

Planning Board Zoning Map Amendment Statement of Consistency

**1.
(Approval)**

The Town of Shallotte *Planning Board* has reviewed in full the petition REZ #24-12 to rezone ±1.6 acres of real property (tax ID's 1980001205, 1980001202, & 1980001204) owned by Michael Wayne Milligan from RAM-15 to B-2. After review of the petition, the Planning Board hereby *recommends* that the property be rezoned to B-2 from its current zoning. In making this *recommendation*, the *Planning Board* finds that [check all that apply]:

- The size of the area to be rezoned, which is ±1.6 acres is compatible with the proposed rezoning to B-2.
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 B-2 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 B-2 zoning district are consistent with this description.
- The benefits of rezoning the tract to B-2 outweigh any detriments.
The properties to the rear of the subject parcels are currently zoned for low density residential use, but the planning area would support a transition from highway fronted commercial uses to lower density residential.
- The relationship between the uses of the proposed zoning of B-2 and the surrounding area are either identical or compatible.
The subject property contains a non-conforming commercial use, and is in the vicinity of, or adjacent to, other commercial uses.
- 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 by providing commercial options that are more suited to the character of the area.

Other comments:

Date

Planning Board Chairman
Town of Shallotte

2.
(Denial)

The Town of Shallotte *Planning Board* has reviewed in full the petition REZ #24-12 to rezone ±1.6 acres of real property (tax ID's 1980001205, 1980001202, & 1980001204) owned by Michael Wayne Milligan from RAM-15 to B-2. After review of the petition, the Planning Board hereby *recommends* that the property **NOT** be rezoned to B-2 from its current zoning. In making this *recommendation*, the *Planning Board* finds that

- The area in question, which is ±1.6 Acres, is NOT compatible with the requested rezoning to B-2.
- 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 B-2 is NOT compatible with the Town of Shallotte Land Use Plan.
- The benefits to the requested rezoning to B-2 DO NOT outweigh any detriments.
- The relationship between the uses of the requested new zoning of B-2 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

Planning Board Chairman
Town of Shallotte