



PETITION FOR A ZONING MAP AMENDMENT

IMPORTANT: Supplementary information required as part of petition to be included:

Completed rezoning petition. For general use requests: The petition must be signed by the petitioner. Proof of compliance with GS 160A-383 regarding third party notification is required.

Adjacent Property Owners Map. A copy of the area as depicted on the Zoning Map which shows subject property (outlined in bold) and other surrounding properties within 100 feet of the subject property. Please label the names of the property owners directly affected by the zoning map amendment and those adjacent to or within 100 feet (excluding right-of-way) of the request.

This petition will be scheduled for the next possible meetings with the following boards: (1) Technical Review Committee, (2) Planning and Zoning Commission and (3) Town Council. The petitioner or representative should be present at all meetings to answer any questions. Contact the Department of Planning and Development for the schedule of meeting times and submittal deadlines. All meetings are held at the Municipal Administration Building, 1121 N. Lake Park Boulevard, Carolina Beach, NC 28428. Petitioners will be informed of any changes in date, time, or location of meetings.

- Minor Rezoning (\$350) Rezoning of property less than 1 acre in size.
- Major Rezoning (\$625) Rezoning of property one acre or greater in size.

Petitioner

Petitioner's Full Name: Martin Troy Slaughter, Winner Enterprises of CB, LLC Phone #: (910)- 763 - 1109

Street Address: P.O. Box 321

City: Carolina Beach State: NC Zip: 28428

Email: tlaughter@slaughterlawyers.com

Requested Zoning Map Change

Address(s) of Requested Site: 300 Goldsboro Ave.

Property Identification Numbers (PIN) RO8818-001-015-000

Acreage/Sq. Ft: Unknown Existing Zone: HB Requested Zone: R-1

Signature of Petitioner: M. Troy Slaughter WINNER ENTERPRISES OF Date: 12-16-2020
CAROLINA BEACH, L.L.C.

PURPOSE OF ZONING DISTRICTS

The petitioner seeks to show that the fundamental purposes of zoning as set forth in the N.C. enabling legislation would be best served by changing the zoning classification of the property. Among the fundamental purposes of zoning are: (1) to lessen congestion in the streets; (2) to provide adequate light and air; (3) to prevent the overcrowding of land; (4) to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements; (5) to regulate in accordance with a comprehensive plan; (6) to avoid spot zoning; and (7) to regulate with reasonable consideration to the character of the district, the suitability of the land for particular uses, the conservation of the value of buildings within the district and the encouragement of the most appropriate use of the land throughout the Town.

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PETITIONER'S STATEMENTS: This section is reserved for the petitioner to state factual information in support of the rezoning request. Any comments should be typed or written in block print on a separate piece of paper.

1. Please state the consistency of the proposed zoning map amendment with the Town's Land Use Plan and any other applicable *Town*-adopted plan(s).
2. Please describe the compatibility of the proposed rezoning with the *property* and surrounding area.
3. Please discuss the benefits and detriments of the proposed rezoning for the landowner, the immediate neighbors and the surrounding community.
4. Please explain the public need for additional land to be zoned to the classification requested.
5. Please discuss the impact on public services, facilities, infrastructure, fire and safety, parks and recreation, topography, access to light and air, etc.
6. Please include a description of the existing zoning patterns (zoning districts including overlay districts) and existing built environment (densities, building heights, setbacks, tree cover, buffer yards).
7. Include any additional arguments on behalf of the map amendment requested.

REQUIRED OWNER INFORMATION

The following are all of the persons, firms, property owners, associations, corporations, entities or governments owning property adjacent to and within one hundred feet (excluding right-of-way) of the property sought to be rezoned. Please include New Hanover County PINs with names, addresses and zip codes. Indicate if property is owned by a condominium property owners association. Please complete ownership information in the boxes below. If you need additional space, please copy this form.

Name	Street Address	City/State/Zip	NHC. PIN
Anthony Giardina	505 N. Third Street	Carolina Beach	R08818-009-011-000
Keshia Heathcock	503 N. Third Street	Carolina Beach	R08818-009-014-000
Jennifer Haskins	504 N. Third Street	Carolina Beach	R08818-008-001-000
Marvin Boyette	215 Goldsboro Ave.	Carolina Beach	R08818-008-014-000
Allen Masterson	607 N. Lake Park Blvd.	Carolina Beach	R08818-001-020-000
Michael Repeta	213 Goldsboro Ave.	Carolina Beach	R08818-008-013-000

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Petitioner's Statements:

1. Consistency of the proposed zoning map amendment with the Town's Land Use Plan and any other applicable Town-adopted plans(s):

RESPONSE: The proposed change would:

- (A) Facilitate the addition of single family homes.
- (B) Result in a less dense use of the land.
- (C) Help preserve the family-orientation of Carolina Beach.
- (D) Maintain lower structure heights due to R-1 zoning.
- (E) Preserve mature trees.
- (F) Reduce nonconforming use, i.e., removal of mobile homes.
- (G) Increase the tax base.
- (H) Facilitate work-at-home residences.
- (I) All utilities will be buried.
- (J) This area of Goldsboro Ave. is in the "High Suitability" range on the Land Suitability Analysis in the Land Use Plan.

2. Compatibility of the proposed rezoning with the property and surrounding area:

RESPONSE: The proposed change would have a minimal, if any, impact on the property and surrounding area.

3. Benefits and detriments of the proposed rezoning for the landowner, the immediate neighbors and the surrounding community:

RESPONSE: The proposed change would create a less dense use of land in the immediate area and surrounding community and would enable the addition of 2-3 residential structures. The value of the adjoining land would increase.

