



Shallotte Board of Aldermen Regular Meeting Agenda

August 04, 2026 at 5:15 PM

Meeting Chambers – 110 Cheers Street

I. CALL TO ORDER

II. INVOCATION & PLEDGE

III. CONFLICT OF INTEREST

1. Statement

IV. AGENDA AMENDMENTS & APPROVAL OF AGENDA

V. PUBLIC COMMENTS (3 minutes or less per person & sign in please)

VI. DEPARTMENT REPORTS

1. POLICE

2. FIRE

3. PLANNING

4. PUBLIC WORKS

5. FINANCE

6. PARKS & RECREATION

7. ADMINISTRATION

8. MAYOR

VII. CONSENT AGENDA

A. July 7, 2026 Regular Meeting Minutes

B. Addition & Amendment of Personnel Policy

1. Article V. Condition of Employment

New Section 15. Artificial Intelligence (AI) Driven Tools in the Workplace

2. Article VIII. Separation & Reinstatement

Section 2. Resignation

VIII. PUBLIC HEARING

1. Rezoning (REZ 26-01)

4740 Leona's Way

Parcel ID# 21300048

2.19 Acres

Shallotte RA-15 to Shallotte RAM-15

1. Motion to open the public hearing
2. Public Comments/Questions
3. Motion the close the public hearing
4. Board Comments/Questions
5. Motion to approve/deny the Zoning Amendment Statement of Consistency
6. Motion to approve/deny rezoning PID 21300048 to Shallotte RAM-15.

2. Rezoning (REZ 26-02)

285 Holden Beach Rd.

Parcel ID# 1980000802

0.87 Acres

Shallotte RAM-15 to Shallotte HB

1. Motion to open the public hearing
2. Public Comments/Questions
3. Motion the close the public hearing
4. Board Comments/Questions
5. Motion to approve/deny the Zoning Amendment Statement of Consistency
6. Motion to approve/deny rezoning PID 1980000802 to Shallotte HB.

3. TXT 26-12 (Utility Substations)

1. Motion to open public hearing
2. Public Comments/Questions
3. Motion to close public hearing
4. Board Comments-Questions
5. Consider a motion to approve the Board of Aldermen Statement of Consistency
6. Consider a motion to approve Ordinance 26-12 amending the Town of Shallotte Unified Development Ordinance, specifically Article 10, Section 10-03(II).

IX. DISCUSSION

X. ADJOURN

Taking into consideration the general statute below and the items described on this month's agenda, does any member of the Board of Aldermen or staff have any potential conflicts of interest that should be addressed by the Board at this time? If so, please make those concerns known now.

§ 160D-109. Conflicts of interest.

(a) Governing Board. – A governing board member shall not vote on any legislative decision regarding a development regulation adopted pursuant to this Chapter where the outcome of the matter being considered is reasonably likely to have a direct, substantial, and readily identifiable financial impact on the member. A governing board member shall not vote on any zoning amendment if the landowner of the property subject to a rezoning petition or the applicant for a text amendment is a person with whom the member has a close familial, business, or other associational relationship.

(b) Appointed Boards. – Members of appointed boards shall not vote on any advisory or legislative decision regarding a development regulation adopted pursuant to this Chapter where the outcome of the matter being considered is reasonably likely to have a direct, substantial, and readily identifiable financial impact on the member. An appointed board member shall not vote on any zoning amendment if the landowner of the property subject to a rezoning petition or the applicant for a text amendment is a person with whom the member has a close familial, business, or other associational relationship.

(c) Administrative Staff. – No staff member shall make a final decision on an administrative decision required by this Chapter if the outcome of that decision would have a direct, substantial, and readily identifiable financial impact on the staff member or if the applicant or other person subject to that decision is a person with whom the staff member has a close familial, business, or other associational relationship. If a staff member has a conflict of interest under this section, the decision shall be assigned to the supervisor of the staff person or such other staff person as may be designated by the development regulation or other ordinance.

No staff member shall be financially interested or employed by a business that is financially interested in a development subject to regulation under this Chapter unless the staff member is the owner of the land or building involved. No staff member or other individual or an employee of a company contracting with a local government to provide staff support shall engage in any work that is inconsistent with his or her duties or with the interest of the local government, as determined by the local government.

(d) Quasi-Judicial Decisions. – A member of any board exercising quasi-judicial functions pursuant to this Chapter shall not participate in or vote on any quasi-judicial matter in a manner that would violate affected persons' constitutional rights to an impartial decision maker. Impermissible violations of due process include, but are not limited to, a member having a fixed opinion prior to hearing the matter that is not susceptible to change, undisclosed ex parte communications, a close familial, business, or other associational relationship with an affected person, or a financial interest in the outcome of the matter.

(e) Resolution of Objection. – If an objection is raised to a board member's participation at or prior to the hearing or vote on a particular matter and that member does not recuse himself or herself, the remaining members of the board shall by majority vote rule on the objection.

(f) Familial Relationship. – For purposes of this section, a "close familial relationship" means a spouse, parent, child, brother, sister, grandparent, or grandchild. The term includes the step, half, and in-law relationships. (2019-111, s. 2.4; 2020-3, s. 4.33(a); 2020-25, s. 51(a), (b), (d).)



TOWN OF SHALLOTTE

Police Department

114 Cheers St. Shallotte, North Carolina 28470
Phone (910) 754-6008

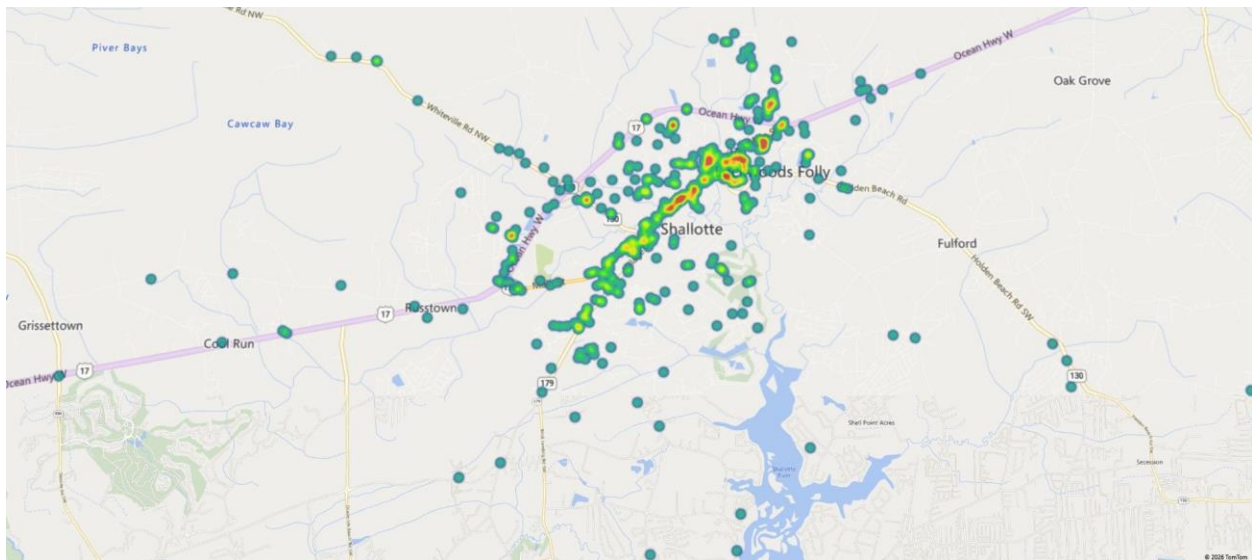


Section VI, Item 1.

Monthly Police Report

June 25 – July 24, 2026

- Completed 1266 calls for service
- Investigated 44 motor vehicle collisions
- Took 60 Incident Reports
 - Recovered \$800 in property
- Effected 9 arrests including 2 warrant services
- Issued 51 State Citations w/ 71 total charges
- Received just over 172 hours of volunteer service



- Domestic Violence Training with Brunswick County District Attorney's Office & Hope Harbor
- Detective Fisher completed the Level 1 Forensic Investigative Sciences course through Texas A&M (7 modules) – Plans to start Level 2 in the fall
- Officers Whaley, Toto, & Scott all completed RADAR certification

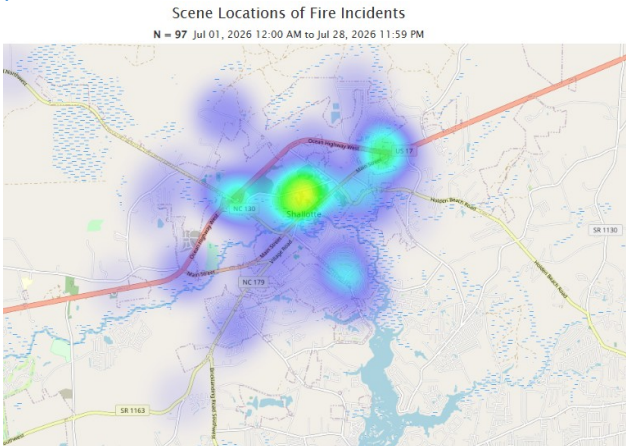


TOWN OF SHALLOTTE FIRE/RESCUE
Monthly Activity Report

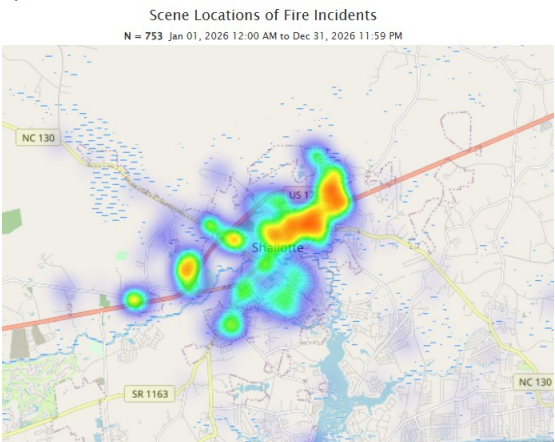
FISCAL YEAR ENDING 30 JUN 2027
Reporting Period: 29 JUN 2026 – 29 JUL 2026

NCGS § 58-79-45: Incident Reports...

Incident Map Overview
(Past 4 weeks)

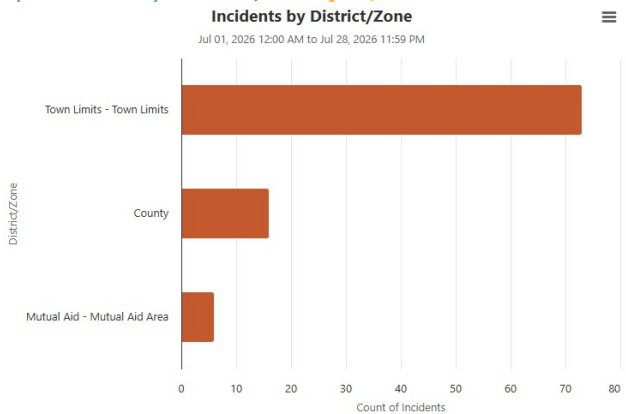


(YTD)

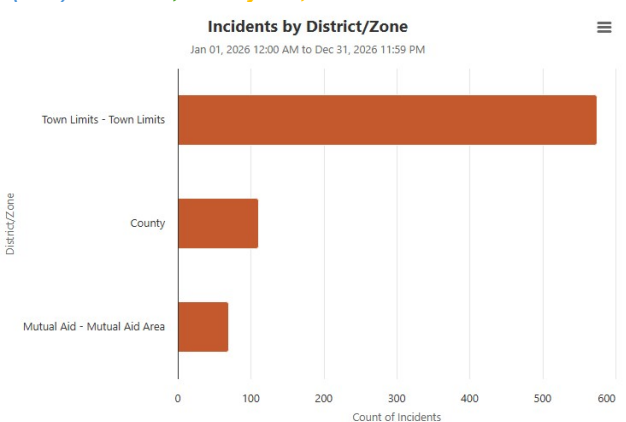


Incident Map Overview

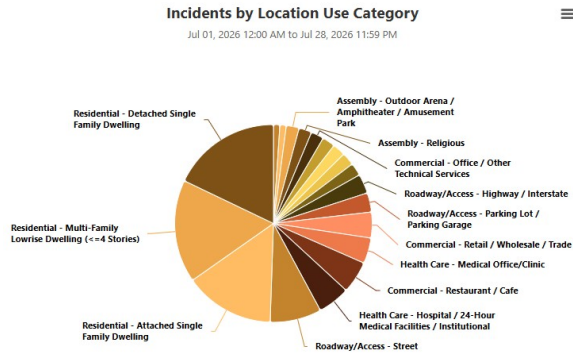
(Past 4 weeks) **Town 73; County 16; Mutual Aid 6**



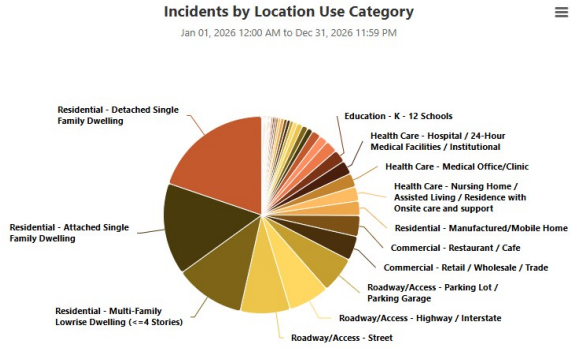
(YTD) **Town 575; County 111; Mutual Aid 70**



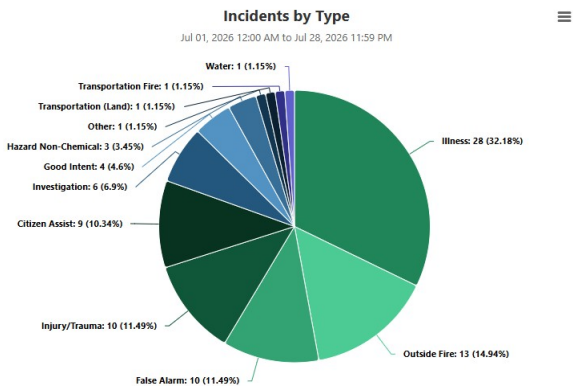
(Past 4 weeks)



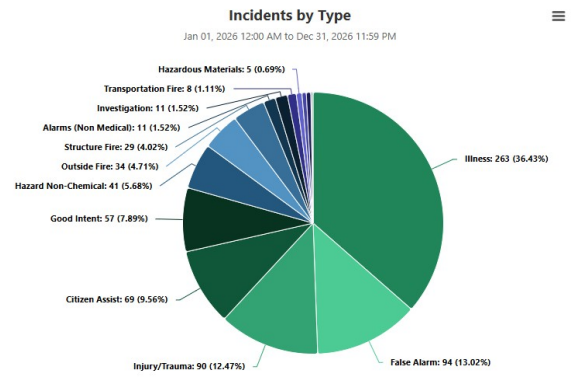
(YTD)



(Past 4 weeks)



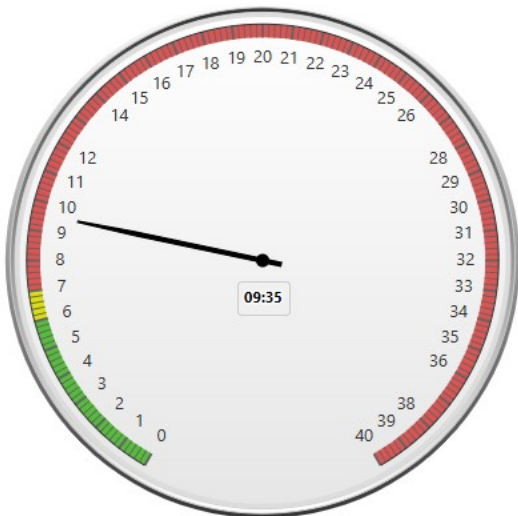
(YTD)



(Past 4 weeks) PSAP to Arrival

Average Total Response Time (MM:SS)

