



REZONING PETITION

<i>Official Use Only</i>	
P&Z #:	_____
Date Rec'd:	_____
Rec'd By:	_____
Amount Paid: \$	_____

Town of Shallotte • PO Box 2287, Shallotte, NC 28459 • 116 Cheers Street, Shallotte, NC 28470 • Phone: (910) 754-4032 • Fax: (910) 754-2740

All petitions for rezoning must be complete and accompanied by the application fee of \$150.00 plus a \$90.00 advertising fee, payable in cash or by check made to the Town of Shallotte. Applicants will also be responsible for any additional advertising costs, which will be billed at a later time. All fees must be paid in full before an application will be submitted for review by the Planning Board or Board of Aldermen. Applicants are responsible for attending all Planning Board and Board of Aldermen meetings where this application will be considered.

A rezoning is a change in the zoning of a tract of land. Rezonings are also known as map amendments and are amendments to the Unified Development Ordinance (UDO). Article 9 of the UDO describes the zoning districts within the Town's zoning jurisdiction. Article 10 identifies which uses are allowable in each zoning district and whether a use is permitted by right or as a conditional use. Article 4 describes the procedures for amending the UDO.

Project Name (if applicable): N/A		
SECTION 1: APPLICANT INFORMATION		
Petitioner Name: Michael Norton & Carolina Strand Properties LLC		
Mailing Address: 1340 Sunnyside Street SW, Shallotte NC 28470		
Phone: 910-367-6869	Fax: _____	Email: compasspointe@atmc.net
SECTION 2: PROPERTY OWNER INFORMATION (if different from above)		
Owner Name(s): _____		
Mailing Address: _____		
Phone: _____	Fax: _____	Email: _____
SECTION 3: PROPERTY INFORMATION		
Street Address and/or Description of Location: 570 Forest St Ext NW, Shallotte		
Parcel Tax ID #(s): 18200177	Total Site Acres or Square Feet: 15.62	
Current Zoning District(s): LI		
Proposed Zoning District(s): MF-14		
NOTE: If any portion of a proposed zoning district boundary does not follow an existing property line, the petition must include fifteen (15) 24" x 36" maps prepared by a licensed surveyor providing bearings and distances of such zoning district boundaries.		

SECTION 4: LAND USE COMPATIBILITY ANALYSIS

Future Land Use Map designation: **Industrial**

Is the proposed zoning consistent with the Land Use Plan? YES NO

Please explain why the proposed zoning is or is not consistent with the Land Use Plan and other adopted plans (use additional sheets as necessary):
See Attached Sheet

SECTION 5: STATEMENT OF REASONABLENESS

Please describe why the proposed rezoning is reasonable, including how it is appropriate in relation to its surroundings and how it benefits the town and the neighboring properties (use additional sheets as necessary):
See Attached Sheet

SECTION 6: SUPPLEMENTAL INFORMATION REQUIRED

Each rezoning petition use must include:

- An application fee of \$150.00 plus \$90.00 advertising fee in cash or check made payable to the Town of Shallotte.
- If any portion of a proposed zoning district boundary does not follow an existing property line, the petition must include three (3) paper maps and one (1) digital copy (PDF, CAD, or GIS file) prepared by a licensed surveyor providing bearings and distances of such zoning district boundaries.
- A notarized letter of authorization, if acting as the agent for the property owner(s).

SECTION 7: APPLICANT/OWNER SIGNATURE

In filing this Rezoning Petition, I hereby certify that I am authorized to submit this application and that all of the information presented in this application is accurate to the best of my knowledge, information, and belief.

Signature: *Michael A. Font* Date: 11-26-24

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Planning Board Hearing Date: _____ Recommendation: _____ Staff: _____

Board of Aldermen Hearing Date: _____ Action: _____ Staff: _____

ATTACHMENT TO REZONING PETITION

SECTION 4: LAND USE COMPATIBILITY ANALYSIS

Though the proposed zoning is not directly consistent with the 2016 Land Use Map Industrial use overlay for this specific parcel, it is important that Land Use Plans are not necessarily intended to serve as a boundary on a parcel-by-parcel basis, especially since parcels can be combined or subdivided. Future land use overlays often broadly depict anticipated use over general areas, and transitional areas between boundaries can exist and are appropriately allowed. Thus, transitional zoning types exist and become reasonable considerations in rezoning requests.

Heavy Industrial (HI) or Light Industrial (LI) are the current Town zoning districts that match the current Industrial use overlay for the subject parcel, and the MF-14 zoning designation is directly consistent with Section 9-1 (A) of the Town of Shallotte UDO to “serve as transitional zones between high intensity and low intensity land uses”. The MF-14 district would be an appropriate application for transitioning from HI to the adjacent Medium Density Residential use designation on the Land Use Plan. This is also consistent with the past decade of development in this area and current understanding of future land use planning efforts. This parcel is positioned to allow it to uniquely serve as a transition from the HI properties currently owned and utilized by the Town and County to the abutting residential uses.

SECTION 5: STATEMENT OF REASONABLENESS

The MF-14 zoning district is established to serve as a transitional zone between high intensity and low intensity land uses. HI and LI are by nature high intensity uses and the allowance of the subject parcel rezoning can buffer abutting residential uses with the less intense zoning of MF-14. This also lessens traffic and degradation impacts on the Town street caused by frequent large/heavy, slower-moving, transport and equipment vehicles that are typical of the multiple use types allowed in industrial zones. Multi-family district options allowable per Shallotte UDO *Table 10-2: Table of Permitted Uses* offer less intensive development that eliminates potential aesthetic, noise, odor, and traffic type impacts that are typical in industrial districts.