



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. **Fee: to be submitted with application in accordance with the Town's annually adopted Rates and Fee Schedule**

- Minor Rezoning Rezoning of property less than 1 acre in size.
- Major Rezoning Rezoning of property one acre or greater in size.

Petitioner

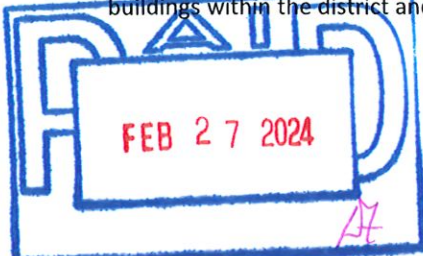
Petitioner's Full Name: SALBC, LLC Phone #: (828) 290 3875
 Street Address: 120 Chadwick Ave # 19
 City: Hendersonville State: NC Zip: 28792
 Email: sallyatsts@gmail.com

Requested Zoning Map Change

Address(s) of Requested Site: 204 Harper Ave C. Beach
 Property Identification Numbers (PIN) R09006-002-006-000
 Acreage/Sq. Ft: .77 acres Existing Zone: MXC Requested Zone: CBD
 Signature of Petitioner: Sally Stundorant Date: Feb 23, 2024

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.

Petition For A Zoning Map Amendment:

1. The four lots that connect to the east of the proposed change are all zoned CBD.
2. This will bring all four parcels of this tract into one zoning type instead of 75% of the parcel in the CBD and 25% in the Mixed Use.
3. This will consolidate the parcel as all one zoning type. There are no detriments known.
4. This will unify this tract of land and give more consistency as per the Land Use Plan.
5. No impacts due to this rezoning.
6. Two lots that touch this parcel are Mixed Use and the other 4 or 5 parcels are all CBD. This will bring more unity to the parcel and the area surrounding it.
7. This is in compliance with the Land Use Plan