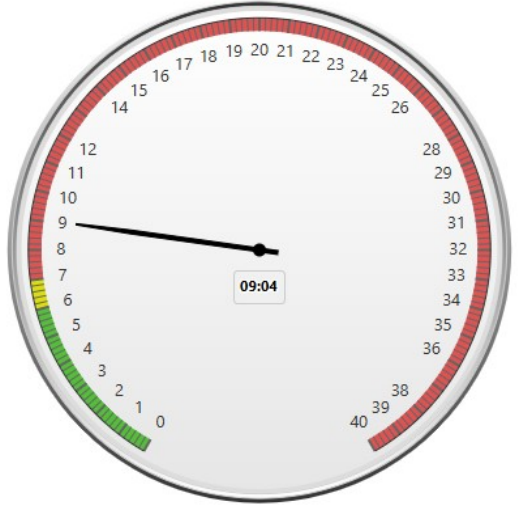
Date Reported: Jul 01, 2026 12:00 AM to Jul 28, 2026 11:59 PM



(YTD) PSAP to Arrival

Average Total Response Time (MM:SS)

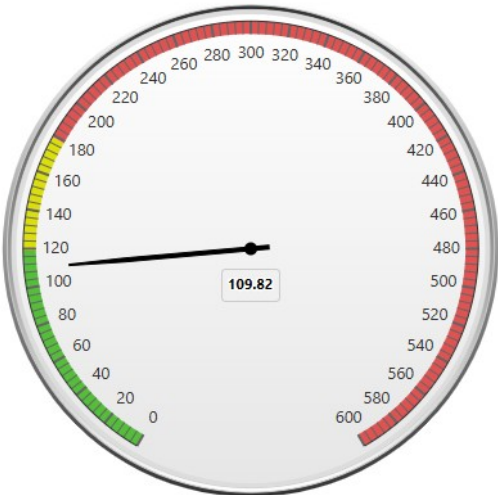
Date Reported: Jan 01, 2026 12:00 AM to Dec 31, 2026 11:59 PM



(Past 4 weeks)

Unit Average Turnout Time (Seconds)

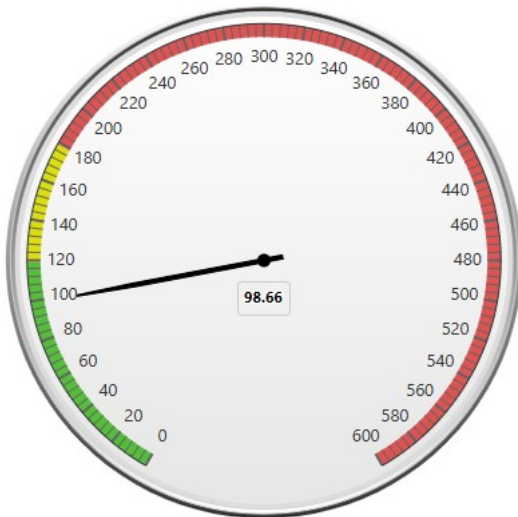
Jul 01, 2026 12:00 AM to Jul 28, 2026 11:59 PM



(YTD)

Unit Average Turnout Time (Seconds)

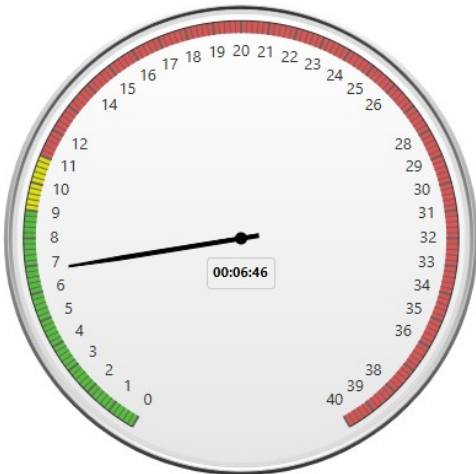
Jan 01, 2026 12:00 AM to Dec 31, 2026 11:59 PM



(Past 4 weeks)

Unit Average Total Response Time (HH:MM:SS)

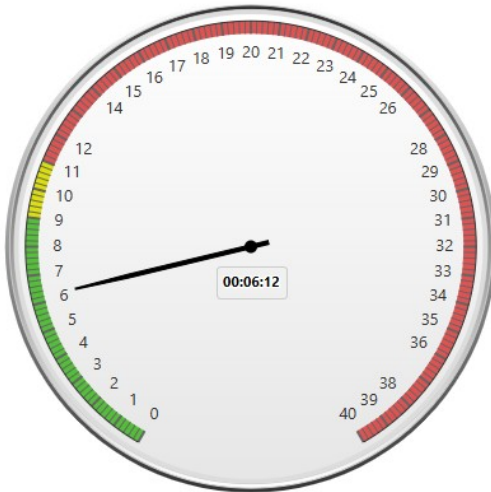
Jul 01, 2026 12:00 AM to Jul 28, 2026 11:59 PM



(YTD)

Unit Average Total Response Time (HH:MM:SS)

Jan 01, 2026 12:00 AM to Dec 31, 2026 11:59 PM



Past 4 weeks

#1 Zone One = 46
#2 Zone Four = 24
#3 Zone Two = 10
#4 Zone Five = 8
#5 Zone Three = 6
#6 Zone Six = 3
#7 Zone Seven = 0

Zone Reference by Number of Incidents from Greatest to Lowest

#1 Zone One = [Wall St Station](#) (Town Central Commercial District)
#2 Zone Four = [Red Apple Station area](#) (Rourke Woods/Brierwood/River's Edge/Shallotte Point area)
#3 Zone Three = [Naber Dr Station](#) (Shallotte District Park/Wildwood/Union School/McMilly Rd area)
#4 Zone Five = (Green Bay Village/Cardinal Point/Highlands/N Mulberry/Express Dr area)
#5 Zone Two = [HWY 130 Station](#) (WBHS/McMilly Rd/Industrial Park area)
#6 Zone Six = (Gray Bridge Rd/Red Bug Rd/Holden Beach Rd/Solserra area)
#7 Zone Seven = (SECU/Ford & Chevy/Cumbee Rd areas)

YTD

#1 Zone One = 304
#2 Zone Four = 166
#3 Zone Three = 99
#4 Zone Five = 90
#5 Zone Two = 49
#6 Zone Six = 36
#7 Zone Seven = 12

NCRRS 5: Training...**554:00 hours**

- (EMT) Eye Injuries (BLS)
- (EMT) Pediatric Head Trauma
- (EMT) Polypharmacy & Elderly Patient Safety
- (Tech Rescue) Rope Rescue
- (ISO) Building Construction
- (ISO) Company Training
- (ISO) Facility Training
- (ISO) Community Outreach

Notes:**Technical Review (TR) and Code Enforcement Items**

- Technical Review – Shallotte Commercial
- Technical Review – Mulberry Landing
- Technical Review – Bay Road
- Site Visits – Village Point Rd
- Site Visits – Gray Bridge Rd
- Site Visits – Tideland Preserve
- Site Visits – Creek Tide Landing

Staffing Notes

- One positions open
- One on-boarding – Full-Time
- One on-boarding – Part-Time
- Process ongoing
 - Chief and Deputy Chief covering staffing shortages when part-time staff are unavailable.

Other Notables

- Open Investigation
 - Al Street
 - SBI Report Cause and Origin Report Pending
 - Met with the Medical Examiner's Office
- Open Investigations
 - Milliken Street
 - SBI Report Cause and Origin Report Pending
 - Pending Medical Examiner's Office findings
- Participated in the NIOSH survey assessing human factors in fire service line-of-duty fatalities and serious injuries, including prevention practices and investigation methods.
- Participated in municipal fire chiefs meeting
- Spark Good | Walmart Grant & Deed verification
 - Walmart initially contacted the Town of Shallotte offering to donate funds to Town departments.
 - Verification information was submitted to Deed for the Town, Fire/Rescue, Police, and Parks & Recreation.
 - Only the Town of Shallotte Fire/Rescue account was approved.
 - Both Deed and Walmart have provided limited and inconsistent assistance throughout the process.
 - Walmart has abandoned the discussions.
 - Additional follow-up is required to establish and verify accounts for the Town, Police, and Parks & Recreation.



TOWN OF SHALLOTTE

PLANNING & ZONING DEPARTMENT

TO: Board of Aldermen
FROM: Robert Waring, Planning Director
DATE: August 4, 2026
RE: Monthly Planning Department Report

This memo & attached reports provide a summary of the Planning & Zoning Dept. in the past month:

1. The Planning Board met on June 9
 - a. Reviewed the following:
 - i. Two rezoning requests
 - ii. Staff initiated zoning text amendment
 - b. The Board's next meeting is scheduled for August 11
2. TRC met June 18:
 - a. The committee reviewed:
 - i. N. Mulberry PUD (Annex & Rezone)
 - ii. Bay Road PUD (Preliminary Subdivision)
 - iii. Hwy 17 Gas Station (Site & Landscape)
 - b. The next meeting will be on August 20
3. Staff attended UNC School of Gov. Fundamental Supervisory Practices course
4. Staff attended the bi-monthly TIA review with NCDOT
5. Staff attended the GSATS Technical Coordinating Committee (TCC) meeting
6. Staff attended the Municipal breakfast hosted by the County
7. Staff attended multiple meetings regarding the Price Landing project
8. Staff met with developers regarding the potential Twin Lakes project
9. Staff & HR conducted interviews for the Planner I position
10. Staff and consultants conducted a kickoff meeting for the DA grant funded section of sidewalk along Mulberry from Price Landing to White St.
11. Please forward any zoning or nuisance complaints to Brandon Eaton, Planner, beaton@townofshallotte.org Phone: (910) 754-4032
12. The Town collected \$185,921 for July 2026
 - a. Fees collected in July 2025 totaled \$229,016

Permit Report

Section VI, Item 3.

7/1/2026 - 7/28/2026

Permit #	Permit Date	Permit Type	Parcel Address	Total Fees
4341	7/28/2026	Zoning	2004 Welnick Pl	\$8,296.00
4340	7/28/2026	Zoning	4359 Frogie Lane	\$8,296.00
4339	7/23/2026	Zoning	3399 Discovery Bay Rd	\$17,776.00
4338	7/23/2026	Zoning	3393 Rendezvous Bay Dr	\$17,776.00
4337	7/23/2026	Zoning	3391 Rendezvous Bay Drive	\$14,346.00
4336	7/23/2026	Zoning	4410 East Coast Lane	\$10,011.00
4335	7/23/2026	Zoning	4308 Frogie Lane	\$8,296.00
4334	7/22/2026	Zoning	5046 Ocean Hwy W	\$100.00
4333	7/21/2026	Zoning	4316 Frogie	\$8,296.00
4332	7/21/2026	Zoning	4304 Frogie Lane	\$10,011.00
4331	7/21/2026	Zoning	3407 Castries Dr	\$14,346.00
4330	7/15/2026	Building	3807 Bill Holden Rd	\$150.00
4329	7/14/2026	Building	3402 Rendezvous Bay Dr	\$14,346.00
4328	7/14/2026	Building	3411 Rendezvous Bay Dr	\$14,346.00
4327	7/14/2026	Driveway	4759 Milliken St	\$60.00
4326	7/14/2026	Antenna/Tower	620 Whiteville Rd	\$150.00
4325	7/10/2026	Building	4753 Pine Lake Dr	\$8,356.00
4324	7/10/2026	Building	587 Summers Walk Rd	\$11,786.00
4323	7/10/2026	Building	4605 Simming Ln	\$8,356.00
4322	7/10/2026	Building	584 Summers Walk Rd	\$10,071.00
4321	7/10/2026	Building	4354 Ritz Cir	\$150.00
4320	7/10/2026	Building	4740 Swimming Ln	\$150.00
4319	7/9/2026	Building	1 Fairway Dr	\$150.00
4318	7/9/2026	Building	4740 Swimming Ln	\$150.00
4317	7/7/2026	Antenna/Tower	118 Holden Beach Rd	\$150.00
				\$185,921.00

Total Records: 25

7/28/2026

Public Works Monthly Report

July 2026

To: Board of Aldermen

From: Dan Formyduval, Director of Public Services

Sewer

- Responded to 10 sewer calls during the day and 6 after hours.
- Randomly inspected 30 pressure sewer services.
- Rewired 3 sewer control panels.
- Performed weekly mainline sewer lift station cleanings and inspections.
- Installed 4 new residential pressure sewer services.
- Installed Streametrics SCADA at the highlands lift station.
- Replaced pump seat at Food Lion Lift station.
- Replaced Pumps at the Mintz St lift station.
- Replaced pump at the Garnett Place lift station.
- Raised two more sanitary sewer manholes in Rivers' Edge.
- Repaired a force main break at the Main St Bridge.

Parks & Streets

- Completed resurfacing of Mulberry St from Main St to the intersection of Mulberry and White St.
- Right of way vegetation clearing on Forest, Mulberry, Copas, Smith Ave, and Bluff.
- Paint lobby at Police Station.
- Exposed drive way culverts on White St to improve stormwater flow.

Construction & Engineering

- Responded to **266** NC811 locate tickets.
- Conducted a pre construction meeting with subcontractors for FOCUS broadband for future fiber optic overbuild work for Wildwood.
- Witnessed sewer tap for Creek Tide Landing.
- Reviewed three projects for TRC.
- Participated in the quarterly regional waste water meeting.

Fleet Maintenance

- Replaced pump for sewer jetter / pressure washer.
- Completed 5 repairs and services on Fire vehicles.
- Completed 2 services and repairs for the Police department.
- Completed 13 services and repairs for Public Services equipment and vehicles.



Creek Tide Landing Tap



TOWN OF SHALLOTTE

Monthly Financial Dashboard

FISCAL YEAR ENDING June 30, 2027

Reporting Period: July 31, 2026

SPECIFIC REVENUE COLLECTIONS AT A GLANCE...

General Fund	Collected TD	FY Budget	Total Budget
PROPERTY TAX		\$ 3,996,863	\$10,193,528
Revs YTD/% Col/% of Budget	\$ -	0.00%	39.21%
SALES & USE TAX			
Fiscal Year Budget	\$ 2,283,877	\$10,193,528	
Revs YTD/% Col/% of Budget	\$ -	0.00%	22.41%
UTILITY FRANCHISE TAX			
Fiscal Year Budget	\$ 524,609	\$10,193,528	
Revs YTD/% Col/% of Budget	\$ -	0.00%	5.15%
FIRE FEES			
Fiscal Year Budget	\$ 1,683,251	\$10,193,528	
Revs YTD/% Col/% of Budget	\$ 333,150	19.79%	16.51%
OTHER REVENUES			
Fiscal Year Budget	\$ 1,704,928	\$10,193,528	
Revs YTD/% Col/% of Budget	\$ 24,303	1.43%	16.73%
Enterprise Fund			
OTHER REVENUES		\$ 980,771	\$ 4,598,488
Revs YTD/% Col/% of Budget	\$ 33,548	3.42%	21.33%
SYSTEM DEV FEES		\$ 439,707	\$ 4,598,488
Revs YTD/% Col/% of Budget	\$ 43,797	9.96%	9.56%
Revs YTD/% Col/% of Budget	\$ -	0.00%	0.00%
SEWER CHARGES		\$ 3,178,010	\$ 4,598,488
Revs YTD/% Col/% of Budget	\$ -	0.00%	69.11%
FUND TOTALS			90% of Budget
General Fund	\$ 10,193,528	\$ 9,174,175	
Revenues FYTD	\$ 357,453	4%	
Enterprise Fund	\$ 4,598,488	\$ 4,138,639	
Revenues FYTD	\$ 77,345	2%	

EXPENDITURES AT A GLANCE...

GENERAL FUND	Fiscal Year		YTD Expenses	
DEPARTMENTS	26/27 Budget	Current FY	Curent FYTD%	
Governing Body	\$ 100,105	\$ 4,814	4.81%	
Administration	1,271,749	89,028	7.00%	
Planning	535,183	35,823	6.69%	
Police Dept	3,499,277	266,142	7.61%	
Fire Dept	2,468,811	233,413	9.45%	
SRFTC	7,656	-	0.00%	
Street Dept	1,507,948	20,304	1.35%	
Parks	537,683	34,134	6.35%	
Events & Comm. Outreach	265,116	45,752	17.26%	
	\$ 10,193,528	\$ 729,411	7.16%	
Fiscal Year Budget	\$ 10,193,528	\$ 729,411		
Unspent Budget Remaining	\$ 9,464,117	92.84%		

ENTERPRISE FUND	Fiscal Year		YTD Expenses	
DEPARTMENTS	26/27 Budget	Current FY	Curent FYTD%	
Sewer Department	\$ 4,598,488	\$ 227,402	4.95%	
	\$ 4,598,488	\$ 227,402	4.95%	
Fiscal Year Budget	\$ 4,598,488	\$ 227,402		
Unspent Budget Remaining	\$ 4,371,086	95.05%		

OUR CASH AND INVESTMENTS

Balances on July 28, 2026 in whole dollars - Bold - As of 6.30.26

CASH & INVESTMENTS BY FUND

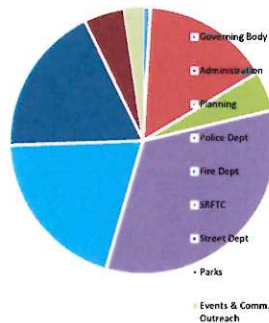
GENERAL FUND	June 2026	July 2026
General Fund	\$ 657,820	\$ 508,968
NCCMT	9,099,511	9,099,511
General Fund Savings	25,013	25,013
TOTAL GENERAL FUND	\$ 9,782,344	\$ 9,633,492
ENTERPRISE FUNDS	June 2026	July 2026
Sewer Fund	\$ 1,533,071	\$ 1,376,026
NCCMT	4,783,413	4,783,413
Sewer Fund Savings	25,015	25,015
TOTAL OTHER FUNDS	\$ 6,341,498	\$ 6,184,454
Fines & Forfeitures Fund	\$ 20,923	\$ 20,923
Police Evidence Acct	114	119
Capital Project Acct	886,005	588,087
TOTAL CASH & INVESTMENTS TOWN-WIDE	June 2026	July 2026
ALL FUNDS	\$ 17,030,884	\$ 16,427,074

Cash:	July-25	July-26
General Fund	\$ 9,901,267	\$ 9,633,492
Sewer Fund	5,526,738	6,184,454
Fines & Forfeitures Fund	100	20,923
Police Evidence Acct	313	119
Capital Account	1,513,845	588,087
	\$ 16,942,263	\$ 16,427,074

Receipts for July 26:

April 2026 Sales Tax	195,900.52
June 26 NCVIS Taxes	35,697.60
June 26 Town Taxes	23,473.61
1st Qtr 26-27 Fire Fees	333,150.00

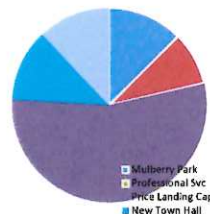
General Fund



Capital Project - Riverfront Project

CP Expenditures	FY Budget	Current Exp
Mulberry Park	\$ 1,162,873.00	\$ 1,134,587.51
Riverwalk II	\$ 1,132,300.20	\$ 367,898.96
Professional Svc	\$ 170,178.95	\$ 4,700.00
Price Landing Cap	\$ 2,500,000.00	\$ 2,269,062.10
New Town Hall	\$ 17,494,785.00	\$ 509,886.52
Cheers St Parking	\$ 337,396.00	
Mulberry Park-PartF	\$ 500,000.00	\$ 500,000.00
Total	\$ 23,297,533.15	\$ 4,786,135.09
CP Revenues	FY Budget	Current Rev
PartF Grant	\$ 500,000.00	\$ 500,000.00
Transfer from GF	\$ 2,982,177.16	\$ 1,148,016.68
SCIF Grant-Riverw	\$ 815,355.99	\$ 372,598.96
SCIF Grant-Mulb	\$ 3,000,000.00	\$ 2,769,062.10
USDA Loan	\$ 16,000,000.00	\$ -
Total	\$ 23,297,533.15	\$ 4,789,677.74

Capital Project



Difference

NCCMT Interest Rate June 25	4.14%
NCCMT Interest Rate July 25	4.30%
NCCMT Interest Rate August 25	4.30%
NCCMT Interest Rate September 25	4.11%
NCCMT Interest Rate October 25	4.13%
NCCMT Interest Rate November 25	3.85%
NCCMT Interest Rate December 25	3.82%
NCCMT Interest Rate January 26	3.68%
NCCMT Interest Rate February 26	3.30%
NCCMT Interest Rate March 26	3.63%
NCCMT Interest Rate April 26	3.50%
NCCMT Interest Rate May 26	3.68%
NCCMT Interest Rate June 26	3.51%



Town Of Shallotte
Expenditure Statement : 2026 - 2027
for Accounting Period 7/31/2026

GENERAL FUND

Dept #	Department	Approp Amount	Activity this Period	Expenditure YTD	Encumbrance YTD	Unencumbered Balance	% Exp. & Enc.
4100	Governing Body	\$100,105.00	\$4,784.44	\$4,784.44	\$29.75	\$95,290.81	4.81
4200	Administration	\$1,271,749.00	\$87,487.85	\$87,487.85	\$1,540.13	\$1,182,721.02	7.00
4300	Planning Department	\$535,183.00	\$35,822.89	\$35,822.89	\$0.00	\$499,360.11	6.69
4400	Events & Community Outreach	\$265,116.00	\$39,941.13	\$39,941.13	\$5,810.84	\$219,364.03	17.26
5100	Police	\$3,499,276.41	\$252,725.76	\$252,725.76	\$13,416.45	\$3,233,134.20	7.61
5300	Fire	\$2,468,811.00	\$216,132.70	\$216,132.70	\$17,280.39	\$2,235,397.91	9.45
5400	SRFTC	\$7,655.76	\$0.00	\$0.00	\$0.00	\$7,655.76	0.00
5600	Streets	\$1,507,948.00	\$20,304.46	\$20,304.46	\$0.00	\$1,487,643.54	1.35
5700	Parks	\$537,683.49	\$34,134.39	\$34,134.39	\$0.00	\$503,549.10	6.35
Total Fund	GENERAL FUND	\$10,193,527.66	\$691,333.62	\$691,333.62	\$38,077.56	\$9,464,116.48	7.16



Town Of Shallotte
Expenditure Statement : 2026 - 2027
for Accounting Period 7/31/2026

ENTERPRISE FUND		Approp Amount	Activity this Period	Expenditure YTD	Encumbrance YTD	Unencumbered Balance	% Exp. & Enc.
Dept #	Department						
8200	Sewer	\$4,598,488.00	\$209,558.53	\$209,558.53	\$17,843.10	\$4,371,086.37	4.95
Total Fund		\$4,598,488.00	\$209,558.53	\$209,558.53	\$17,843.10	\$4,371,086.37	4.95
Grand Total		\$14,792,015.66	\$900,892.15	\$900,892.15	\$55,920.66	\$13,835,202.85	6.47

August P & R Report

July Recap

- 🦊 Weekly concerts continue to have great attendance, positive feedback, and happy crowds!
- 🦊 **250th Celebration:** Staff worked with the Marine Corps on the Town's celebration at the park. Staff and Board members showed great support for the event.
- 🦊 Continued working with all departments on website updates, social media, and public information requests, including:
 - Job postings
 - Wastewater Report
 - Planning & Zoning applications
 - CodeRED updates
 - Market applications
 - Weekly event and concert promotions
- 🦊 Attended a Body Camera webinar with staff and the Police Department.
- 🦊 Completed staff evaluations.
- 🦊 **Keep Brunswick County Beautiful:** Met with potential board members and discussed Town representation.
- 🦊 Coordinated with Civic on a staff appreciation lunch celebrating Parks & Recreation Month.
- 🦊 Worked with Tourism on the Smith Avenue funding request and audit reports.

- 🦎 **Signage Projects:** Met with The Sign Shoppe to finalize ongoing Smith Avenue, Price Landing, and Gardens projects.
- 🦎 **CodeRED:** Continued updating the website and marketing materials. Staff are researching and learning the new CodeRED portal and dashboard.

AND MORE! 😊

TOWN OF SHALLOTTE

Come Together. Celebrate Together.



UPCOMING EVENTS



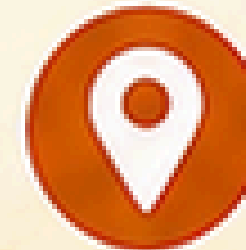
HARVEST FEST MARKET



SEPTEMBER 19, 2026



9:00 AM TO 2:00 PM



THE RIVERWALK



SPOOKTACULAR HALLOWEEN EVENT



OCTOBER 27, 2026



6:00 PM



THE RIVERWALK



HARVEST TO HOLIDAY Market Fest



NOVEMBER 14, 2026



9:00 AM TO 2:00 PM



THE RIVERWALK



HOLIDAY FEST Kringle Market



DECEMBER 19, 2026



9:00 AM TO 2:00 PM



THE RIVERWALK

VISIT [TOWNOFSHALLOTTE.ORG](https://www.townofshallotte.org)

FOR MORE INFORMATION



MEMORANDUM

TO: BOARD OF ALDERMEN
FROM: MIMI GAITHER, TOWN MANAGER
SUBJECT: MANAGER'S REPORT - AUGUST 2026 MEETING
DATE: 7.31.26

- Town Concert 7.2.26
- TH Closed 7.3.26
- Worked on staff evaluations 7.7.26-7.8.26
- Teams Meeting with McGill and Matt 7.9.26
- Powell Bill review with Town Clerk 7.14.26
- Review Evaluations with HR 7.14.26
- Met with Alan Lewis 7.15.26
- Met with Town Attorney 7.15.26
- Municipal Chiefs Meeting 7.17.26
- Retirement Part for Debra 7.14.26
- Performed Staff Evaluations 7.20-7.21.26
- Phone Conference with Samet 7.22.26
- W/ McGill re Cinderella ie punchlist and descoping 7.27.26
- BOA Workshop with Creech & Samet re redesign 7.28.26
- Staff Meeting 7.30.26
- County Municipal Breakfast 7.31.26

Project Update – Price Landing

Another walk through was done at Price Landing regarding the items on the punch list. The engineer and staff have found that Cinderella still have not completed the punch list.

On July 30, 2026, the Town issued a formal project close-out letter to Cinderella Partners. The letter advises the contractor that the Town is exercising its contractual right to assume responsibility for the remaining punch list work due to Cinderella's failure to complete the outstanding items despite multiple extensions and assurances.

The letter also formalizes a Work Change Directive removing the remaining unfinished work from the contract, assesses additional liquidated damages for continued delays, and establishes the revised final contract balance. Final payment will not be released until the contractor submits the required executed Contractor's Final Affidavit and Waiver of Lien.

Town staff is capable of completing the remaining punch list items in-house, allowing the project to be fully closed out while preserving all contractual rights and remedies available to the Town.

Town Hall Complex

At the Town's workshop on 7.28.26, the BOA moved to continue with the preconstruction services to include finishing design and that enables Samet to send out scope packages on major components like windows, HVAC, etc. in an effort to reduce costs even more. The BOA kept the square footage at 29,063 but still eliminated the EOC, gym, lighthouse stairway, and other interior revisions bringing the price down to 15.8 million. This brings price per square foot to \$543.65 where industry standard, according to Samet, is \$600-\$700 per square foot. They also indicated that there are more cost savings and will be looking at those soon.

Town of Shallotte Mayor Report

To: Board of Aldermen
From: Art Dornfeld Mayor
cc:
Date: 4 August 2026
Re: Mayor report for July 2026

July 2- Attended first concert Mulberry Park

July 7- BOA Meeting

July 8- Attended Brunswick County Veterans coalition

July 10- Quarry rd. fire Command center

July 11- Guest speaker and participant in Flag Retirement ceremony

July 16- Brunswick County Local Emergency Planning Committee Meeting

July 17- Municipality Fire Chief meeting

July 21- Attended Meeting with Dan, Robert, and Hal Workman

July 28- BOA workshop

July 31- Municipal Breakfast with Brunswick County Odell Williamson

SHALLOTTE BOARD OF ALDERMEN

REGULAR MEETING

July 7, 2026

5:15 P.M.

The Shallotte Board of Aldermen met for a regular meeting on July 7, 2026 at 5:15 p.m. in the meeting chambers located at 110 Cheers Street with Mayor Art Dornfeld presiding.

Aldermen present: Gene Vasile, Bobby Williamson, Larry Harrelson and Jimmy Bellamy

Aldermen absent: Karmen Custer

Staff present: Mimi Gaither, Robert Waring, Brandon Eaton, Natalie Goins, Isaac Norris, Jeremy Dixon, Paul Dunwell, Dan Formyduval, and Attorney Laura Thompson.

I. CALL TO ORDER

Mayor Dornfeld called the meeting to order. A motion was made by Jimmy Bellamy, seconded by Gene Vasile, to open the meeting. Motion carried 4 yes 0 no.

II. INVOCATION & PLEDGE

Rev. Mark Betti delivered the invocation, utilizing a prayer by Archbishop John Carroll, followed the Board and audience reciting the Pledge of Allegiance.

III. CONFLICT OF INTEREST

Mayor Dornfeld asked if any member of the Board had a conflict of interest or the appearance of a conflict of interest with regard to any item on the agenda. None identified.

IV. AGENDA AMENDMENTS & APPROVAL OF AGENDA

A motion was made by Gene Vasile, seconded by Bobby Williamson, to make the following amendments and approve the amended agenda:

Under VII. Consent Agenda, add D. Budget Adjustment BA-26-27-1

Motion carried 4 yes 0 no.

V. PUBLIC COMMENTS

Aaron Hewett – 4 Fairway Drive

Asked how funds previously allocated for recycling services will be used following the discontinuation of curbside recycling.

Questioned the recent \$1.96 sewer rate increase.

Expressed concerns regarding hazardous traffic conditions in the Brierwood area.

Larry Pawlowski – 3 Edinburgh Drive

Requested that the Town install a public recycling collection bin following the discontinuation of curbside recycling service.

Expressed concerns about traffic at the intersection of Main Street and U.S. Highway 17.

Requested the installation of a "No Parking" sign along Frontage Road near Chick-fil-A.

VI. DEPARTMENT

1. POLICE

Police Chief Jeremy Dixon reminded the public not to leave keys in unlocked vehicles, following recent vehicle thefts. He also recognized Lieutenant Ferguson on his recent election to the DARE board, noting his active involvement with the program.

2. FIRE

Fire Chief Paul Dunwell reported the completion of a multi-year PFAS mitigation effort.

3. PLANNING

4. PUBLIC UTILITIES

5. FINANCE

6. PARKS & RECREATION

7. ADMINISTRATION

Town Manager Mimi Gaither updated the Board on the Price Landing project, reporting that Cinderella had not completed the punch list by the required deadline and continued to accrue liquidated damages. The Board discussed the possibility of descoping Cinderella's work from the north parking lot. Following discussion, Gene Vasile made a motion, seconded by Larry Harrelson, to authorize the Town Manager to descope the contractor when necessary and to limit payment to no more than \$161,158.77. The motion carried 4 yes 0 no.

She also noted that a meeting with Samet and Creech and Associates has been scheduled for July 28, 2026 at 5:00 p.m. to discuss cost saving options for the new town hall project.

8. MAYOR

VII. CONSENT AGENDA

A motion was made by Bobby Williamson, seconded by Gene Vasile, to approve the following consent agenda items. Motion carried 4 yes 0 no.

- A. June 2, 2026 Regular Meeting Minutes
- B. June 18, 2026 Budget Public Hearing Minutes
- C. Direct the Clerk to “Investigate the Sufficiency Thereof and to Certify the Result of the Investigation” for the Following Annexation Request:
Annexation Petition: ANX 26-11
Parcel ID: 21400001
OI Investment Properties, LLC
98.035 Acres +/-
- D. Budget Adjustment BA 26-27-1 (\$3,483.53)

VIII. PUBLIC HEARING (Quasi-judicial)

1. SUP 26-10 (2159 Ocean Hwy Outdoor Storage)

- 1. A motion was made by Jimmy Bellamy, seconded by Bobby Williamson, to open the public hearing. Motion carried 4 yes 0 no.

Town Planner, Brandon Eaton, gave an overview of the special use permit, submitted by Ryan Ware of Hulland, LLC for a proposed outdoor storage facility, located at 2159 Ocean Hwy W.

2. Town Clerk Natalie Goins administered the oath to Brandon Eaton (Town Planner), Tommy Scheetz (Headwaters Engineering of the Cape Fear, PLLC), and Ryan Ware (Hulland, LLC).

Mr. Scheetz entered into evidence a response letter addressing each required finding of fact and outlining how the application meets the standards for approval of the Special Use Permit.

3. Public Comments/Questions

4. A motion was made by Jimmy Bellamy, seconded by Gene Vasile, to close the public hearing. Motion carried 4 yes 0 no.

5. Board Comments/Questions

Alderman Williamson asked for clarification of "outdoor storage". Mr. Scheetz explained that the proposed project is for a fenced, outdoor storage yard for items such as RVs, boats, trailers, etc.

Alderman Harrelson asked about the location. Planning Director Robert Waring stated it is between Red Bug Road and Cumbee Road.

Alderman Vasile inquired whether vehicle washing would be permitted on premises. Mr. Scheetz indicated no wash down area was currently planned, and that any runoff would be directed to the storm water pond.

6. Mayor Dornfeld read the Findings of Fact into the record, noting compliance with each of the applicable standards. A motion was made by Gene Vasile, seconded by Bobby Williamson, to approve the Specific Findings of Fact. Motion carried 4 yes 0 no.

7. Planning Director, Robert Waring, read the imposed special conditions. The applicant affirmed agreement with the conditions of approval.

8. A motion was made by Larry Harrelson, seconded by Gene Vasile, to approve SUP 26-10. Motion carried 4 yes 0 no.

2. TXT 26-09 (Vehicle Stacking)

1. A motion was made by Bobby Williamson, seconded by Gene Vasile, to open the public hearing. Motion carried 4 yes 0 no.

Town Planner, Brandon Eaton, presented the proposed amendment which would establish minimum vehicle stacking standards which are designed to prevent vehicles that are queued in drive-thru lanes or similar stacking areas from impacting vehicular circulation of a site or adjacent roadways.

2. Public Comments/Questions

3. A motion was made by Gene Vasile, seconded by Bobby Williamson, to close the public hearing. Motion carried 4 yes 0 no.

4. Board Comments-Questions

5. A motion was made by Gene Vasile, seconded by Bobby Williamson, to approve the Board of Aldermen Statement of Consistency. Motion carried 4 yes 0 no.

6. A motion was made by Bobby Williamson, seconded by Gene Vasile, to approve Ordinance 26-09 amending the Town of Shallotte Unified Development Ordinance, specifically Article 20, Section 11. Motion carried 4 yes 0 no.

IX. CLOSED SESSION

Aldermen present: Gene Vasile, Bobby Williamson, Larry Harrelson and Jimmy Bellamy

Aldermen absent: Karmen Custer

No staff members remained present for the closed session.

- A. A motion was made by Jimmy Bellamy, seconded by Bobby Williamson, to enter Closed Session at 6:30 p.m., pursuant to N.C.G.S. § 143-318.11(a)(6), to discuss a personnel matter. Motion carried 4 yes 0 no.
- B. A motion was made by Gene Vasile, seconded by Jimmy Bellamy, to resume regular session at 6:47 p.m. Motion carried 4 yes 0 no.
- C. A motion was made by Gene Vasile, seconded by Jimmy Bellamy, to approve a 3% COLA and 2% merit increase for Town Manager Mimi Gaither. Motion carried 4 yes 0 no.

X. DISCUSSION

1. Succession Planning

- A. A motion was made by Larry Harrelson, seconded by Bobby Williamson, to accept the Town Manager's retirement notice, effective December 31, 2026. Motion carried 4 yes 0 no.
- B. A motion was made by Gene Vasile, seconded by Bobby Williamson, to approve the external recruitment process for the selection of the next Town Manager. Motion carried 4 yes 0 no.

XI. RECESS

A motion was made by Gene Vasile, seconded by Jimmy Bellamy, to recess until July 28, 2026 at 5:00 p.m. Motion carried 4 yes 0 no.

Respectfully submitted,

Natalie Goins,
Town Clerk



Town of Shallotte

ACTION AGENDA ITEM

2026

TO: Board of Alderman

FROM: Ashley White, Human Resources Manager
EXT. # 1012

ACTION ITEM #:

MEETING DATE: 08/04/2026

DATE SUBMITTED: 07/28/2026

ISSUE/ACTION REQUESTED:

PUBLIC HEARING: ☐ YES ☒ NO

Addition & Amendment of Personnel Policy

1. Article V. CONDITIONS OF EMPLOYMENT
- NEW Section 15. Artificial Intelligence (AI)
Driven Tools in the Workplace
2. Article VIII SEPARATION & REINSTATEMENT
- Section 2. Resignation

BACKGROUND/PURPOSE OF REQUEST:

To update the Personnel Policy by adding guidelines for AI use in the workplace and clarifying the resignation process to ensure consistency and transparency.

FISCAL IMPACT:

BUDGET AMENDMENT REQUIRED: ☐ YES ☒ NO

CAPITAL PROJECT ORDINANCE REQUIRED: ☐ YES ☒ NO

PRE-AUDIT CERTIFICATION REQUIRED: ☐ YES ☒ NO

REVIEWED BY DIRECTOR OF FISCAL OPERATIONS ☐ YES ☒ NO

CONTRACTS/AGREEMENTS:

REVIEWED BY TOWN ATTORNEY: ☐ YES ☒ NO ☐ N/A

ADVISORY BOARD RECOMMENDATION:

TOWN MANAGER'S RECOMMENDATION: - approval no

FINANCE RECOMMENDATION: N/A

ATTACHMENTS:

- 1. Drug and Alcohol Policy (highlighted areas reflect changes to be made)
- 2.
- 3.

<u>ACTION OF THE BOARD OF ALDERMEN</u>		
APPROVED:	☐	ATTEST:
DENIED:	☐	CLERK TO THE BOARD
DEFERRED UNTIL:	_____	_____
OTHER:	SIGNATURE	

ARTICLE V. CONDITIONS OF EMPLOYMENT

Section 15. Artificial Intelligence (AI) Driven Tools in the Workplace

This policy establishes guidelines for the responsible, ethical, and secure use of Artificial Intelligence (AI) tools by employees of the Town of Shallotte. The intent is to support innovation and efficiency while ensuring compliance with applicable laws, protecting sensitive information, and maintaining public trust.

Purpose

The purpose of this policy is to establish guidelines for the appropriate use of artificial intelligence (AI) in the workplace, including the use of Generative AI (GAI) and Algorithmic (AAI) tools.

Scope

This policy applies to all Town of Shallotte employees who utilize AI tools to perform or assist in the performance of any job-related work activities without regard to the location of the AI user at the time they use the AI tools.

Definitions

- Algorithmic AI (AAI) – a technology that analyzes data with machine-learning algorithms and can make decisions or predictions based on the data.
- AI Tool – any application (app), software, or system that can independently change its own analytical methods and utilizes artificial intelligence (including Generative and Algorithmic AI), machine learning, or other advanced algorithms to perform tasks, analyze data, or make (or assist in making) decisions.
- Generative AI (GAI) – a technology that can create new content in response to prompts, including but not limited to text, speech, and images (e.g. ChatGPT, Copilot, and Bard)

Policy

The use of AI in the workplace should not be used as a substitute for human input and should never be the sole source for information. Employees should only use the AI tools in circumstances when they assist the employee in performing their job-related tasks by enhancing productivity, efficiency, and decision making. For example, AI tools can be helpful aids in sorting, ranking, and evaluating large quantities of documents and information.

- Employees should only utilize AI tools for work-related purposes.
- Employees should exercise sound judgment when selecting AI tools for work-related purposes and should consult their supervisor if they are unsure whether an AI tool is appropriate for a particular task.
- Employees shall not input or upload confidential, sensitive, or protected information.
- AI prompts, inputs, outputs, and related records created in the course of Town business may constitute public records and must be retained in accordance with applicable public records and records retention laws.
- Employees may be required to complete training on AI use and data security.
- Employees must comply with all Town personnel policies including those regarding discrimination, harassment, and other such policies when utilizing AI tools.

- AI tools should not be used blindly for decision making and/or for the creation of content and should never be relied upon for important inquiries. All AI responses must always be carefully verified by the employee.
- Employees must recognize the limitations of AI tools, avoid over-reliance on AI-generated information, and carefully review all output for accuracy, completeness, and potential bias before using or distributing it.
- Supervisors should not use AI tools to make final decisions regarding hiring, discipline, termination, or promotions.

Procedures

1. Employees are encouraged to report any violations of this policy to supervisors, Department Heads or Human Resources.
2. The Town reserves the right to take corrective action where necessary against employees who engage in prohibited or unlawful AI conduct, up to and including dismissal from employment.
3. When AI-generated content is published or distributed as an official Town document or public communication, employees should ensure the content has been thoroughly reviewed for accuracy and disclose AI assistance when required by law, regulation, or Town policy.

ARTICLE VIII. SEPARATION AND REINSTATEMENT

Section 2. Resignation

~~An employee may resign by submitting the reasons for resignation and the effective date in writing to the immediate supervisor as far in advance as possible.~~ Employees are expected to submit resignations in writing and include their intended last day of employment to their immediate supervisor as far in advance as possible. In all instances, the minimum notice requirement is two calendar weeks. Failure to provide minimum notice shall result in forfeit of payment for accumulated vacation unless the notification requirement is waived upon recommendation of the Department Head and approval by the Town Manager. Thirty days' notice is expected of Department Heads and the Town Manager.

Three consecutive days of absence without contacting the immediate supervisor or Department Head may be considered to be a voluntary resignation. Sick leave will only be approved during the final two weeks of a notice with a physician's certification or comparable documentation.

If an employee verbally resigns or abandons their position, the Department Head or Human Resources shall document the separation and provide written confirmation to the employee within three (3) business days.

Rescission of Resignation

An employee may not withdraw or rescind a resignation unless approved by the Town Manager. Any request to withdraw or rescind a resignation shall be subject to the sole discretion of the Town Manager.

Exit Meeting

Resigning employees may be offered a voluntary exit meeting. Departments are responsible for ensuring that all Town-issued property is returned prior to separation. Employees who fail to return any Town-issued property may be deemed ineligible for rehire and may be subject to appropriate legal action by the Town.

Forwarding address & Final Pay

Departing employees will be asked to confirm their forwarding address to ensure that benefits and tax information are received in a timely manner. Payment of accrued leave will be made in accordance with the Town's Personnel Policy and applicable North Carolina law.



Town of Shallotte Board of Aldermen
ACTION AGENDA ITEM
2026

Section VIII, Item 1.

TO: Board of Aldermen

ACTION ITEM #: REZ 26-01

MEETING DATE: 08-04-2026

FROM: Brandon Eaton, Planner II

DATE

SUBMITTED:

ISSUE/ACTION REQUESTED:

Request Board's review and decision on rezoning petition REZ #26-01 and supporting documentation.

PUBLIC

HEARING:



YES



NO

BACKGROUND/PURPOSE OF REQUEST:

Gloria Bell has submitted a petition for rezoning of property located at 4740 Leona's Way SW (PID # 21300048).

The property owner has requested that this parcel be zoned Residential Agricultural Manufactured Home (RAM-15). The property is currently zoned Residential Agricultural (RA-15).

The site is comprised of one parcel fronting Leona's Way, containing an existing single-family home.

The Town's Future Land Use Map identifies the area as "Low Density Residential."

The proposed zoning is consistent with future land use map.

The surrounding properties are zoned as follows:

North - PUD

South – CO-NC

East – RAM-15

West – RA-15

The Board may:

Vote to approve the rezoning as proposed; or

Vote to deny the rezoning as proposed; or

Continue the item until additional information is presented.

FISCAL IMPACT:

BUDGET AMENDMENT REQUIRED:

☐ YES

☒ NO

CAPITAL PROJECT ORDINANCE REQUIRED:

☐ YES

☒ NO

PRE-AUDIT CERTIFICATION REQUIRED:

☐ YES

☒ NO

REVIEWED BY FINANCE DIRECTOR

☐ YES

☒ NO

CONTRACTS/AGREEMENTS:

REVIEWED BY TOWN ATTORNEY:

☐ YES

☒ NO

☐ N/A

ADVISORY BOARD RECOMMENDATION:

The Planning Board voted to recommend approval at their July 14, 2026, meeting.

STAFF RECOMMENDATION:

Staff recommends Board approval of the proposed zoning map amendment (rezoning).

FINANCE RECOMMENDATION: NA

ATTACHMENTS:

1. Map Amendment Petition
2. Area Map
3. Low Density Residential Description
4. Permitted Use Table (RAM-15 Uses)
5. Planning Board Statement of Consistency
6. Draft BOA Statement of Consistency

ACTION OF THE BOARD OF ALDERMEN

APPROVED:

☐

ATTEST:

CLERK TO THE BOARD

DENIED:

☐

**DEFERRED
UNTIL:**

SIGNATURE

OTHER:



REZONING PETITION

Official Section VIII, Item 1.

P&Z #: _____
Date Rec'd: Jun 10 2026
Rec'd By: _____
Amount Paid: \$ 330 cash *PK*

Town of Shallotte • PO Box 2287, Shallotte, NC 28459 • 106 Cheers Street, Shallotte, NC 28470 • Phone: (910) 754-4032 • Fax: (910) 754-2740

All petitions for rezoning must be complete and accompanied by the application fee of \$330.00 (150.00 plus a \$180.00 advertising fee), payable in cash or by check made to the Town of Shallotte. Applicants will also be responsible for any additional advertising costs, which will be billed at a later time. All fees must be paid in full before an application will be submitted for review by the Planning Board or Board of Aldermen. Applicants are responsible for attending all Planning Board and Board of Aldermen meetings where this application will be considered.

A rezoning is a change in the zoning of a tract of land. Rezoning is also known as map amendments and are amendments to the Unified Development Ordinance (UDO). Article 9 of the UDO describes the zoning districts within the Town's zoning jurisdiction. Article 10 identifies which uses are allowable in each zoning district and whether a use is permitted by right or as a conditional use. Article 4 describes the procedures for amending the UDO.

Project Name (if applicable):

SECTION 1: APPLICANT INFORMATION

Petitioner Name: Gloria Bell

Mailing Address: 4704 Leonas way SW Shallotte N.C 28470

Phone: 910-540-5504 Fax: _____ Email: gloriabell7026@gmail.com

SECTION 2: PROPERTY OWNER INFORMATION (if different from above)

Owner Name(s):

Mailing Address:

Phone: _____ Fax: _____ Email: _____

SECTION 3: PROPERTY INFORMATION

Street Address and/or Description of Location: ~~4704~~ 4740 Leonas way SW Shallotte N.C. 28470

Parcel Tax ID #(s): 21300048 Total Site Acres or Square Feet: 2.19 acres

Current Zoning District(s): RA15

Proposed Zoning District(s): RAM15

NOTE: If any portion of a proposed zoning district boundary does not follow an existing property line, the petition must include fifteen (15) 24" x 36" maps prepared by a licensed surveyor providing bearings and distances of such zoning district boundaries.

SECTION 4: LAND USE COMPATIBILITY ANALYSIS

Future Land Use Map designation:

Is the proposed zoning consistent with the Land Use Plan? ☒ YES ☐ NO

Please explain why the proposed zoning is or is not consistent with the Land Use Plan and other adopted plans (use additional sheets as necessary):

Currently property is RM 15. Try to go to RAM 15.
The density the same. Nothing is gonna change

SECTION 5: STATEMENT OF REASONABLENESS

Please describe why the proposed rezoning is reasonable, including how it is appropriate in relation to its surroundings and how it benefits the town and the neighboring properties (use additional sheets as necessary):

Reasonable to put a mobile home on this property
for my daughter. I and another have mobile home
here. one is a single wide the other a double wide
on Leons way.

SECTION 6: SUPPLEMENTAL INFORMATION REQUIRED

Each rezoning petition use must include:

- ☒ An application fee of \$330.00 in cash or check made payable to the Town of Shallotte.
- ☐ If any portion of a proposed zoning district boundary does not follow an existing property line, the petition must include three (3) paper maps and one (1) digital copy (PDF, CAD, or GIS file) prepared by a licensed surveyor providing bearings and distances of such zoning district boundaries.
- ☐ A notarized letter of authorization, if acting as the agent for the property owner(s).

SECTION 7: APPLICANT/OWNER SIGNATURE

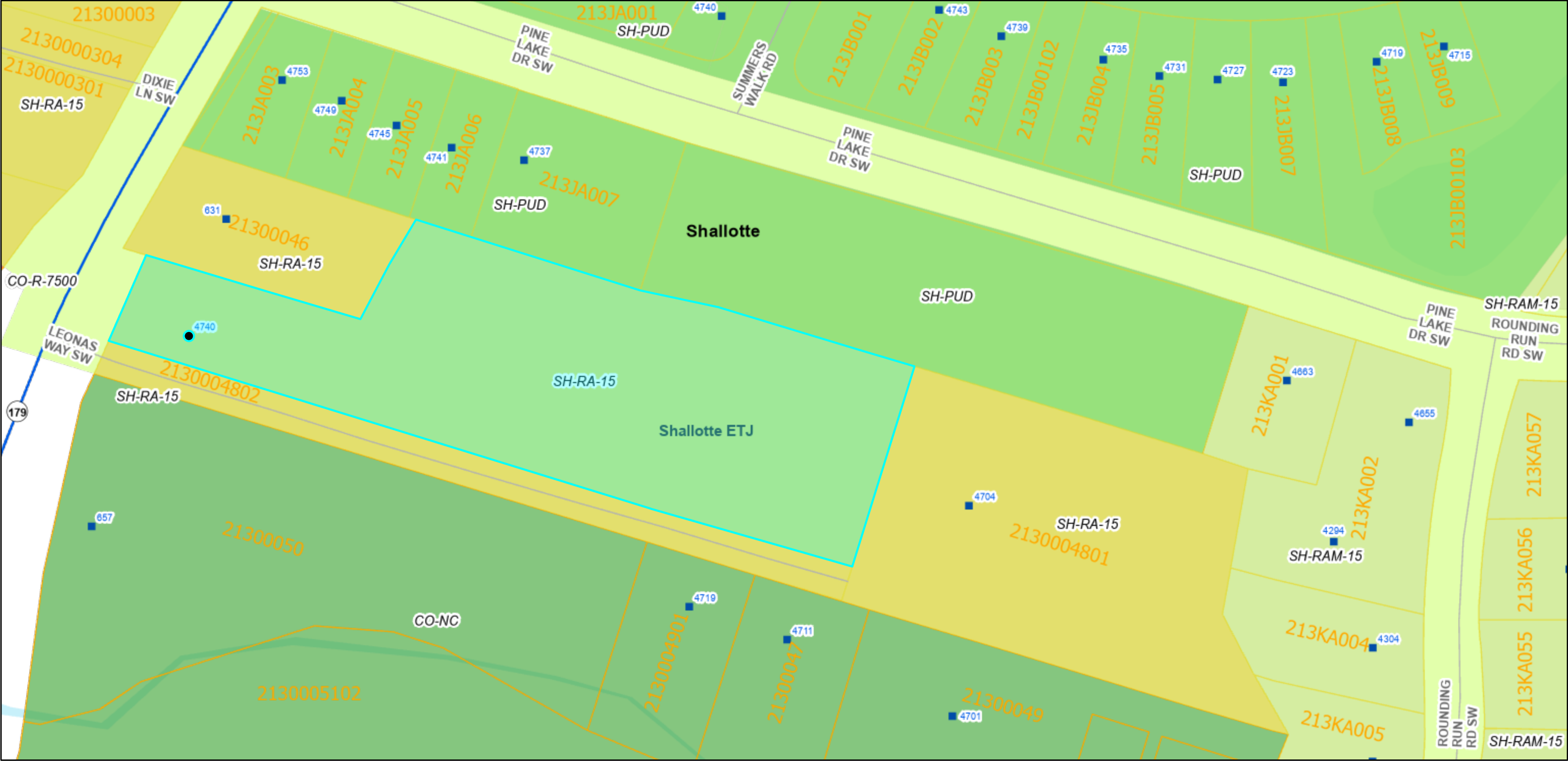
In filing this Rezoning Petition, I hereby certify that I am authorized to submit this application and that all of the information presented in this application is accurate to the best of my knowledge, information, and belief.

Signature: Gloria BellDate: 6-10-26**Official Use Only**

Planning Board Hearing Date: _____ Recommendation: _____ Staff: _____

Board of Aldermen Hearing Date: _____ Action: _____ Staff: _____

Brunswick County GIS Data Viewer



6/23/2026, 10:48:39 AM

Zoning

SH-RA-15

CO-NC

CO-R-7500

SH-PUD

Municipalities

Shallotte City

Shallotte ETJ

Roads

NC Hwy

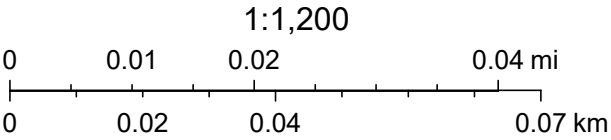
Minor

Addresses

Other

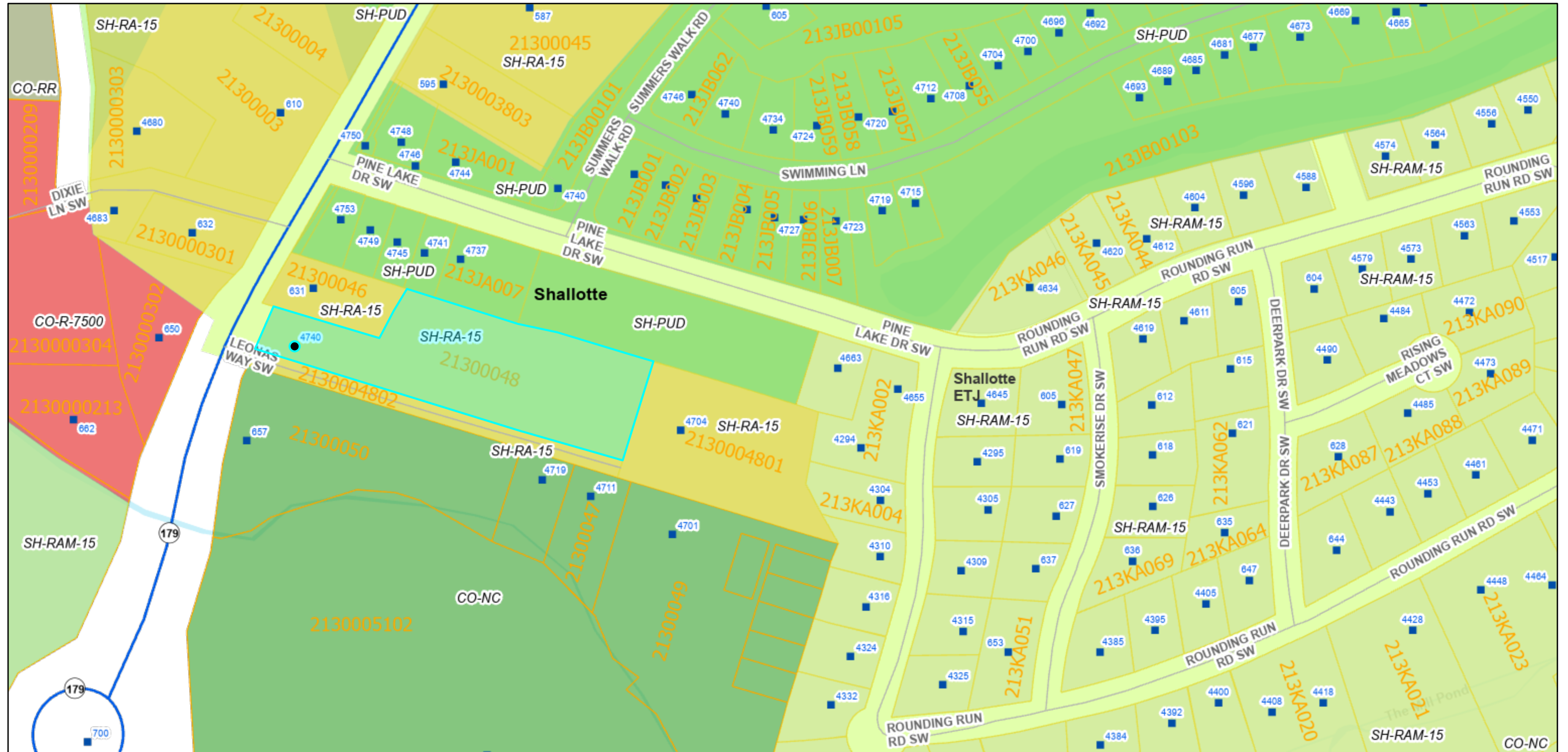
Parcels

County Boundary



Brunswick County GIS Data Viewer

Section VIII, Item 1.



6/23/2026, 10:50:23 AM

Zoning

 CO-NC

 CO-R-7500

CO-RR

SH-PLID

SH-RA-15

SH-RAM-15



 County Boundary

Parcels

Municipalities

 Shallotte City

Shallotte ETJ

Roads

— NC Hwy

Minor

- Addresses

1:2,400

A horizontal number line with two scales. The top scale is in miles (mi) with major ticks at 0, 0.02, 0.04, and 0.09. The bottom scale is in kilometers (km) with major ticks at 0, 0.04, 0.07, and 0.15. The line is divided into 10 equal segments by 11 tick marks.

LOW DENSITY RESIDENTIAL

Low density residential land uses are located at the fringe of the planning boundary, generally beyond the existing Town ETJ and in areas without direct access to primary roads. These areas are typically rural in nature with an existing low density residential development pattern. Water and sewer services are often not available in these areas. Appropriate uses include single-family residences, manufactured homes, agriculture and forestry activities, and neighborhood-scale institutional facilities. Commercial and industrial uses are generally inappropriate in these areas, as are large institutions and other significant traffic generators. Target densities are between zero (0) and three (3) dwelling units per acre.

Desired Uses:

- Single-family residential uses
- Recreation, parks, and open space

Low Density Residential

Inappropriate Uses:

- Non-residential development
- Multi-family residential uses
- Two-family residential uses

Desired Density:

- Residential uses: 3 dwelling units per acre

Table 10-2: Table of Permitted Uses

PERMITTED USES	MF-14/10/6	R-10	RM-10	R-15	RA-15	RAM-15	CB	HB	CW	B-2	O/I	LI	HI	C	PUD
RESIDENTIAL – HOUSEHOLD LIVING															
DWELLING, MULTI-FAMILY (MAJOR) [pursuant to 10-3(K)]	CZ	CZ	CZ				CZ	CZ	CZ	CZ					P
DWELLING, MULTI-FAMILY (MINOR) [pursuant to 10-3(K)]	P	CZ	CZ				CZ	CZ	CZ	CZ					P
DWELLING, SINGLE-FAMILY (excluding manufactured homes)	P	P	P	P	P	P	CZ	CZ	CZ	CZ	P				P
DWELLING, (DUPLEX)	P	P	P												P
DWELLING, (TOWNHOUSE)	P	P	P								P				P
MANUFACTURED HOME, CLASS A [pursuant to 10-3(V)]			P			P									
MANUFACTURED HOME, CLASS B [pursuant to 10-3(V)]			P			P									
MANUFACTURED HOME PARK [pursuant to 10-3(W)]			CZ			CZ									
RESIDENTIAL CLUSTER DEVELOPMENT [pursuant to Article 13]	CZ	CZ		CZ			CZ	CZ	CZ						CZ
Residential Micro-grid Solar Collector Battery Storage System (pursuant to Article 31)	P														
RESIDENTIAL – GROUP LIVING															
ADULT CARE HOME	CZ									CZ	CZ				
ALCOHOL AND/OR SUBSTANCE ABUSE REHABILITATION FACILITIES, RESIDENTIAL (Six or fewer residents)		P	P	P	P										
ASSISTED LIVING RESIDENCE	CZ							CZ		CZ	CZ				CZ
FAMILY CARE HOME	P	P	P	P	P	P		CZ	CZ	CZ	P				P
MULTI-UNIT ASSISTED HOUSING WITH SERVICES	CZ							CZ		CZ	CZ				CZ
NURSING HOME	CZ							CZ		CZ					P
ACCOMMODATION SERVICES															
BED AND BREAKFAST	S	S	S	S	S	S	S	S	S	S	S				S
MOTELS/HOTELS [pursuant to 10-3(AA)]							S	S	S	S					
TRAVEL TRAILER AND RECREATIONAL VEHICLE PARKS/CAMPGROUNDS [pursuant to 10-3(NN)]	S		S			S				S					
PUBLIC & CIVIC															
ALCOHOLIC BEVERAGES PACKAGED, RETAIL							P	P							
AMBULANCE SERVICE/RESCUE SQUAD								P		P	P	P	P	P	
BOAT RAMPS									S						
NON-MOTORIZED (CANOES, KAYAKS, BOAT LAUNCH)							S								
BUILDINGS, GOVERNMENTAL	P	P	P	P	P	P	P	P	P	P	P	P	P		P
CEMETERY [pursuant to 10-3(F)]					S	S				S					S
CHURCH	S	S	S	S	S	S	S	P	P	P					P
CIVIC, CHARITABLE, POLITICAL, FRATERNAL, SOCIAL, AND RELIGIOUS ORGANIZATIONS							P	P		P	P				
GAZEBO/PIERS/DOCKS, COMMUNITY ¹ [pursuant to 10-3(O)]	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
GAZEBO/PIERS/DOCKS, PRIVATE ¹ [pursuant to 10-3(P)]	P	P	P	P	P	P	P	P	P	P	P	P	P	S	P
GAZEBO/PIERS/DOCKS, PUBLIC ¹	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
HOSPITALS			P					P		P					
NATURE OBSERVATION POINTS	S	S	S	S	S	S	S	S	S	S	S			S	

¹As permitted by CAMA.

PERMITTED USES	ME-14/10/6	R-10	RM-10	R-15	RA-15	RAM-15	CB	HB	CW	B-2	O/I	LI	HI	C	PUD
PARKS, PLAYGROUNDS, AND RECREATION CENTERS, OWNED AND OPERATED BY NON-PROFIT CIVIC ORGANIZATIONS [pursuant to 10-3(FF)]	P	P	P	P	P	P	P	P	P	P	P	P	P	S	P
PARKS, PLAYGROUNDS, AND RECREATION CENTERS, MUNICIPALLY OWNED	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
PARKS AND RECREATION AREAS (other governmental) [pursuant to 10-3(GG)]	P	P	P	P	P	P	P	P	P	P	P	P	P	S	P
SCHOOL, PUBLIC AND PRIVATE	S	S	S	S	S	S	S	P		P					S
US POSTAL SERVICES							S	P		S		P			S
RECREATION, ENTERTAINMENT, AND PUBLIC ASSEMBLY															
ADULT AND SEXUALLY ORIENTED BUSINESSES [pursuant to Article 24]													S		
BILLIARD AND POOL HALLS								S		S					
BOWLING ALLEYS								P		P					
RECREATIONAL FACILITY (INDOOR-PRIVATE)							S	P	P	P	P				
DANCE HALLS										P					
DRIVE-IN THEATERS										S					
ELECTRONIC GAMING OPERATION [pursuant to 10-3(L)]												S			
ENTERTAINMENT ESTABLISHMENTS (GAMES, AMUSEMENT CENTERS, ETC.)							S	P		P					
EVENT VENUE – INDOOR-ONLY [pursuant to 10-3(M)]							CZ	P		P					P
EVENT VENUE – LARGE-SCALE INDOOR/OUTDOOR [pursuant to 10-3(M)]					CZ			P		P					P
GOLF COURSE, MINIATURE								S		S					
GOLF DRIVING RANGE								S		S					
GOLF, SWIMMING, AND TENNIS CLUBS [pursuant to 10-3(Q)]	S	S		S	S	S	S	P	S	P					S
HEALTH CLUBS							S	P	P	P					P
INDOOR THEATER							P	P		P					
MARINA [pursuant to 10-3(X)]	S	S	S	S	S	S	S		P						S
RECREATION FACILITY, PRIVATE							S	S	S			S			S
SKATING RINKS								S		S					
VIDEO ARCADES							S	P		P					
COMMERCIAL SALES AND RENTALS															
ANTIQUE SHOPS							P	P	P	P	S				
ARTIST AND CRAFTSMAN STUDIOS, DISPLAYS, OR SHOPS							P	P	P	P					P
AUTOMOBILE AND TRUCK DEALERS								S		S		P			
AUTOMOBILE PARTS AND SUPPLY STORE								P		P					
AUTOMOBILE (INCLUDING TRUCKS) AND/OR TRAILER RENTALS							S	S		S					
BANKS, FINANCIAL INSTITUTIONS							P	P	P	P					P
BOAT SALES AND SERVICE								P	P	P					
BOAT STORAGE								S	S	S					
BOOK STORES							P	P		P					
BUILDING MATERIALS SALES AND STORAGE								S		S		P			
CARPET AND RUG DEALERS							S	P		P		P	P		
CELLULAR TELEPHONE STORES							P	P		P	P				
CLUB, PRIVATE							S			S					
COFFEE SHOPS							P	P		P					