4. Public need for additional land to be rezoned to the classification requested:

RESPONSE: The proposed change would enable 2-3 homes to be built on the subject property, creating a less dense use of the land and supplying the demand for single family homes in Carolina Beach.

5. Impact on public services, facilities, infrastructure, fire and safety, parks and recreation, topography, access to light and air, etc.:

RESPONSE: The proposed change would result in a decrease in density of the property, potentially resulting in a decreased impact on public services, facilities, etc.

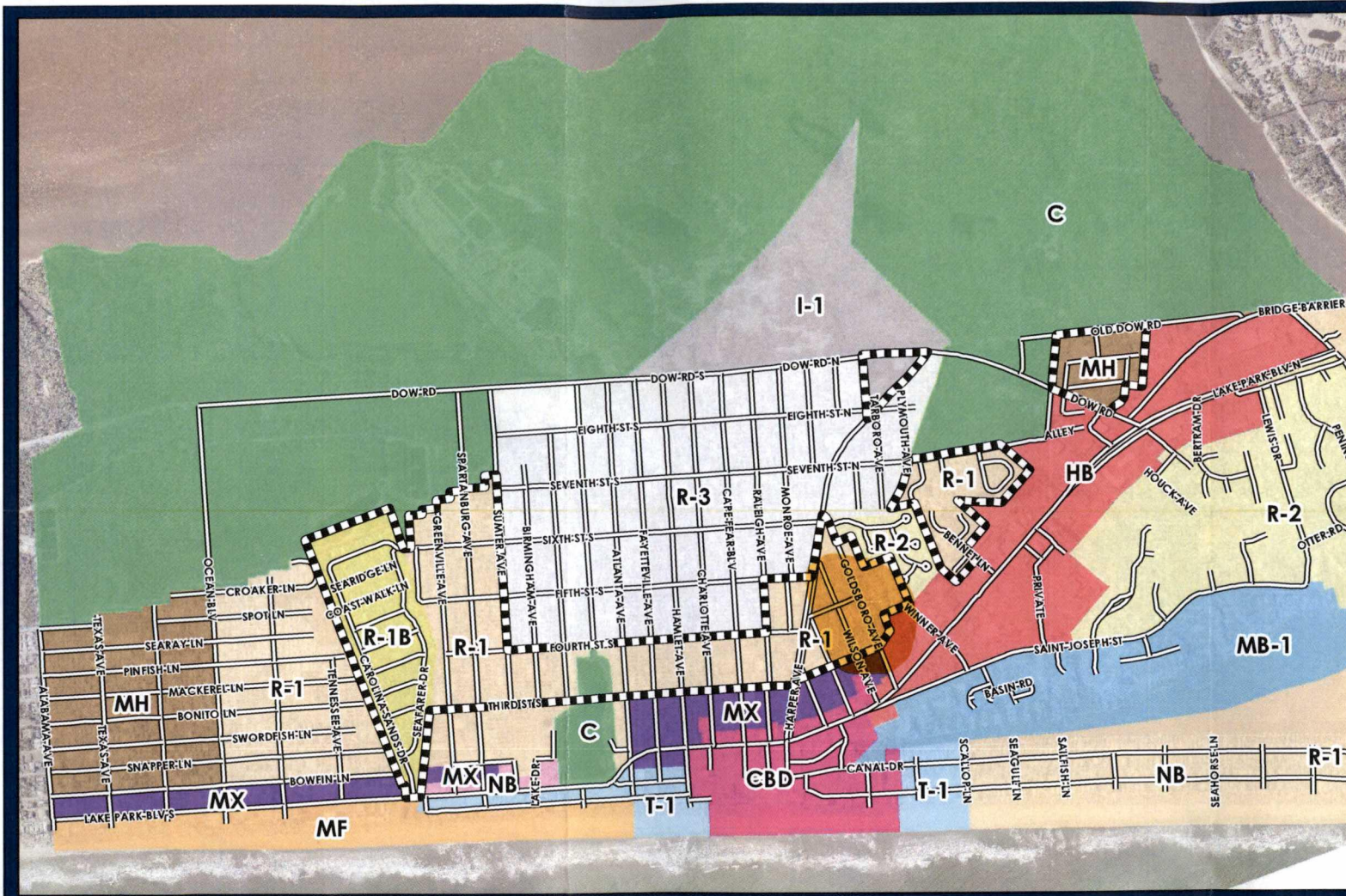
6. Description of existing zoning patterns (zoning districts including overlay districts) and existing built environment (densities, building heights, setbacks, tree cover, buffer yards).:

RESPONSE: The existing zoning pattern has created a delineation between the HB zone and the R-1 zone on the property that does not follow a property line, a public street or any other discernible marking. It would be difficult, if not impossible, to determine which part of the property is in the HB zone and which part of the property is in the R-1 zone.

7. Additional arguments on behalf of the map amendment requested.

RESPONSE: The proposed change would clarify a long-standing discrepancy on the zoning map of Carolina Beach and it would also comply with many of the most important goals of the Land Use Plan, as described in the response to Question 1, above.





Disclaimer: This map is to be used for general informational purposes only. Spatial data used to generate this map was gathered from the best available sources and represent a condition at a fixed period in time. 100% accuracy of spatial data to current circumstances cannot be guaranteed. The Town of Carolina Beach assumes no responsibility for errors arising from misuse of the data provided.

Town of Carolina Beach Zoning Map 2020

Aerial Imagery: Courtesy of New Hanover County
Date Flown: 2019