

Planning Board Zoning Map Amendment Statement of Consistency

1. (Approval)

The Town of Shallotte *Planning Board* has reviewed in full the petition REZ #26-02 to rezone ±0.88 acres of real property (Parcel ID 1980000802) owned by Rick and Joyce Carter from RAM-15 to HB. After review of the petition, the Planning Board hereby *recommends* that the property be rezoned to HB 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 ±0.88 acres is compatible with the proposed rezoning to HB.
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 HB is compatible with the Town of Shallotte Land Use Plan.
The Future Land Use Map identifies this area as General Commercial and the uses allowed within the HB zoning district are more consistent with this description.
- ☐ The benefits of rezoning the tract to HB outweigh any detriments.
The benefits versus detriments have been considered and it has been determined that there are no detriments to the rezoning.
- ☐ The relationship between the uses of the proposed zoning of HB and the surrounding area are either identical or compatible.
The properties to the north and west of the subject parcel are currently zoned HB, with the future land use map envisioning commercial growth in this corridor.
- ☐ 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, and will continue to encourage commercial growth in planning areas designated for such development.
- ☐ Other comments:

Date: _____

Planning Board Chairman
Town of Shallotte

2.

(Denial)

The Town of Shallotte *Planning Board* has reviewed in full the petition REZ #26-02 to rezone ±0.88 acres of real property (Parcel ID 1980000802) owned by Rick and Joyce Carter from RAM-15 to HB. After review of the petition, the Planning Board hereby *recommends* that the property **NOT** be rezoned to HB from its current zoning. In making this *recommendation*, the *Planning Board* finds that:

- ☐ The area in question, which is ±0.88 Acres, is NOT compatible with the requested rezoning to HB.
- ☐ 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 HB is NOT compatible with the Town of Shallotte Land Use Plan.
- ☐ The benefits to the requested rezoning to HB DO NOT outweigh any detriments.
- ☐ The relationship between the uses of the requested new zoning of HB 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