



Town of Shallotte Planning Board  
**ACTION AGENDA ITEM**  
2024

**TO:** Planning Board

**ACTION ITEM #:** REZ 24-29

**FROM:** Robert Waring, Planning Director

**MEETING DATE:** 12-10-2024

**DATE SUBMITTED:** \_\_\_\_\_

**ISSUE/ACTION REQUESTED:** Review rezoning petition REZ #24-29 and supporting documentation and provide a recommendation to the Board of Aldermen. **PUBLIC HEARING:**  YES  NO

**BACKGROUND/PURPOSE OF REQUEST:** Michael Norton & Carolina Strand Properties, LLC. has submitted a petition for rezoning of property along Forest Street Extension. (PID# 18200177).

The property owner has requested that this parcel be zoned Multi-Family-14 (MF-14). The property is currently zoned Light Industrial (LI). The site is vacant and clear of significant vegetation.

The property is situated across from the County’s wastewater treatment plant. It is north of the Town’s fire training center. It directly abuts the Greenbay Village subdivision.

The property is accessed via the Hwy 17 intersection at Hwy 17 and Frontage Rd. This intersection is scheduled to be converted to a reduced conflict intersection by NCDOT sometime around June 2025. The Town has approved plans for the FMJ PUD near Express Drive and has reviewed plans for the Forest St. PUD. These projects will include a connecting road when the projects are complete. Currently, there is no timeline for this.

The Town's 2018 Land Use Plan-Future Land Use Map identifies that area as "Industrial".

The proposed zoning is not consistent with future land use map. The use and lot size are compatible with the proposed zoning.

The surrounding properties are zoned as follows:

North-R-10

South-HI

East-R-10

West-HI

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:**

YES  NO

**CAPITAL PROJECT ORDINANCE REQUIRED:**

YES  NO

**PRE-AUDIT CERTIFICATION REQUIRED:**

YES     NO

**REVIEWED BY DIRECTOR OF FISCAL OPERATIONS**

YES     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. Industrial Description
4. Table of Permitted Uses
5. Draft Statement of Consistency

**ACTION OF THE BOARD OF ALDERMEN**

**APPROVED:**   

**ATTEST:**                      **CLERK TO THE BOARD**

**DENIED:**                     

**DEFERRED  
UNTIL:**

\_\_\_\_\_

**SIGNATURE**

**OTHER:**