PERMITTED USES	MF-14/10/6	R-10	RM-10	R-15	RA-15	RAM-15	CB	HB	CW	B-2	O/I	LI	HI	C	PUD
CONVENIENCE FOOD STORES								P		P		P			P
CONVENIENCE STORES WITH EXISTING GAS PUMPS							S	P		P					P
CONVENIENCE STORES (NEW CONSTRUCTION) WITH GAS PUMPS								P		P					
CONSIGNMENT SHOPS, USED MERCHANDISE							P	P		P	P				
COMPUTER AND ASSOCIATED EQUIPMENT STORES							P	P		P					
ELECTRICAL AND ELECTRICAL MACHINERY, EQUIPMENT AND SUPPLIES								S		S		P			
FARMER'S MARKET							S	P		P		P			
FLEA MARKETS/VENDOR MARKETS							S	S		S		P			
FLORIST SHOPS							P	P	P	P					P
FOOD STORES (less than 5,000 SF)							P	P		P					P
FOOD, BEVERAGE, & CRAFT BREWING PROCESSING AND PRODUCTION WITH RETAIL SALES							P	P	P	P					
FUEL AND ICE DEALERS												S	S		
FURNITURE AND FIXTURES							S	P		P		P			
GAS COMPANIES												P	P		
GLASS AND MIRROR REPAIR SALES								P		P		P	P		
GROCERY STORES (5,000 SF or greater)							S	P		P					
HARDWARE STORES							S	S		S		P			P
ICE CREAM PARLORS AND LIKE ESTABLISHMENTS							P	P		P					
ICE VENDING MACHINES (AUTOMATIC)								P		P					
LAWN AND GARDEN STORES							P	P		P					
LEATHER PRODUCTS (no tanning)							P	P		P					
LUMBER AND WOOD PRODUCTS, SALES [pursuant to 10-3(T)]							S	S		S		P	P		
MANUFACTURED HOME SALES AND SERVICE										S					
MEASURING, ANALYZING, CONTROLLING, AND OPTICAL GOODS, WATCHES, CLOCKS							P	P		P		P			
MICROBREWERY (5,000 SF or less and production of less than 1,000 barrels per year)							P	P							
MOTION PICTURE PRODUCTION AND DISTRIBUTION												P	P		
MOTORCYCLE SALES AND SERVICES								S		S					
OUTDOOR STORAGE FACILITY [pursuant to 10-3(CC)]								S							
PAWNSHOP OR USED MERCHANDISE STORE								P		P					
PET SALE & SUPPLIES (excluding kennel activities, breeding operations, and/or outside storage of animals)							P	P		P					
POTTERY AND RELATED PRODUCTS							P	P	P	P		P			
PRINTING AND PUBLISHING ESTABLISHMENTS							S	S		S		P	P		
PRINTING, COMMERCIAL							S	S		S		P	P		
RE-UPHOLSTERY AND FURNITURE REPAIR								P		P		P	P		
RECREATIONAL VEHICLE AND UTILITY TRAILER SALES AND SERVICE								S		S		P			
REFRIGERATION, HEATING, AND AIR CONDITIONING MACHINERY								S		S		P			
REPAIR SHOPS (radio, television, small appliances, shoes, etc.)							P	P		P		P	P		
RESTAURANTS							P	P	P	P					P
RETAIL SALES ESTABLISHMENTS (less than 5,000 SF)							P	P	P	P		P			P
RETAIL STORES (5,000 SF or greater)							S	P		P					
RETIREMENT/ELDERLY FACILITIES							P	P	S						P

PERMITTED USES	MF-14/10/6	R-10	RM-10	R-15	RA-15	RAM-15	CB	HB	CW	B-2	O/I	LI	HI	C	PUD
SEAFOOD MARKET							P	P	P	P		P			
TOBACCO/VAPE SPECIALTY STORE [pursuant to 10-3 (MM)]								P		P		P			
UPHOLSTERY SHOPS								P		P		P	P		
VIDEO RENTAL							P	P		P					P
WATER DEPENDENT COMMERCIAL USES							S	S	S						
OFFICE AND COMMERCIAL SERVICE															
ALCOHOLIC AND/OR SUBSTANCE ABUSE REHABILITATION SERVICES, NON-RESIDENTIAL								P		P	P	P	P		
ANIMAL HOSPITALS/ VETERINARIANS [pursuant to 10-3(B)]								P		P					
AUTOMATED TELLER MACHINES (STAND ALONE)								P	P	P	P				
AUTOMOTIVE DETAILING SERVICES										P					
AUTOMOTIVE REPAIR FACILITY [Tier 1]										P		P			
AUTOMOTIVE REPAIR FACILITY [Tier 2]										S					
AUTOMOTIVE REPAIR FACILITY [Tier 3]												P			
AUTOMOBILE SERVICE STATION With Fuel Pumps								S		P					S
BARBER AND BEAUTY SHOPS							P	P	P	P	P				P
BAIL BONDING SERVICES								P		P	P				
CALL CENTER								P		P			P		
CAR WASHES								S		P		P			
CARPET AND UPHOLSTERY CLEANERS										S		P			
CATERING ESTABLISHMENTS							P	P	S	P					
COLLEGES, UNIVERSITIES, & PROFESSIONAL SCHOOLS								P		P	P				
CONTRACTORS, BUILDING (with storage)										S		P			
CONTRACTORS, EQUIPMENT										S		P			
CONTRACTORS, HEAVY CONSTRUCTION										S		P			
CONTRACTORS, SPECIAL TRADES (no storage)								P		P		P			
COPY CENTERS							P	P		P					
DAY CARE FACILITIES [pursuant to 10-3(I)]								P		P					S
DAY SPAS							P	P		P					
DIALYSIS CENTERS								P		P	P				
DIET CENTERS								P		P	P				
DRY CLEANERS AND LAUNDRIES [pursuant to 10-3(J)]							P	P		P		P			
ELECTRONIC DATA PROCESSING								P		P	P	P	P		
ENGINEERING, ARCHITECTURAL, AND SURVEYING OFFICES							P	P	P	P	P	P			
EXTERMINATING SERVICES												P	P		
FORTUNE TELLERS (to include Palm Readers, Crystal Ball Reading, Tarot Card Reading, and similar fortune telling techniques).								S		S		S			
FUNERAL HOME [pursuant to 10-3(N)]								S		S		S			
GROOMING SERVICES, ANIMALS								P		P		P	P		
INDUSTRIAL RESEARCH OFFICES AND LABORATORIES												P	P		
KENNEL OPERATIONS, BOARDERS, BREEDERS, AND ANIMAL SHELTERS (no outside pens, no permanent outside boarding, all operations must be located in the rear yard and must not be visible from any right-of-way) [pursuant to 10-3(S)]								S		S		P	P		
LABOR UNIONS							P	P		P					
LABORATORIES								P		P	P	P			
LOCKSMITH, GUNSMITH							P	P		P		P			

PERMITTED USES	ME-14/10/6	R-10	RM-10	R-15	RA-15	RAM-15	CB	HB	CW	B-2	O/I	LI	HI	C	PUD
MENTAL HEALTH, INPATIENT											S	S			
OFFICE, ACCOUNTANTS CERTIFIED PUBLIC							P	P		P	P	P			
OFFICES, INCLUDING BUT NOT LIMITED TO PROFESSIONAL SERVICES (ATTORNEY, DOCTOR, HEALTHCARE PROFESSIONAL, STAFFING ETC.)							P	P	P	P	P	P			P
PHOTOGRAPHERS							P	P	P	P	P				P
SUBSTANCE ABUSE TREATMENT FACILITY, INPATIENT								S			S				
SUBSTANCE ABUSE TREATMENT FACILITY, OUTPATIENT								P		P	P				
TATTOO AND BODY PIERCING ESTABLISHMENTS [pursuant to 10-3(KK)]							P	P		P		P			
TAXIDERMIST								S				P	P		
TEACHING STUDIO (including fine arts, yoga, martial arts, etc.)							P	P		P	P				
VETERINARY SERVICES WITH CLOSED PENS												P	P		P
INDUSTRIAL, MANUFACTURING, AND HEAVY REPAIR															
APPAREL & ACCESSORY MANUFACTURING												P	P		
ASPHALT, CONCRETE, CEMENT, STONE MANUFACTURING													P		
AUTOMOBILE JUNKYARD [pursuant to 10-3(C)]										S			S		
BAKERY PRODUCT, CANDY, CONFECTIONARY MANUFACTURING												P	P		
BOAT AND SHIPBUILDING												P	P		
BOTTLING												P	P		
BRICK AND CLAY MANUFACTURING													P		
CABINET MAKING AND COUNTERTOP MANUFACTURING								S				P	P		
CARGO STORAGE CONTAINERS (including tractor trailers)										S		P	P		
CLOTHING AND FINISHED FABRIC PRODUCTS												P	P		
DATA CENTERS [pursuant to 10-3(H)]													C Z		
ELECTRIC MOTOR REPAIR												P			
INDUSTRIAL USES NOT HAVING AN INJURIOUS EFFECT ON THE TOWN												S	S		
MACHINERY (engines, construction tools) [pursuant to 10-3(U)]								S		S		P	P		
MANUFACTURING (textiles, clothing, scientific instruments, and small machine assembly)												P	P		
PAPERBOARD CONTAINERS AND BOXES												P	P		
QUARRY AND EXTRACTION OPERATION													S		
SCREW MACHINE PRODUCTS (bolts, nuts, screws)												P	P		
SMALL ENGINE REPAIR								S		S		P			
TEXTILES												P	P		
WELDING REPAIR								S		S		P	P		
TRANSPORTATION, WHOLESALING, AND WAREHOUSING															
BUS REPAIR AND STORAGE TERMINAL ACTIVITIES												S	S		
BUS STATIONS								P		P					
COMMERCIAL PARKING LOTS [pursuant to 10-3(G)]							S	S	S	S					S
GAS PUMPING STATIONS (unmanned, credit cards only)								P		P		P			
MOTOR FREIGHT TERMINALS												P	P		
MINI-STORAGE FACILITIES [pursuant to 10-3(Y)]								S		S		P			

PERMITTED USES	MF-14/10/6	R-10	RM-10	R-15	RA-15	RAM-15	CB	HB	CW	B-2	O/I	LI	HI	C	PUD
MINI-WAREHOUSING AND DRY STORAGE												P	P		
MOVERS, VAN LINES, AND STORAGE								S		S		P	P		
OFF-STREET AUTOMOBILE PARKING							P	P		P		P	P		P
PACKAGE DELIVERY SERVICES, COMMERCIAL								S		S		P			
SHIP CHANDLERS												P	P		
SHIPPING BROKERS, FREIGHT AND CARGO												P	P		
TAXI STANDS LIMITED TO 5 TAXIS							P	P		P					
TOWING SERVICES								S		S		P			
WAREHOUSE [pursuant to 10-3(OO)]								CZ		CZ		P	P		
WAREHOUSE – FLEX SPACE [pursuant to 10-3 (OO)]								P		P		P			
WHOLESALE MERCHANTS								P		P		P	P		
WHOLESALE STORAGE OF GASOLINE OR BULK TERMINAL PLANTS [pursuant to 10-3(PP)]													S		
UTILITIES AND COMMUNICATIONS															
PUBLIC UTILITY STORAGE OR SERVICE YARDS								P		P		P	P		
PUBLIC UTILITY SUBSTATIONS/ SWITCHING STATIONS [pursuant to 10-3(II)]	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
PUMP STATIONS (MUNICIPALLY OWNED)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
RADIO AND TELEVISION BROADCASTING STUDIOS							P	P		P		P			P
UTILITY STATIONS							S	S	S	S	S	P	P		P
TELECOMMUNICATION FACILITIES [pursuant to Article 18]	S	S	S	S	S	S	S	S	S	S		S	S	S	S
AGRICULTURAL AND FOOD PRODUCTION															
AGRICULTURAL, HORTICULTURAL, OR HUSBANDRY USES (excluding poultry houses and hog parlors)					P	P									
APICULTURE (BEEKEEPING)				P	P	P									
FISHING, COMMERCIAL									S			P	P		
FRUIT AND VEGETABLE MARKETS, WHOLESALE												P	P		
FOOD PROCESSING FACILITIES												P	P		
GREENHOUSES								P		P		P	P		
ACCESSORY AND TEMPORARY															
ACCESSORY DWELLING [pursuant to 10-4(B)]	P	P	P	P	P	P	P	S	S	S	S				P
ACCESSORY STRUCTURE [pursuant to 10-4(A)]	P	P	P	P	P	P	P	P	P	P	P	P	P		P
ACCESSORY USES, OTHER [pursuant to 10-4]	P	P	P	P	P	P	P	P	P	P	P				P
ACCESSORY RETAIL [pursuant to 10-4(E)]							P	P	P	P	P	P	P		P
DRIVE-THROUGH FACILITIES							S	S		S	S				S
DUMPSTERS AND ENCLOSURES [pursuant to 10-4(C)]	P	T	T	T	T	T	S	P	P	P	P	P	P		P
HOME OCCUPATION [pursuant to 10-4(D)]	P	P	P	P	P	P	P	P	P	P					P
MOBILE FOOD UNITS [pursuant to 10-3(R)]	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
MODULAR/MOBILE OFFICE, TEMPORARY [pursuant to 10-3(Z)]	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
OUTDOOR DISPLAY AND SALES [pursuant to 10-3(BB)]							P	P		P					
OUTDOOR STORAGE [pursuant to 10-3(CC)]												P	P		
STORAGE, INDUSTRIAL [pursuant to 10-3(DD)]												P	P		
TEMPORARY USES, OTHER	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
VEHICLE STORAGE IN CONJUNCTION WITH REPAIR								S		P		P			

¹As permitted by CAMA.

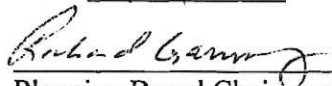
Planning Board Zoning Map Amendment Statement of Consistency

**1.
(Approval)**

The Town of Shallotte *Planning Board* has reviewed in full the petition REZ #26-01 to rezone ±2.19 acres of real property (Parcel ID 21300048) owned by Gloria and Thomas Bell from RA-15 to RAM-15. After review of the petition, the Planning Board hereby *recommends* that the property be rezoned to RAM-15 from its current zoning. In making this *recommendation*, the *Planning Board* finds that [check all that apply]:

- ☒ The size of the area to be rezoned, which is ±2.19 acres is compatible with the proposed rezoning to RAM-15.
The area exceeds the minimum lot size and width in the proposed zoning district and development type.
- ☒ All permitted uses in Article 10 Table of Permitted Uses of the Shallotte Unified Development Ordinance have been considered in this decision.
The Table of Permitted Uses was reviewed.
- ☒ The proposed rezoning to RAM-15 is compatible with the Town of Shallotte Land Use Plan. *The Future Land Use Map identifies this area as Low Density Residential and the uses allowed within the RAM-15 zoning district are consistent with this description.*
- ☒ The benefits of rezoning the tract to RAM-15 outweigh any detriments.
All benefits versus detriments have been considered and it has been determined that the rezoning is consistent with the intent of the planning area and any detriment is far outweighed by the benefits.
- ☒ The relationship between the uses of the proposed zoning of RAM-15 and the surrounding area are either identical or compatible.
The proposed zoning is consistent with and adjacent to zoning districts, and included in a planning area, that are designated for low density residential uses, including a large area of RAM-15 zoning to the east of the proposed rezoning.
- ☒ This new zoning promotes the public health, safety, and general welfare of the community.
The new zoning will promote public health, safety, and general welfare by maintaining low density residential development in areas planned for such uses.
- ☐ Other comments:

Date: 7/14/2026



Planning Board Chairman
Town of Shallotte

Board of Aldermen Zoning Amendment Statement of Consistency

**1.
(Approval)**

The Town of Shallotte *Board of Aldermen* has reviewed in full the petition REZ #26-01 to rezone ±2.19 acres of real property (Parcel ID 21300048) owned by Gloria and Thomas Bell from RA-15 to RAM-15. After reviewing the petition, the Board hereby *approves* the property be rezoned to RAM-15 from its current zoning. In this *approval*, the *Board of Aldermen* finds that [check all that apply]:

- ☐ The size of the area to be rezoned, which is ±2.19 acres, is compatible with the proposed rezoning to RAM-15.
The area exceeds the minimum lot size and width in the proposed zoning district and development type.

- ☐ All permitted uses in Article 10 Table of Permitted Uses of the Shallotte Unified Development Ordinance have been considered in this decision.
The Table of Permitted Uses was reviewed

- ☐ The proposed rezoning to RAM-15 is compatible with the Town of Shallotte Land Use Plan. *The Future Land Use Map identifies this area as Low Density Residential, and the uses allowed within the RAM-15 zoning district are consistent with this description.*

- ☐ The benefits of rezoning the tract to RAM-15 outweigh any detriments.
All benefits versus detriments have been considered and it has been determined that the rezoning is consistent with the intent of the planning area and any detriment is far outweighed by the benefits.

- ☐ The relationship between the uses of the proposed zoning of RAM-15 and the surrounding area are either identical or compatible.
The proposed zoning is consistent with and adjacent to zoning districts, and included in a planning area, that are designated for low density residential uses, including a large area of RAM-15 zoning to the east of the proposed rezoning.

- ☐ This new zoning promotes public health, safety, and general welfare of the community.
The new zoning will promote public health, safety, and general welfare by maintaining low density residential development in areas planned for such uses.

- ☐ Other comments: _____

Date: _____

Mayor
Town of Shallotte

2.
(Denial)

The Town of Shallotte *Board of Aldermen* has reviewed in full the petition REZ #26-01 to rezone ±2.19 acres of real property (Parcel ID 21300048) owned by Gloria and Thomas Bell from RA-15 to RAM-15. After review of the petition, the Board hereby *denies the request* that the property be rezoned to RAM-15 from its current zoning. In making this *decision*, the *Board of Aldermen* finds that
[check all that apply]:

- ☐ The area in question, which is ±2.19 Acres, is NOT compatible with the requested rezoning to RAM-15.

- ☐ All permitted uses in Article 10 Table of Permitted Uses of the Shallotte Unified Development Ordinance have been considered in this decision and were found to be inappropriate.

- ☐ The requested rezoning to RAM-15 is NOT compatible with the Town of Shallotte Land Use Plan.

- ☐ The benefits to the requested rezoning to RAM-15 DO NOT outweigh any detriments.

- ☐ The relationship between the uses of the requested new zoning of RAM-15 and the surrounding area are NOT compatible.

- ☐ This new zoning does NOT promote the public health, safety, and general welfare of the community.

- ☐ Reason for Recommending Denial/Other comments:

Date: _____

Mayor
Town of Shallotte



Town of Shallotte Board of Aldermen
ACTION AGENDA ITEM
2026

Section VIII, Item 2.

TO: Board of Aldermen

ACTION ITEM #: REZ 26-02

MEETING DATE: 08-04-2026

FROM: Brandon Eaton, Planner II

**DATE
SUBMITTED:**

ISSUE/ACTION REQUESTED:

Request Board's review and decision on rezoning petition REZ #26-02 and supporting documentation.

**PUBLIC
HEARING:**

☒ YES ☐ NO

BACKGROUND/PURPOSE OF REQUEST:

Rick and Joyce Carter have submitted a petition for rezoning of property located at 285 Holden Beach Rd. (PID # 1980000802).

The property owner has requested that this parcel be zoned Highway Business (HB). The property is currently zoned Residential Agricultural Manufactured Home (RAM-15).

The site is comprised of one parcel fronting Holden Beach Rd, containing an existing single-family home.

The Town's Future Land Use Map identifies the area as "General Commercial."

The proposed zoning is consistent with the future land use map.

The surrounding properties are zoned as follows:

North - HB
South – RAM-15
East – RAM-15
West – HB

The Board may:

Vote to approve the rezoning as proposed; or

Vote to deny the rezoning as proposed; or

Continue the item until additional information is presented.

FISCAL IMPACT:

BUDGET AMENDMENT REQUIRED:

☐ YES ☒ NO

CAPITAL PROJECT ORDINANCE REQUIRED:

☐ YES ☒ NO

PRE-AUDIT CERTIFICATION REQUIRED:

☐ YES ☒ NO

REVIEWED BY FINANCE DIRECTOR

☐ YES ☒ NO

CONTRACTS/AGREEMENTS:

REVIEWED BY TOWN ATTORNEY:

☐ YES ☒ NO ☐ N/A

ADVISORY BOARD RECOMMENDATION:

The Planning Board voted to recommend approval at their July 14, 2026, meeting.

STAFF RECOMMENDATION:

Staff recommends Board approval of the proposed zoning map amendment (rezoning).

FINANCE RECOMMENDATION: NA

ATTACHMENTS:

1. Map Amendment Petition
2. Area Map
3. General Commercial Description
4. Permitted Use Table (HB Uses)
5. Planning Board Statement of Consistency
6. Draft BOA Statement of Consistency

ACTION OF THE BOARD OF ALDERMEN

APPROVED:

☐

ATTEST:

CLERK TO THE BOARD

DENIED:

☐

**DEFERRED
UNTIL:**

SIGNATURE

OTHER:



REZONING PETITION

Official Use Only

P&Z #: _____
 Date Rec'd: _____
 Rec'd By: _____
 Amount Paid: \$ _____

Town of Shallotte • PO Box 2287, Shallotte, NC 28459 • 106 Cheers Street, Shallotte, NC 28470 • Phone: (910) 754-4032 • Fax: (910) 754-2740

All petitions for rezoning must be complete and accompanied by the application fee of **\$330.00** (150.00 plus a \$180.00 advertising fee), payable in cash or by check made to the Town of Shallotte. Applicants will also be responsible for any additional advertising costs, which will be billed at a later time. All fees must be paid in full before an application will be submitted for review by the Planning Board or Board of Aldermen. Applicants are responsible for attending all Planning Board and Board of Aldermen meetings where this application will be considered.

A rezoning is a change in the zoning of a tract of land. Rezonings are also known as map amendments and are amendments to the Unified Development Ordinance (UDO). Article 9 of the UDO describes the zoning districts within the Town's zoning jurisdiction. Article 10 identifies which uses are allowable in each zoning district and whether a use is permitted by right or as a conditional use. Article 4 describes the procedures for amending the UDO.

Project Name (if applicable):		
SECTION 1: APPLICANT INFORMATION		
Petitioner Name: Rick & Joyce Carter		
Mailing Address: 1909 Carl Williamson Road		
Phone: 919-771-7900	Fax:	Email: joyce@carolinaneighborshc.com
SECTION 2: PROPERTY OWNER INFORMATION (if different from above)		
Owner Name(s): Rick Alan Carter & Joyce Mize Carter		
Mailing Address: 1909 Carl Williamson Road		
Phone: 919-771-7900	Fax:	Email: joyce@carolinaneighborshc.com
SECTION 3: PROPERTY INFORMATION		
Street Address and/or Description of Location: 285 Holden Beach Road Shallotte, NC 28470		
Parcel Tax ID #(s): 1980000802	Total Site Acres or Square Feet: .88 acres	
Current Zoning District(s): RAM 15		
Proposed Zoning District(s): Highway Business		
NOTE: If any portion of a proposed zoning district boundary does not follow an existing property line, the petition must include fifteen (15) 24" x 36" maps prepared by a licensed surveyor providing bearings and distances of such zoning district boundaries.		

SECTION 4: LAND USE COMPATIBILITY ANALYSISFuture Land Use Map designation: **Commercial**Is the proposed zoning consistent with the Land Use Plan? ☐ YES ☐ NO

Please explain why the proposed zoning is or is not consistent with the Land Use Plan and other adopted plans (use additional sheets as necessary):

Type text here

SECTION 5: STATEMENT OF REASONABLENESS

Please describe why the proposed rezoning is reasonable, including how it is appropriate in relation to its surroundings and how it benefits the town and the neighboring properties (use additional sheets as necessary):

The property is currently surrounding on 3 sides by commercially zoned properties and this request is consistent with the future land use plan.

SECTION 6: SUPPLEMENTAL INFORMATION REQUIRED

Each rezoning petition use must include:

- ☒ An application fee of \$330.00 in cash or check made payable to the Town of Shallotte.
- ☐ If any portion of a proposed zoning district boundary does not follow an existing property line, the petition must include three (3) paper maps and one (1) digital copy (PDF, CAD, or GIS file) prepared by a licensed surveyor providing bearings and distances of such zoning district boundaries.
- ☐ A notarized letter of authorization, if acting as the agent for the property owner(s).

SECTION 7: APPLICANT/OWNER SIGNATURE

In filing this Rezoning Petition, I hereby certify that I am authorized to submit this application and that all of the information presented in this application is accurate to the best of my knowledge, information, and belief.

Rick A Carter

Signature:

Joyce M Carter

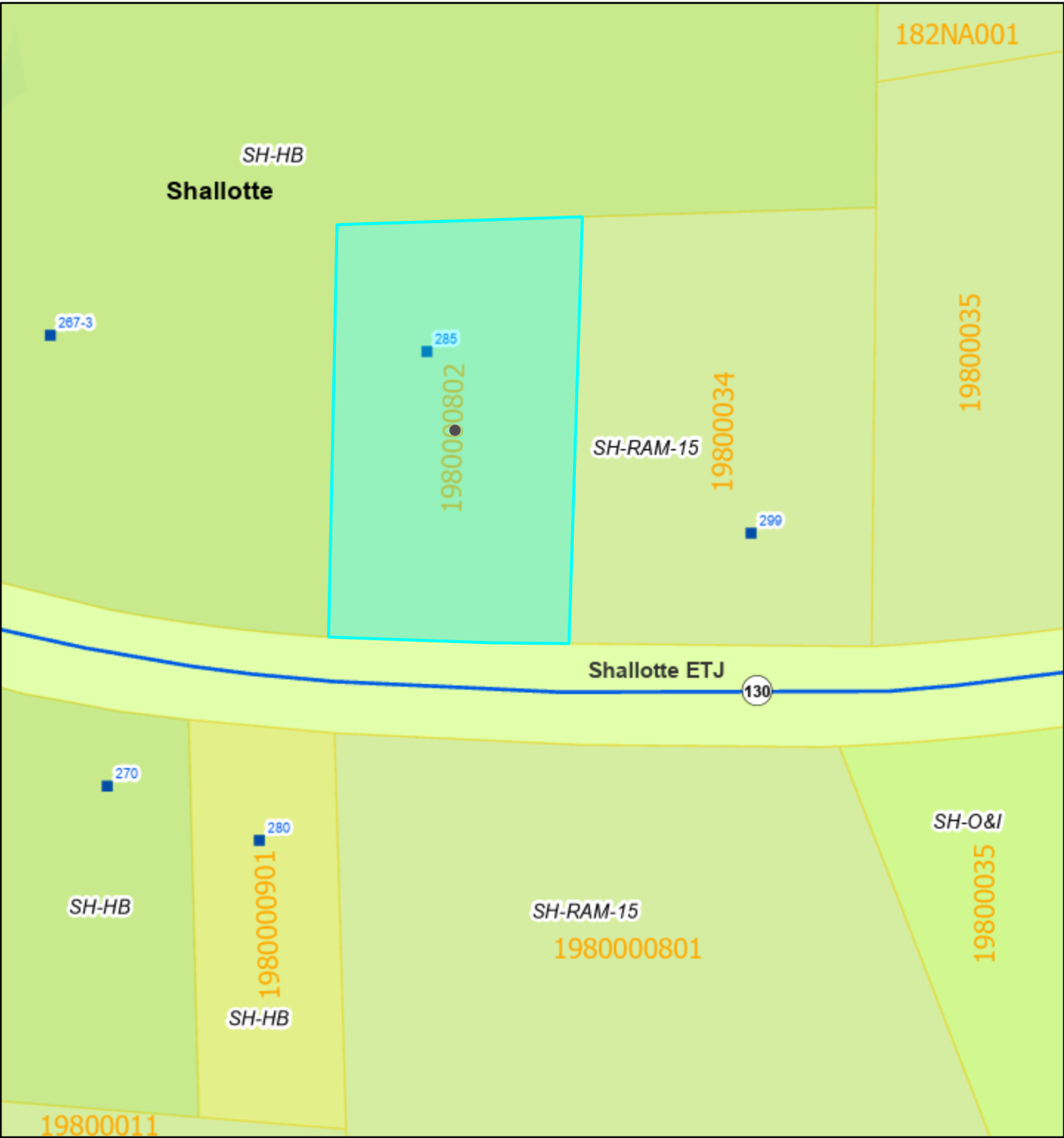
Date:

6/1/2026

Official Use Only

Planning Board Hearing Date: _____ Recommendation: _____ Staff: _____

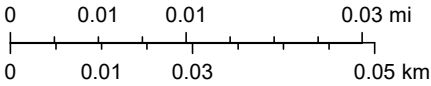
Board of Aldermen Hearing Date: _____ Action: _____ Staff: _____



6/23/2026, 11:58:21 AM

1:1,250

Zoning	County Boundary	Shallotte ETJ
SH-HB	Parcels	Roads
SH-O&I	Municipalities	NC Hwy
SH-RAM-15	Shallotte City	Addresses



GENERAL COMMERCIAL

Commercial land uses in Shallotte's planning jurisdiction are currently concentrated along primary roadways. Future high-impact commercial development is intended to be located along major thoroughfares on portions of Main Street, US Highway 17 Bypass, Whiteville Road, Smith Avenue, and areas along Holden Beach Road that have easy access for automobiles. More intense commercial uses requiring larger lots sizes, parking area, and stormwater infrastructure are permitted in this land use category.

Big box buildings, such as department stores, variety stores, warehouse retail centers, grocery stores, furniture outlets, and similar buildings shall be designed such that the exterior façade has the appearance of several smaller, human scale, buildings through the use of vertical treatments and elements that break up the horizontal wall.

Lower intensity commercial uses such as small offices and boutiques are also appropriate, as are appropriately sited high-density residences in limited circumstances. Manufacturing operations, detached single-family residences, and residential subdivisions are not appropriate.

Internal circulation patterns should create street-like spaces lined with on-street angled or parallel parking and parking areas should connect to adjoining sites. Sidewalks should connect all buildings within the site and to adjoining sites. Sidewalks should have street trees and pedestrian lighting

General Commercial

Desired Uses:

- High intensity commercial, office, and institutional establishments
- Big box retail, such as grocery stores and building supply stores

Inappropriate Uses:

- Industrial uses
- Single-family residential uses & duplexes

Desired Density:

- Residential uses: 4 dwelling units per acre
- Non-residential uses: 10, 000 square feet minimum lot size

Table 10-2: Table of Permitted Uses

PERMITTED USES	MF-14/10/6	R-10	RM-10	R-15	RA-15	RAM-15	CB	HB	CW	B-2	O/I	LI	HI	C	PUD
RESIDENTIAL – HOUSEHOLD LIVING															
DWELLING, MULTI-FAMILY (MAJOR) [pursuant to 10-3(K)]	CZ	CZ	CZ				CZ	CZ	CZ	CZ					P
DWELLING, MULTI-FAMILY (MINOR) [pursuant to 10-3(K)]	P	CZ	CZ				CZ	CZ	CZ	CZ					P
DWELLING, SINGLE-FAMILY (excluding manufactured homes)	P	P	P	P	P	P	CZ	CZ	CZ	CZ	P				P
DWELLING, (DUPLEX)	P	P	P												P
DWELLING, (TOWNHOUSE)	P	P	P								P				P
MANUFACTURED HOME, CLASS A [pursuant to 10-3(V)]			P			P									
MANUFACTURED HOME, CLASS B [pursuant to 10-3(V)]			P			P									
MANUFACTURED HOME PARK [pursuant to 10-3(W)]			CZ			CZ									
RESIDENTIAL CLUSTER DEVELOPMENT [pursuant to Article 13]	CZ	CZ		CZ			CZ	CZ	CZ						CZ
Residential Micro-grid Solar Collector Battery Storage System (pursuant to Article 31)	P														
RESIDENTIAL – GROUP LIVING															
ADULT CARE HOME	CZ									CZ	CZ				
ALCOHOL AND/OR SUBSTANCE ABUSE REHABILITATION FACILITIES, RESIDENTIAL (Six or fewer residents)		P	P	P	P										
ASSISTED LIVING RESIDENCE	CZ							CZ		CZ	CZ				CZ
FAMILY CARE HOME	P	P	P	P	P	P		CZ	CZ	CZ	P				P
MULTI-UNIT ASSISTED HOUSING WITH SERVICES	CZ							CZ		CZ	CZ				CZ
NURSING HOME	CZ							CZ		CZ					P
ACCOMMODATION SERVICES															
BED AND BREAKFAST	S	S	S	S	S	S	S	S	S	S	S				S
MOTELS/HOTELS [pursuant to 10-3(AA)]							S	S	S	S					
TRAVEL TRAILER AND RECREATIONAL VEHICLE PARKS/CAMPGROUNDS [pursuant to 10-3(NN)]	S		S			S				S					
PUBLIC & CIVIC															
ALCOHOLIC BEVERAGES PACKAGED, RETAIL							P	P							
AMBULANCE SERVICE/RESCUE SQUAD								P		P	P	P	P	P	
BOAT RAMPS									S						
NON-MOTORIZED (CANOES, KAYAKS, BOAT LAUNCH)							S								
BUILDINGS, GOVERNMENTAL	P	P	P	P	P	P	P	P	P	P	P	P	P		P
CEMETERY [pursuant to 10-3(F)]					S	S				S					S
CHURCH	S	S	S	S	S	S	S	P	P	P					P
CIVIC, CHARITABLE, POLITICAL, FRATERNAL, SOCIAL, AND RELIGIOUS ORGANIZATIONS							P	P		P	P				
GAZEBO/PIERS/DOCKS, COMMUNITY ¹ [pursuant to 10-3(O)]	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
GAZEBO/PIERS/DOCKS, PRIVATE ¹ [pursuant to 10-3(P)]	P	P	P	P	P	P	P	P	P	P	P	P	P	S	P
GAZEBO/PIERS/DOCKS, PUBLIC ¹	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
HOSPITALS			P					P		P					
NATURE OBSERVATION POINTS	S	S	S	S	S	S	S	S	S	S	S			S	

¹As permitted by CAMA.

