

Planning Board Zoning Map Amendment Statement of Consistency


1. (Approval)

The Town of Shallotte *Planning Board* has reviewed in full the petition REZ #25-13 to rezone ± 0.89 acres of real property (Parcel ID 198AB006) owned by David & Ellen Frazee from R-10 to CB. 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 ± 0.89 acres is compatible with the proposed rezoning to CB.
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 CB is compatible with the Town of Shallotte Land Use Plan.
The Future Land Use Map identifies this area as Mixed Use and the uses allowed within the CB zoning district are consistent with this description.
- ☒ The benefits of rezoning the tract to CB outweigh any detriments.
The properties to the north of the subject parcel are currently zoned CB, and the parcels rear of the subject parcel are currently zoned for medium density residential use. The planning area calls for a mix of commercial/retail uses that encourage pedestrian activity, and residential uses at varying densities.
- ☒ The relationship between the uses of the proposed zoning of CB and the surrounding area are either identical or compatible.
The mixed-use planning area aims to blend commercial and residential uses to create a pedestrian-friendly environment.
- ☒ 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 adding to the lighter commercial element of the intended mix of pedestrian-friendly uses, prohibiting heavier commercial and industrial uses in a mixed use and/or commercial/residential transitory corridor.

☐ Other comments:

Date: 8/12/2025


Planning Board Chairman
Town of Shallotte