



Town of Shallotte Board of Aldermen
ACTION AGENDA ITEM
2025

TO: Board of Aldermen

ACTION ITEM #: REZ 24-29

FROM: Robert Waring, Planning Director

MEETING DATE: 1-07-2025

DATE SUBMITTED: _____

ISSUE/ACTION REQUESTED: Review rezoning petition REZ #24-29 and supporting documentation and take action upon the request. **PUBLIC HEARING:** YES NO

BACKGROUND/PURPOSE OF REQUEST: Michael Norton & Carolina Strand Properties, LLC. has submitted a petition for rezoning of property along Forest Street Extension. (PID# 18200177).

The property owner has requested that this parcel be zoned Multi-Family 14 (MF-14). The property is currently zoned Light Industrial (LI). The site is vacant and clear of significant vegetation.

The property is situated across from the County's wastewater treatment plant. It is north of the Town's fire training center. It directly abuts the Greenbay Village subdivision.

The property is accessed via the Hwy 17 intersection at Hwy 17 and Frontage Rd. This intersection is scheduled to be converted to a reduced conflict intersection by NCDOT sometime September, 2025 and have a two year construction period. The Town has approved plans for the FMJ PUD near Express Drive and has reviewed plans for the Forest St. PUD. These projects will include a connecting road when the projects are complete. Currently, there is no timeline for this.

The Town's 2018 Land Use Plan-Future Land Use Map identifies that area as "Industrial".

The proposed zoning is not consistent with future land use map. The use and lot size are compatible with the proposed zoning.

The surrounding properties are zoned as follows:

North-R-10

South-HI

East-R-10

West-HI

The Planning Board may:

Vote to recommend the rezoning as proposed; or

Vote to recommend denying the rezoning as proposed; or

Continue the item until additional information is presented.

FISCAL IMPACT:

BUDGET AMENDMENT REQUIRED:

YES

NO

CAPITAL PROJECT ORDINANCE REQUIRED:
PRE-AUDIT CERTIFICATION REQUIRED:
REVIEWED BY DIRECTOR OF FISCAL OPERATIONS

YES NO
 YES NO
 YES NO

CONTRACTS/AGREEMENTS:

REVIEWED BY TOWN ATTORNEY:

YES NO N/A

ADVISORY BOARD RECOMMENDATION:

At their December, 2024 meeting, the Planning Board voted unanimously to recommend approval of the rezoning request.

STAFF RECOMMENDATION:

The proposed change is not consistent with the current FLU Map.

FINANCE RECOMMENDATION: NA

ATTACHMENTS:

1. Rezoning Application
2. Area maps
3. Industrial Description
4. Table of Permitted Uses
5. Planning Board Statement of Consistency
6. Draft Statement of Consistency

ACTION OF THE BOARD OF ALDERMEN

APPROVED:
DENIED:

ATTEST:

CLERK TO THE BOARD

**DEFERRED
UNTIL:**

SIGNATURE

OTHER: