



Consider a Zoning Map Amendment to
rezone a portion of 300 Goldsboro from HB
to R-1.

Applicant: Troy Slaughter

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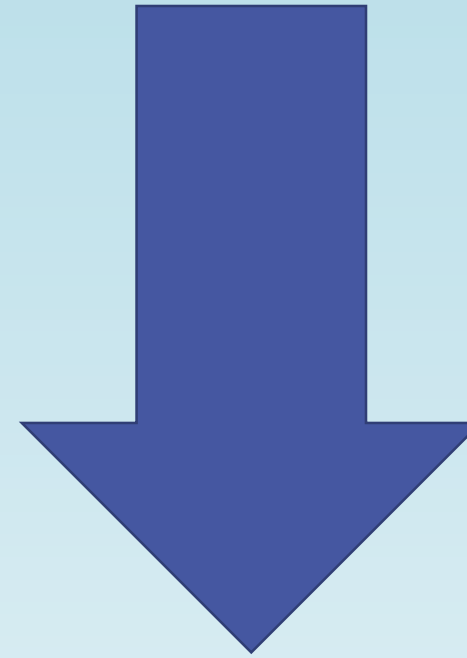
300 Goldsboro



Downzoning?

- Under new State Law, only the owner of a property may petition to downzone a property
- Downzoning is reducing the density/intensity of a property
- Neighbors or other 3rd parties are no longer allowed to petition for a downzoning

MANY DENSE/INTENSE USES



FEWER USES WITH REDUCED
DENSITY/INTENSITY

Highway Business

Commercial Only
Greater Density

Mixed Use

Mixed
Commercial &
Residential
Less Dense
(depending upon
use)

Residential 1

Strictly
Residential

LUP – Medium Density

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

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 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.