

Planning Board Zoning Amendment Statement of Consistency

**1.
(Approval)**

The Town of Shallotte *Planning Board* has reviewed in full the petition ANX #24-26 to rezone ±0.47 acres of real property (tax ID 197JB003) owned by RIVERTIDE CORP from RA-15 to R-10. After review of the petition, the Planning Board hereby *recommends* that the property be rezoned to R-10 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 ±0.47 acres, is compatible with the proposed rezoning to R-10.
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 R-10 is compatible with the Town of Shallotte Land Use Plan.
The Future Land Use Map identifies this area as Medium Density Residential and the uses allowed within the R-10 zoning district are consistent with this description.
- The benefits of rezoning the tract to R-10 outweigh any detriments.
The property's proposed zoning is in line with the surrounding in-town zoning district and uses.
- The relationship between the uses of the proposed zoning of R-10 and the surrounding area are either identical or compatible.
The property is located in an area serving predominately residential 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 additional residential zoning in the Town's corporate jurisdiction.
- Other comments:

Date

Planning Board Chairman
Town of Shallotte

2.
(Denial)

The Town of Shallotte *Planning Board* has reviewed in full the petition ANX #24-26 to rezone ±0.47 acres of real property (tax ID 197JB003) owned by RIVERTIDE CORP from RA-15 to R-10. After review of the petition, the Planning Board hereby *recommends* that the property **NOT** be rezoned to R-10 from its current zoning. In making this *recommendation*, the *Planning Board* finds that

- The area in question, which is ±0.47 acres, is NOT compatible with the requested rezoning to R-10.
- 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 R-10 is NOT compatible with the Town of Shallotte Land Use Plan.
- The benefits to the requested rezoning to R-10 DO NOT outweigh any detriments.
- The relationship between the uses of the requested new zoning of R-10 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