



Town of Shallotte Planning Board
ACTION AGENDA ITEM
2024

TO: Planning Board

ACTION ITEM #: REZ 24-12

FROM: Brandon Eaton, Planner II

MEETING DATE: 12-10-2024

DATE SUBMITTED: _____

ISSUE/ACTION REQUESTED: Review rezoning petition REZ #24-12 and supporting documentation and provide a recommendation to the Board of Aldermen. **PUBLIC HEARING:** YES NO

BACKGROUND/PURPOSE OF REQUEST: Michael Wayne Milligan has submitted a petition for rezoning of property along Holden Beach Rd. (PID #'s 1980001205, 1980001202, & 1980001204).

The property owner has requested that this parcel be zoned Business-2 (B-2). The property is currently zoned Residential Agricultural Manufactured Home District (RAM-15).

The site is comprised of three parcels, one of which contains an existing commercial trade repair shop/former auto repair business, that is currently vacant due to the limited commercial uses available in the current zoning district.

The property fronts HWY 130 (Holden Beach Rd) in an area surrounded mostly by other commercial uses fronting this area of the HWY.

The Town's Future Land Use Map identifies the area as "General Commercial".

The proposed zoning is consistent with future land use map.

The surrounding properties are zoned as follows:

North - RAM-15 & HB

South - RAM-15

East - RAM-15

West – RAM-15

The Planning Board may:

Vote to recommend the rezoning as proposed; or

Vote to recommend denying the rezoning as proposed; or

Continue the item until additional information is presented.

FISCAL IMPACT:

BUDGET AMENDMENT REQUIRED:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
CAPITAL PROJECT ORDINANCE REQUIRED:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
PRE-AUDIT CERTIFICATION REQUIRED:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
REVIEWED BY DIRECTOR OF FISCAL OPERATIONS	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO

CONTRACTS/AGREEMENTS:

REVIEWED BY TOWN ATTORNEY:

YES

NO

N/A

ADVISORY BOARD RECOMMENDATION: NA

STAFF RECOMMENDATION:

The proposed change is not consistent with the current FLU Map.

FINANCE RECOMMENDATION: NA

ATTACHMENTS:

1. Rezoning Application
 2. Area maps
 3. General Commercial Description
 4. Table of Permitted Uses
 5. Draft Statement of Consistency
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ACTION OF THE BOARD OF ALDERMEN

APPROVED:

DENIED:

**DEFERRED
UNTIL:**

ATTEST:

CLERK TO THE BOARD

SIGNATURE

OTHER: