



To: Sunset Beach Mayor Cerrato & Town Council  
From: Sunset Beach Planning Board  
Re.: Re-zoning Request for Parcel #24200005  
Date: February 8, 2013

On January 31, 2013, Ilex Properties, LLC submitted a Rezoning Application Form for Parcel #24200005. Stanland Development is the current property owner. The parcel is a 63.5 acre tract located at 1435 Seaside Road and is currently zoned SB-RI-1.

Ilex Properties, LLC is requesting the property be rezoned to MR-3 in order to develop a multifamily three (3) story building consisting of one (1) and two (2) bedroom units on four (4) acres. The remaining 59.5 acres are proposed for future development and single-family residential homes. The proposed development and uses are allowed in the MR-3 zone.

The Planning Board, during their February 7, 2013 meeting, met with the developer and reviewed the application and plans in detail. The Planning Board found the proposed development to be consistent with and in accordance with the Sunset Beach Land Use Plan and other officially adopted plans. The Planning Board also found the proposed development to be in the public interest for economic development and the creation of short and long term employment opportunities for the citizens and residents of this area.

The Planning Board is recommending that this request to rezone parcel # 24200005 to the MR-3 zone be considered for approval. Also, the Planning Board is recommending that a public hearing be schedule for April 8, 2013 to hear comments from the public concerning the proposed rezoning request.

Sincerely,

*Carol Santavicca*

Carol Santavicca  
Planning Board Chairman