



**PLANNING BOARD**  
**LAND USE PLAN CONSISTENCY & REASONABLENESS STATEMENT**  
**No. 2023-0001 for Case #REZ22-0008**

**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) to CH (Highway Commercial) District.**

**WHEREAS**, Win Edwards, on behalf of Russ Butler Nelson, submitted a request to rezone 4439 Arendell Street (Tax PIN #636615744047000) and 4445 Arendell Street (Tax PIN #636615743078000) from CM (Commercial Marina) to CH (Highway Commercial) District; and

**WHEREAS**, North Carolina General Statute 160D-605(a) states, “When adopting or rejecting any zoning text or map amendment, the governing board shall approve a brief statement describing whether its action is consistent or inconsistent with an adopted comprehensive plan.” and

**WHEREAS**, this request for amendment was duly advertised and was the subject of a public meeting of the Morehead City Planning Board on January 17, 2023, during which interested parties and staff were given the opportunity to comment; and

**WHEREAS**, the Planning Board has made the following findings and conclusions:

- 1) The rezoning request is generally consistent with the Land Use and Development Policies contained in the 2007 Town of Morehead City Core Land Use Plan, specifically:
  - i. Section 4.2.2 Land Use Compatibility, Policy 1, which reads “It is the policy of the Town of Morehead City to ensure that land use and development activities provide a balance between economic development needs and protection of natural resources and fragile environments.” *In the application submittals, the applicant indicated that the request is consistent because “the property has been established since 1962 and provides economic development opportunity while protecting the natural resources and the fragile environment around it.”*
  - ii. Section 4.2.2 Land Use Compatibility, Policy 2, which reads “Morehead City will support growth and development at the densities specified in the Future Land Use Map land classifications as delineated in Section 4.5 of this plan.” The subject property is classified as General Commercial on the Future Land Use Map. *In the application submittals, the applicant indicated that the request is consistent because “General Commercial-classified areas are anticipated to accommodate some of the most intensive land uses found in the Town's planning jurisdiction. The Town's goals and policies support the use of land in General Commercial-classified areas for a wide variety of retail and commercial services uses where adequate public utilities and streets are available or can be upgraded to support the intensity of development encouraged in this classification. Public and institutional land uses that support and that are compatible with this type of commercial development are also encouraged.”*
  - iii. Section 4.2.3 Infrastructure Carrying Capacity Policy 1, which reads “It is the policy of the Town of Morehead City to coordinate the establishment of service area boundaries for existing and future water and sewer infrastructure with Carteret County, adjoining municipalities, and other utility providers.” *In the application submittals, the applicant indicated that the request is consistent because “the subject property has been established with water and sewer availability.”*

- iv. Section 4.2.3 Infrastructure Carrying Capacity Policy 2, which reads “It is the policy of the Town of Morehead City to ensure that public infrastructure systems are sized, located and managed in accordance with the need to protect or restore natural resources and fragile environments.” *In the application submittals, the applicant indicated that the request is consistent because “the subject property is located on the corner of Arendell Street and Lake Avenue, with water and sewer already in place.”*
  - v. Section 4.2.7 Areas of Local Concern (General) Policy 8, which reads “Morehead City will encourage the redevelopment and restoration of the central business district as a retail, business and professional services, office, and commercial marine center of the community. The Town will encourage uses which provide for multi-purpose central business district which includes living space as well as shopping and services. The Town will promote the adaptive reuse of buildings in the central business district.” *In the application submittals, the applicant indicated that the request is consistent because the “property will be used for either retail or office space.”*
  - vi. Section 4.2.8, Neighborhood-Specific Policies, Neighborhood 6, Policy 5, which reads “New development along the Highway 70 corridor, will be encouraged to provide connecting and/or shared parking lots, if economically feasible, in order to reduce the number of curb cuts along the corridor.” *In the application submittals, the applicant indicated that the request is consistent because “the property has eight (8) parking spaces on Lake Road, and four (4) parking spaces on site. There will not be any new curb cuts required.”*
- 2) The rezoning request is reasonable and in the public interest, because:
- a) The applicant described consistency in size, physical conditions, and other attributes of the area proposed to be rezoned by indicating that “the property is .269 acres with 12,650 square foot parcel(s). The building is one story, 2248 square feet, and was formerly a kennel and pet grooming business.”
  - b) The applicant listed the benefits and detriments to the landowners, the neighbors, and/or the surrounding community. The applicant stated “the property operated as a kennel and pet grooming business for many years until it closed. It is now ready to be re-opened as a retail location to once again provide service to the Morehead City community.”
  - c) The applicant described how the development that would be permissible under the proposed amendment relates to the current development permissible on the tract and to the character of adjoining areas by stating that “the CH zoning would allow more retail use of the property, currently the CM zoning restricts the property to only Marina use. The property to the left (west) is zoned CH, the property behind the subject property is zoned PD, and the property to the right is also zoned CH.”
  - e) The applicant listed any conditions which have changed which would warrant the map amendment (rezoning) by stating that “the property was built in 1962 before the current zoning was passed. The current zoning will only allow use for a Marina or Marine related businesses.”

**NOW, THEREFORE, BE IT RESOLVED**, on the basis of the foregoing findings and conclusions, that the Morehead City Planning Board does hereby find the request rezoning to be generally consistent / inconsistent with the Core Land Use Plan, reasonable / unreasonable and in / not in the public’s interest, and so recommends to the Morehead City Council that the request for rezoning be approved / denied.

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Sally Lumpkin, Chairperson

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Date