

REZONING REQUEST: REQUEST SUBMITTED BY CARTERET COUNTY TO REZONE 3413 BRIDGES ST. (TAX PIN #637615521805000) FROM R5 (RESIDENTIAL) DISTRICT TO MA (MEDICAL ARTS) DISTRICT. *Current Zoning: R5 (Residential). Proposed Zoning: MA (Medical Arts). Effective Flood Zone: X. Preliminary Flood Zone: X. Total Area: 4.95 Acres.*

Carteret County has submitted a request to rezone 4.95 acres located at 3413 Bridges St. from R5 (Residential) to MA (Medical Arts).

Surrounding zoning includes O&P (Office & Professional) to the north, with R5 (Residential) to the east, CH (Highway Commercial) to the north, east and south, and MA (Medical Arts) to the west.

The property is in Neighborhood 4 of the 2007 CAMA Land Use Plan and classified as Public and Institutional on the Future Land Use Map.

Abutting property owners were notified of the Planning Board meeting as well as the date of the public hearing which is scheduled for November 9, 2021. The property has been posted.

Conventional Rezoning Request: *Conventional rezoning requests require consideration of all the uses permitted in the R5 and MA districts because potentially any of those uses may be located on the site. Looking at all the permitted and special uses in both districts and the development standards, which is the more appropriate zoning classification for the property, R5 or MA? No site plan is required, and decisions cannot be based upon a specific use of the property, even though the property owner may speak to a specific use.*

Land Use Plan Evaluation: *The property is in Neighborhood 4 and is classified as Public and Institutional in the 2007 Core Land Use Plan. Note: The Land Use Plan should be considered as part of the Planning Board's consideration of this request. If you are a Planning Board member and need a new copy of the Land Use Plan, please contact staff. The Land Use Plan can also be downloaded online at: <https://moreheadcitync.org/303/Plans>.*