

Board of Aldermen Zoning Amendment Statement of Consistency

**1.
(Approval)**

The Town of Shallotte *Board of Aldermen* has reviewed in full the petition ANX #26-06 to rezone ±5.06 acres of real property (Parcel ID 1970007504) owned by OMNISTORAGE INC from CO-CI to HB. After review of the petition, the Board hereby *approve* the property be rezoned to HB from its current zoning. In this *approval*, the *Board of Aldermen* finds that [check all that apply]:

- The size of the area to be rezoned, which is ±5.06 acres is compatible with the proposed rezoning to HB.
The area exceeds the minimum lot size and width in the proposed zoning district and development type.
- All permitted uses in Article 10 Table of Permitted Uses of the Shallotte Unified Development Ordinance have been considered in this decision.
The Table of Permitted Uses was reviewed
- The proposed rezoning to HB is compatible with the Town of Shallotte Land Use Plan.
The Future Land Use Map identifies this area as General Commercial and the uses allowed within the HB zoning district are consistent with this description.
- The benefits of rezoning the tract to HB outweigh any detriments.
The zoning change has the potential to add value and commerce to an area that is currently zoned and planned for similar commercial uses.
- The relationship between the uses of the proposed zoning of HB and the surrounding area are either identical or compatible.
The properties adjacent to the parcel are zoned for similar commercial uses currently.
- This new zoning promotes the public health, safety, and general welfare of the community.
The new zoning will promote public health, safety, and general welfare through the creation of jobs and revenue in an area prime for future commercial growth potential, while appropriately balancing uses of varying intensities.
- Other comments: _____

Date

Mayor
Town of Shallotte

2.
(Denial)

The Town of Shallotte *Board of Aldermen* has reviewed in full the petition ANX #26-06 to rezone ±5.06 acres of real property (Parcel ID 1970007504) owned by OMNISTORAGE INC from CO-CI to HB. After review of the petition, the Board hereby *denies the request* that the property be rezoned to HB from its current zoning. In making this *decision*, the *Board of Aldermen* finds that [*check all that apply*]:

- The area in question, which is ±5.06 Acres, is NOT compatible with the requested rezoning to HB.
- All permitted uses in Article 10 Table of Permitted Uses of the Shallotte Unified Development Ordinance have been considered in this decision and were found to be inappropriate.
- The requested rezoning to HB is NOT compatible with the Town of Shallotte Land Use Plan.
- The benefits to the requested rezoning to HB DO NOT outweigh any detriments.
- The relationship between the uses of the requested new zoning of HB and the surrounding area are NOT compatible.
- This new zoning does NOT promote the public health, safety, and general welfare of the community.
- Reason for Recommending Denial/Other comments:

Date

Mayor
Town of Shallotte