



AGENDA ITEM COVERSHEET

PREPARED BY: Miles Murphy, Senior Planner

DEPARTMENT: Planning

MEETING: Planning & Zoning – 11 FEB 2021

SUBJECT: Consider a Zoning Map Amendment request to rezone a portion of 300 Goldsboro Ave from Highway Business (HB) to Residential (R-1) Applicant: Troy Slaughter.

BACKGROUND:

Troy Slaughter has requested a portion of his property, currently zoned HB, to be rezoned to R-1 to allow for single-family residences. He is in the process of constructing multiple single-family homes along Goldsboro and plans to continue in the same manner on this property once single-family development is permitted.

This portion of 300 Goldsboro features 3 different zoning districts; Highway Business (Commercial), Mixed Use (Mixed Commercial/Residential), and Residential 1 (Residential). Downzonings, moving from a more dense/intense district to a less dense/intense one, may only be applied for by the owner of the property(s) in question.

This portion of the R-1 Zoning District falls under the Medium Density category of the current Land Use Plan. Medium Density is described as “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. Some small-scale commercial, restaurants, or offices are encouraged at select locations with good access. Low-to medium-traffic streets with pedestrian facilities.”

ACTION REQUESTED:

TRC recommends approval of the Zoning Map Amendment

RECOMMENDED MOTION:

- 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 the Zoning Map Amendment for 300 Goldsboro 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 modifications)

- A statement approving the proposed Zoning Map Amendment and declaring that this also amends the plan, to meet the vision of the community that were taken into account in the zoning amendment.
- A Statement of Denial – The Commission deny the adoption of the following Zoning Map Amendment based on inconsistencies with the goals and objectives of the adopted Land Use Plan and/or other long range planning documents.