

Board of Aldermen Zoning Map Amendment Statement of Consistency

**1.
(Approval)**

The Town of Shallotte *Board of Aldermen* has reviewed in full the petition REZ #24-29 to rezone ±15.6 acres of real property (tax ID 18200177) owned by Michael Norton & Carolina Strand Properties, LLC. from LI to MF-14. After review of the petition, the Board hereby *recommends* that the property be rezoned to MF-14 from its current zoning. In making this *determination*, the *Board of Aldermen* finds that
[check all that apply]:

- The size of the area to be rezoned, which is ±15.6 acres, is compatible with the proposed rezoning to MF-14.
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 MF-14 is compatible with the Town of Shallotte Land Use Plan.
The Future Land Use Map identifies this area as Industrial, and the uses allowed within the MF-14 zoning district are not consistent with this description.
- The benefits of rezoning the tract to MF-14 outweigh any detriments.
The properties to the rear of the subject parcel are currently zoned for residential use.
- The relationship between the uses of the proposed zoning of MF-14 and the surrounding area are either identical or compatible.
The subject property could serve as a transition from the adjacent industrial uses into the suburban residential uses.
- 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 providing multi-family residential zoning.
- Other comments:

Date

Mayor
Town of Shallotte

2.
(Denial)

The Town of Shallotte *Board of Aldermen* has reviewed in full the petition REZ #24-29 to rezone ±15.6 acres of real property (tax ID 18200177) owned by Michael Norton & Carolina Strand Properties, LLC, from LI to MF-14. After review of the petition, the Board hereby *recommends* that the property **NOT** be rezoned to MF-14 from its current zoning. In making this *determination*, the *Board of Aldermen* finds that

- The area in question, which is ±15.6 Acres, is NOT compatible with the requested rezoning to MF-14.
- 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 MF-14 is NOT compatible with the Town of Shallotte Land Use Plan.
- The benefits to the requested rezoning to MF-14 DO NOT outweigh any detriments.
- The relationship between the uses of the requested new zoning of MF-14 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

Mayor
Town of Shallotte