

Planning Board Zoning Map Amendment Statement of Consistency

1.
(Approval)

The Town of Shallotte *Planning Board* 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 Planning Board hereby *recommends* that the property be rezoned to MF-14 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 ±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:

12/10/24
Date

Ronald W. Johnson
Planning Board Chairman
Town of Shallotte