

REQUEST SUBMITTED BY WIN EDWARDS, ON BEHALF OF RUSS BUTLER NELSON, TO REZONE 4439 ARENDELL STREET (TAX PIN 636615744047000) AND 4445 ARENDELL STREET (TAX PIN 636615743078000) FROM CM (COMMERCIAL MARINA) DISTRICT TO CH (HIGHWAY COMMERCIAL) DISTRICT. Effective Flood Zone: X. Area: 0.269 acre.

Win Edwards, of SVN Efid Commercial Real Estate, on behalf of Russ Butler Nelson, has submitted a request to rezone a total of 0.269 acre located at 4439 Arendell Street (0.189 acre) and 4445 Arendell Street (0.084 acre) from CM (Commercial Marina District) to CH (Highway Commercial District). The most recent use of this property was a dog grooming and kennel facility (Nelson Kennels).

Surrounding zoning classifications include CH (Highway Commercial) across Arendell Street to the north (Pelletier Harbor Shops) and west (office for L.A. Downey Construction and a strip mall containing B&W Cleaners). Harborside Yacht Club is to the south and east, zoned PD (Planned Development). Down Lake Avenue there are single-family dwelling lots zoned O&P (Office & Professional District) as well as Mariner's Cove condominium development zoned PD and single-family dwelling lots zoned CM (Commercial Marina).

The former Nelson Kennels facility is currently constructed across both subject properties. Recombination of the properties may be required depending on how the properties are proposed to be redeveloped. Recombination of the properties is not required prior to a conventional rezoning request.

This property is in Neighborhood 6 of the 2007 CAMA Land Use Plan and is classified as General Commercial 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 February 14, 2023. The property has been posted and notice of the public meeting was advertised in the Carteret News-Times.

Conventional Rezoning Request: *Conventional rezoning requests require consideration of all the uses permitted in the CM and CH 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, CM or CH? 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 6 and is classified as General Commercial in the Core Land Use Plan. *Note: The Core Land Use Plan should be considered as part of the Planning Board's consideration of this request. The Core Land Use Plan can be downloaded online at: <https://moreheadcitync.org/303/Plans>.*