golf cart parking, fees are not controlled by the town, and private lots occasionally improperly manage trash. Additionally, no permanent commercial parking lots have been approved since the ordinance was created.

STAFF RECOMMENDATION:

Staff recommends approving the text amendment to eliminate permanent parking lots.

Planned Unit Developments



ORDINANCE NO _____
Amend Chapter 40 Zoning Amend Article III Sec. 40-72. - Table of Permissible Uses.
& Article IX Section 40-261. - Development Standards for Particular Uses

Article III, Sec 40-72 Table of Permitted Uses

Sec 40-72. Table of Permissible Uses														
TABLE INSET:		C = May be permitted with Conditions												
P = Permitted														
TABLE INSET:														
USES OF LAND	R-1	R-1B	R-2	R-3	C	MH	MF	MX	CBD	NB	HB	MB-1	T-1	I-1
Manufacturing, Assembly, and Processing														
Parking lot, commercial—permanent (See section 40-261)									P					

Article III, Sec. 40-261. - Development standards for particular uses

(t) *Parking facility design requirements.*

- (1) Parking lot purpose. The purpose of allowing freestanding parking lots is to augment central business district (CBD) businesses that have limited or no parking due to the layout of the CBD and boardwalk area, to relieve traffic congestion in the streets, to minimize any detrimental effects of off-street parking areas on adjacent properties, and to increase public access to beach and sound front areas.
- (2) Parking lots are permitted to accommodate two axle vehicle parking. Parking lot design shall meet all minimum requirements of article V of this chapter, off-street parking and loading requirements, and building code requirements including ADA requirements for handicap spaces.
 - a. ~~Permanent commercial parking lot requirements:~~
 1. ~~Landscaping shall be installed in accordance with article VI of this chapter, landscaping and development specification standards.~~
 2. ~~Trash receptacles shall be located on site equivalent to the number of handicap spaces. Trash shall be emptied daily.~~
 3. ~~Concrete or asphalt aprons shall be installed from the property line to the connecting street.~~
 4. ~~Signage required.~~

~~(i) Towing signage shall be posted in accordance with chapter 16, article VII.~~

~~(ii) A two foot by two foot sign posted at all entrances and pay stations stating that town decals are not accepted.~~

~~5. Additional allowed signage A-frame signage and off-premises directional signage in accordance with article VIII of this chapter.~~

b.a. Temporary commercial parking lot requirements.

1. Landscaping is not required.
2. Trash receptacles shall be located on-site equivalent to the number of handicap spaces. Trash shall be emptied daily.
3. Concrete or asphalt aprons shall be installed from the property line to the connecting street.
4. Signage required.
 - (i) Towing signage shall be posted in accordance with chapter 16, article VII.
 - (ii) A two foot by two foot sign posted at all entrances and pay stations stating that town decals are not accepted.
5. Additional allowed signage A-frame signage and off-premises directional signage in accordance with article VIII of this chapter.
6. Time frame allowed: 5:00 p.m. Friday week prior to Memorial Day - Sunday week after Labor Day.

b.b. Town parking lot requirements. Town parking lot areas shall be exempt from commercial parking lot requirements.

Adopted this 14th day of January, 2020.

LeAnn Pierce, Mayor

Attest: _____
Kimberly Ward, Town Clerk

Joe Benson
Mayor

Steve Shuttleworth
Council Member

LeAnn Pierce
Council Member



Tom Bridges
Mayor Pro Tem

JoDan Garza
Council Member

Ed H. Parvin
Interim Town Manager

Town of Carolina Beach
1121 N. Lake Park Blvd.
Carolina Beach, NC 28428
Tel: (910) 458-2999
Fax: (910) 458-2997

December 5th, 2019

MEMORANDUM

Applicant: Planning and Zoning Commission
Text Amendment: Amend Article III Sec. 40-72. & Article IX Section 40-261. To consider removing the allowance for permanent commercial parking lots.
Meeting: December 12th, 2019

Staff was instructed by the Planning and Zoning Commission to review the text related to the allowance for permanent commercial parking lots and potentially provide a text amendment removing the allowance. During the review of the ordinance, staff took the time to compile a few statistics related to the Town and privately operated parking lots in Carolina Beach during the summer of 2019.

The town currently leases four parking lots in addition to the lots the Town owns. They are located at 104 Hamlet (two lots), 1808 Canal, and 312 Canal. This summer two temporary commercial parking lots operated at 235 N. Carolina Beach Ave and 110 Harper. No permanent commercial parking lots have been created since the ordinance was updated in 2015.

Concerns about the operation of commercial parking lots operating practices have caused the review of this ordinance. Private parking lots are known to be more aggressive with their enforcement practices (towing, booting, fines, etc.), require handicap to pay for any space, Town decals are not honored, often do not provide golf cart parking, fees are not controlled by the town, and private lots occasionally improperly manage trash. Additionally, no permanent commercial parking lots have been approved since the ordinance was created.

STAFF RECOMMENDATION:

Staff recommends approving the text amendment to eliminate permanent parking lots.