

Planning Board Zoning Map Amendment Statement of Consistency

1. (Approval)

The Town of Shallotte *Planning Board* has reviewed in full the petition REZ #26-01 to rezone ±2.19 acres of real property (Parcel ID 21300048) owned by Gloria and Thomas Bell from RA-15 to RAM-15. After review of the petition, the Planning Board hereby *recommends* that the property be rezoned to RAM-15 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 ±2.19 acres is compatible with the proposed rezoning to RAM-15.
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 RAM-15 is compatible with the Town of Shallotte Land Use Plan. *The Future Land Use Map identifies this area as Low Density Residential and the uses allowed within the RAM-15 zoning district are consistent with this description.*
- ☐ The benefits of rezoning the tract to RAM-15 outweigh any detriments.
All benefits versus detriments have been considered and it has been determined that the rezoning is consistent with the intent of the planning area and any detriment is far outweighed by the benefits.
- ☐ The relationship between the uses of the proposed zoning of RAM-15 and the surrounding area are either identical or compatible.
The proposed zoning is consistent with and adjacent to zoning districts, and included in a planning area, that are designated for low density residential uses, including a large area of RAM-15 zoning to the east of the proposed rezoning.
- ☐ 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 maintaining low density residential development in areas planned for such uses.
- ☐ Other comments:

Date: _____

Planning Board Chairman
Town of Shallotte

2.

(Denial)

The Town of Shallotte *Planning Board* has reviewed in full the petition REZ #26-01 to rezone ±2.19 acres of real property (Parcel ID 21300048) owned by Gloria and Thomas Bell from RA-15 to RAM-15. After review of the petition, the Planning Board hereby *recommends* that the property **NOT** be rezoned to RAM-15 from its current zoning. In making this *recommendation*, the *Planning Board* finds that:

- ☐ The area in question, which is ±2.19 Acres, is NOT compatible with the requested rezoning to RAM-15.
- ☐ 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 RAM-15 is NOT compatible with the Town of Shallotte Land Use Plan.
- ☐ The benefits to the requested rezoning to RAM-15 DO NOT outweigh any detriments.
- ☐ The relationship between the uses of the requested new zoning of RAM-15 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