



Shallotte Planning Board Meeting Minutes

November 12, 2024 at 5:30 PM

Meeting Chambers – 110 Cheers Street

The Shallotte Planning Board met for their regularly scheduled meeting on November 12, 2024, at the Shallotte Town Hall Meeting Chambers with Chairman Ron Johnson presiding.

Members Present: Richard Gannaway, Glenn Humbert, Ron Johnson, Maria Paslick, Amy Causey and Edward Springer.

Members Absent: Carson Durham and Melodie Bryant

Staff Present: Robert Waring, Brandon Eaton and Debra White

Aldermen Liaison: Jimmy Bellamy

Public Comments: None

Agenda Amendment: None

- 1. Approval of Agenda:** Richard Gannaway motioned to approve the agenda, seconded by Edward Springer. The motion passed 6 yes, 0 no.
- 2. Approval of Minutes:** Maria Paslick motioned to approve the September 10, 2024 minutes as read, seconded by Glenn Humbert. The motion passed 6 yes, 0 no.
- 3. Conflict of Interest Statement**

The Chairperson ask the Board members if they have any potential conflict of interest with the items on the agenda per NCGS 160D-109.

There was no conflict of Interest.

- 4. Zoning Text Amendment TXT 24-25** Staff Initiated Text Amendment to Town of Shallotte Unified Development Ordinances, Article 2, Section 2-2 & Article 10, Section 10-2, to better define town homes/houses and duplexes, differentiating between the similar but different residential types and to update the permitted use table to allow these uses in residential districts only.

Action Taken:

Glenn Humbert motioned to recommend approval to Board of Aldermen of the Zoning Text Amendment TXT 24-25, Article 2, Section 2-2, Article 10, Section 10-2, to define town homes/houses and duplexes and update the permitted use table. Motion seconded by Richard Gannaway. The motion passed 6 yes 0 no.

Edward Springer motioned that the Shallotte Planning Board adopt the Statement of Consistency as read, seconded by Amy Causey. The motion passed 6 yes, 0 no.

- 5. Zoning Map Amendment TXT 24-26** Staff Initiated Text Amendment to Town of Shallotte Unified Development Ordinances, Article 10, Section 10-4 (H)(2)(D)(3). to clarify and clearly define “institutions” as penitentiaries, prisons, jails, police stations, and/or involuntary medical facilities, or the like, which allows barbed wire topped fencing.

Action Taken:

Maria Paslick motioned to recommend approval to Board of Aldermen of the Zoning Text Amendment TXT 24-26, Article 10, Section 10-4 (H)(2)(D)(3). to clearly define “institutions”, which are allowed barbed wire topped fencing. Motion seconded by Amy Causey. The motion passed 6 yes 0 no.

Richard Gannaway motioned that the Shallotte Planning Board adopt the Statement of Consistency as drafted, seconded by Amy Causey. The motion passed 6 yes, 0 no.

- 6. Zoning Map Amendment TXT 24-29** Staff Initiated Text Amendment to Town of Shallotte Unified Development Ordinances, Article 2, Section 2-2 & Article 10, Section 10-3(D), to define and regulate automotive detailing facilities within the Town’s jurisdiction, updating the Town’s automotive services ordinance to include the use.

Action Taken:

Amy Causey motioned to recommend approval to Board of Aldermen of the Zoning Text Amendment TXT 24-29, Article 2, Section 2-2, Article 10, Section 10-3(D), to define and regulate automotive detailing facilities and update the Town’s automotive services ordinance to include the use. Motion seconded by Edward Springer. The motion passed 6 yes 0 no.

Richard Gannaway motioned that the Shallotte Planning Board adopt the Statement of Consistency as read, seconded by Glenn Humbert. The motion passed 6 yes, 0 no.

Old & New Business

- a. Monthly Planning Dept. Staff Report – No action required.

Adjournment

Richard Gannaway made a motion to adjourn, seconded by Glenn Humbert. The motion passed 6 yes 0 no.

Respectfully Submitted,

Debra White

Debra White,

Planning Board Clerk