

Planning Board Zoning Amendment Statement of Consistency

The Town of Shallotte *Planning Board* has reviewed in full the petition ANX #25-27 to rezone ±96 acres of real property (tax ID 1820004221, & 1820004201) owned by Weyerhaeuser NR Company from Shallotte B-2, & RA-15 to Shallotte PUD. After review of the petition, the Planning Board hereby *recommends* that the property be rezoned to PUD from its current zoning. In making this *recommendation*, the *Planning Board* finds that [check all that apply]:

This request (X) IS () IS NOT consistent with the objectives and policies of the following plans adopted by the Town of Shallotte:

- Significant portions of the proposed rezoning request are consistent with the Town's Future Land Plan & Map.
- The plan does provide the needed east/west connection between neighborhoods and is consistent with the Town's transportation planning goals.

This request (X) IS () IS NOT reasonable and in public interest:

- The PUD master plan allows the Board to confirm that the proposed use & layout are consistent with the surrounding uses and provided needed road connections.


The proposed amendment(s) are in conformance with the following:

- (X) UDO Table of Permitted Uses
- (X) 2018 CAMA Land Use Plan
- (X) 2025 Collector Street Plan
- (X) Bike & Pedestrian Plan (If applicable)
- (X) Future Land Use Map

☐ Other comments:

1. The road connection from Forest St. Ext across to Express Dr. property be completed in the first phase of construction
2. Plans and applications for the subsequent tract/phases be submitted for review preliminary subdivision review prior to any work on the site

11/12/2025
Date


Planning Board Chairman
Town of Shallotte