PERMITTED USES	ME-14/10/6	R-10	RM-10	R-15	RA-15	RAM-15	CB	HB	CW	B-2	O/I	LI	HI	C	PUD
PARKS, PLAYGROUNDS, AND RECREATION CENTERS, OWNED AND OPERATED BY NON-PROFIT CIVIC ORGANIZATIONS [pursuant to 10-3(FF)]	P	P	P	P	P	P	P	P	P	P	P	P	P	S	P
PARKS, PLAYGROUNDS, AND RECREATION CENTERS, MUNICIPALLY OWNED	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
PARKS AND RECREATION AREAS (other governmental) [pursuant to 10-3(GG)]	P	P	P	P	P	P	P	P	P	P	P	P	P	S	P
SCHOOL, PUBLIC AND PRIVATE	S	S	S	S	S	S	S	P		P					S
US POSTAL SERVICES							S	P		S		P			S
RECREATION, ENTERTAINMENT, AND PUBLIC ASSEMBLY															
ADULT AND SEXUALLY ORIENTED BUSINESSES [pursuant to Article 24]													S		
BILLIARD AND POOL HALLS								S		S					
BOWLING ALLEYS								P		P					
RECREATIONAL FACILITY (INDOOR-PRIVATE)							S	P	P	P	P				
DANCE HALLS										P					
DRIVE-IN THEATERS										S					
ELECTRONIC GAMING OPERATION [pursuant to 10-3(L)]												S			
ENTERTAINMENT ESTABLISHMENTS (GAMES, AMUSEMENT CENTERS, ETC.)							S	P		P					
EVENT VENUE – INDOOR-ONLY [pursuant to 10-3(M)]							CZ	P		P					P
EVENT VENUE – LARGE-SCALE INDOOR/OUTDOOR [pursuant to 10-3(M)]					CZ			P		P					P
GOLF COURSE, MINIATURE								S		S					
GOLF DRIVING RANGE								S		S					
GOLF, SWIMMING, AND TENNIS CLUBS [pursuant to 10-3(Q)]	S	S		S	S	S	S	P	S	P					S
HEALTH CLUBS							S	P	P	P					P
INDOOR THEATER							P	P		P					
MARINA [pursuant to 10-3(X)]	S	S	S	S	S	S	S		P						S
RECREATION FACILITY, PRIVATE							S	S	S			S			S
SKATING RINKS								S		S					
VIDEO ARCADES							S	P		P					
COMMERCIAL SALES AND RENTALS															
ANTIQUA SHOPS							P	P	P	P	S				
ARTIST AND CRAFTSMAN STUDIOS, DISPLAYS, OR SHOPS							P	P	P	P					P
AUTOMOBILE AND TRUCK DEALERS								S		S		P			
AUTOMOBILE PARTS AND SUPPLY STORE								P		P					
AUTOMOBILE (INCLUDING TRUCKS) AND/OR TRAILER RENTALS							S	S		S					
BANKS, FINANCIAL INSTITUTIONS							P	P	P	P					P
BOAT SALES AND SERVICE								P	P	P					
BOAT STORAGE								S	S	S					
BOOK STORES							P	P		P					
BUILDING MATERIALS SALES AND STORAGE								S		S		P			
CARPET AND RUG DEALERS							S	P		P		P	P		
CELLULAR TELEPHONE STORES							P	P		P	P				
CLUB, PRIVATE							S			S					
COFFEE SHOPS							P	P		P					

PERMITTED USES	MF-14/10/6	R-10	RM-10	R-15	RA-15	RAM-15	CB	HB	CW	B-2	O/I	LI	HI	C	PUD
CONVENIENCE FOOD STORES								P		P		P			P
CONVENIENCE STORES WITH EXISTING GAS PUMPS							S	P		P					P
CONVENIENCE STORES (NEW CONSTRUCTION) WITH GAS PUMPS								P		P					
CONSIGNMENT SHOPS, USED MERCHANDISE							P	P		P	P				
COMPUTER AND ASSOCIATED EQUIPMENT STORES							P	P		P					
ELECTRICAL AND ELECTRICAL MACHINERY, EQUIPMENT AND SUPPLIES								S		S		P			
FARMER'S MARKET							S	P		P		P			
FLEA MARKETS/VENDOR MARKETS							S	S		S		P			
FLORIST SHOPS							P	P	P	P					P
FOOD STORES (less than 5,000 SF)							P	P		P					P
FOOD, BEVERAGE, & CRAFT BREWING PROCESSING AND PRODUCTION WITH RETAIL SALES							P	P	P	P					
FUEL AND ICE DEALERS												S	S		
FURNITURE AND FIXTURES							S	P		P		P			
GAS COMPANIES								P				P	P		
GLASS AND MIRROR REPAIR SALES								P		P		P	P		
GROCERY STORES (5,000 SF or greater)							S	P		P					
HARDWARE STORES							S	S		S		P			P
ICE CREAM PARLORS AND LIKE ESTABLISHMENTS							P	P		P					
ICE VENDING MACHINES (AUTOMATIC)								P		P					
LAWN AND GARDEN STORES							P	P		P					
LEATHER PRODUCTS (no tanning)							P	P		P					
LUMBER AND WOOD PRODUCTS, SALES [pursuant to 10-3(T)]							S	S		S		P	P		
MANUFACTURED HOME SALES AND SERVICE										S					
MEASURING, ANALYZING, CONTROLLING, AND OPTICAL GOODS, WATCHES, CLOCKS							P	P		P		P			
MICROBREWERY (5,000 SF or less and production of less than 1,000 barrels per year)							P	P							
MOTION PICTURE PRODUCTION AND DISTRIBUTION												P	P		
MOTORCYCLE SALES AND SERVICES								S		S					
OUTDOOR STORAGE FACILITY [pursuant to 10-3(CC)]								S							
PAWNSHOP OR USED MERCHANDISE STORE								P		P					
PET SALE & SUPPLIES (excluding kennel activities, breeding operations, and/or outside storage of animals)							P	P		P					
POTTERY AND RELATED PRODUCTS							P	P	P	P		P			
PRINTING AND PUBLISHING ESTABLISHMENTS							S	S		S		P	P		
PRINTING, COMMERCIAL							S	S		S		P	P		
RE-UPHOLSTERY AND FURNITURE REPAIR								P		P		P	P		
RECREATIONAL VEHICLE AND UTILITY TRAILER SALES AND SERVICE								S		S		P			
REFRIGERATION, HEATING, AND AIR CONDITIONING MACHINERY								S		S		P			
REPAIR SHOPS (radio, television, small appliances, shoes, etc.)							P	P		P		P	P		
RESTAURANTS							P	P	P	P					P
RETAIL SALES ESTABLISHMENTS (less than 5,000 SF)							P	P	P	P		P			P
RETAIL STORES (5,000 SF or greater)							S	P		P					
RETIREMENT/ELDERLY FACILITIES							P	P	S						P

PERMITTED USES	MF-14/10/6	R-10	RM-10	R-15	RA-15	RAM-15	CB	HB	CW	B-2	O/I	LI	HI	C	PUD
SEAFOOD MARKET							P	P	P	P		P			
TOBACCO/VAPE SPECIALTY STORE [pursuant to 10-3 (MM)]								P		P		P			
UPHOLSTERY SHOPS								P		P		P	P		
VIDEO RENTAL							P	P		P					P
WATER DEPENDENT COMMERCIAL USES							S	S	S						
OFFICE AND COMMERCIAL SERVICE															
ALCOHOLIC AND/OR SUBSTANCE ABUSE REHABILITATION SERVICES, NON-RESIDENTIAL								P		P	P	P	P		
ANIMAL HOSPITALS/ VETERINARIANS [pursuant to 10-3(B)]								P		P					
AUTOMATED TELLER MACHINES (STAND ALONE)								P	P	P	P				
AUTOMOTIVE DETAILING SERVICES										P					
AUTOMOTIVE REPAIR FACILITY [Tier 1]										P		P			
AUTOMOTIVE REPAIR FACILITY [Tier 2]										S					
AUTOMOTIVE REPAIR FACILITY [Tier 3]												P			
AUTOMOBILE SERVICE STATION With Fuel Pumps								S		P					S
BARBER AND BEAUTY SHOPS							P	P	P	P	P				P
BAIL BONDING SERVICES								P		P	P				
CALL CENTER								P		P			P		
CAR WASHES								S		P		P			
CARPET AND UPHOLSTERY CLEANERS										S		P			
CATERING ESTABLISHMENTS							P	P	S	P					
COLLEGES, UNIVERSITIES, & PROFESSIONAL SCHOOLS								P		P	P				
CONTRACTORS, BUILDING (with storage)										S		P			
CONTRACTORS, EQUIPMENT										S		P			
CONTRACTORS, HEAVY CONSTRUCTION										S		P			
CONTRACTORS, SPECIAL TRADES (no storage)								P		P		P			
COPY CENTERS							P	P		P					
DAY CARE FACILITIES [pursuant to 10-3(I)]								P		P					S
DAY SPAS							P	P		P					
DIALYSIS CENTERS								P		P	P				
DIET CENTERS								P		P	P				
DRY CLEANERS AND LAUNDRIES [pursuant to 10-3(J)]							P	P		P		P			
ELECTRONIC DATA PROCESSING								P		P	P	P	P		
ENGINEERING, ARCHITECTURAL, AND SURVEYING OFFICES							P	P	P	P	P	P			
EXTERMINATING SERVICES												P	P		
FORTUNE TELLERS (to include Palm Readers, Crystal Ball Reading, Tarot Card Reading, and similar fortune telling techniques).								S		S		S			
FUNERAL HOME [pursuant to 10-3(N)]								S		S		S			
GROOMING SERVICES, ANIMALS								P		P		P	P		
INDUSTRIAL RESEARCH OFFICES AND LABORATORIES												P	P		
KENNEL OPERATIONS, BOARDERS, BREEDERS, AND ANIMAL SHELTERS (no outside pens, no permanent outside boarding, all operations must be located in the rear yard and must not be visible from any right-of-way) [pursuant to 10-3(S)]								S		S		P	P		
LABOR UNIONS							P	P		P					
LABORATORIES								P		P	P	P			
LOCKSMITH, GUNSMITH							P	P		P		P			

PERMITTED USES	MF-14/10/6	R-10	RM-10	R-15	RA-15	RAM-15	CB	HB	CW	B-2	O/I	LI	HI	C	PUD
MENTAL HEALTH, INPATIENT											S	S			
OFFICE, ACCOUNTANTS CERTIFIED PUBLIC							P	P		P	P	P			
OFFICES, INCLUDING BUT NOT LIMITED TO PROFESSIONAL SERVICES (ATTORNEY, DOCTOR, HEALTHCARE PROFESSIONAL, STAFFING ETC.)							P	P	P	P	P	P			P
PHOTOGRAPHERS							P	P	P	P	P				P
SUBSTANCE ABUSE TREATMENT FACILITY, INPATIENT								S			S				
SUBSTANCE ABUSE TREATMENT FACILITY, OUTPATIENT								P		P	P				
TATTOO AND BODY PIERCING ESTABLISHMENTS [pursuant to 10-3(KK)]							P	P		P		P			
TAXIDERMIST								S				P	P		
TEACHING STUDIO (including fine arts, yoga, martial arts, etc.)							P	P		P	P				
VETERINARY SERVICES WITH CLOSED PENS												P	P		P
INDUSTRIAL, MANUFACTURING, AND HEAVY REPAIR															
APPAREL & ACCESSORY MANUFACTURING												P	P		
ASPHALT, CONCRETE, CEMENT, STONE MANUFACTURING													P		
AUTOMOBILE JUNKYARD [pursuant to 10-3(C)]										S			S		
BAKERY PRODUCT, CANDY, CONFECTIONARY MANUFACTURING												P	P		
BOAT AND SHIPBUILDING												P	P		
BOTTLING												P	P		
BRICK AND CLAY MANUFACTURING													P		
CABINET MAKING AND COUNTERTOP MANUFACTURING								S				P	P		
CARGO STORAGE CONTAINERS (including tractor trailers)										S		P	P		
CLOTHING AND FINISHED FABRIC PRODUCTS												P	P		
DATA CENTERS [pursuant to 10-3(H)]													C Z		
ELECTRIC MOTOR REPAIR												P			
INDUSTRIAL USES NOT HAVING AN INJURIOUS EFFECT ON THE TOWN												S	S		
MACHINERY (engines, construction tools) [pursuant to 10-3(U)]								S		S		P	P		
MANUFACTURING (textiles, clothing, scientific instruments, and small machine assembly)												P	P		
PAPERBOARD CONTAINERS AND BOXES												P	P		
QUARRY AND EXTRACTION OPERATION													S		
SCREW MACHINE PRODUCTS (bolts, nuts, screws)												P	P		
SMALL ENGINE REPAIR								S		S		P			
TEXTILES												P	P		
WELDING REPAIR								S		S		P	P		
TRANSPORTATION, WHOLESALING, AND WAREHOUSING															
BUS REPAIR AND STORAGE TERMINAL ACTIVITIES												S	S		
BUS STATIONS								P		P					
COMMERCIAL PARKING LOTS [pursuant to 10-3(G)]							S	S	S	S					S
GAS PUMPING STATIONS (unmanned, credit cards only)								P		P		P			
MOTOR FREIGHT TERMINALS												P	P		
MINI-STORAGE FACILITIES [pursuant to 10-3(Y)]								S		S		P			

PERMITTED USES	ME-14/10/6	R-10	RM-10	R-15	RA-15	RAM-15	CB	HB	CW	B-2	O/I	LI	HI	C	PUD
MINI-WAREHOUSING AND DRY STORAGE												P	P		
MOVERS, VAN LINES, AND STORAGE								S		S		P	P		
OFF-STREET AUTOMOBILE PARKING							P	P		P		P	P		P
PACKAGE DELIVERY SERVICES, COMMERCIAL								S		S		P			
SHIP CHANDLERS												P	P		
SHIPPING BROKERS, FREIGHT AND CARGO												P	P		
TAXI STANDS LIMITED TO 5 TAXIS							P	P		P					
TOWING SERVICES								S		S		P			
WAREHOUSE [pursuant to 10-3(OO)]								CZ		CZ		P	P		
WAREHOUSE – FLEX SPACE [pursuant to 10-3 (OO)]								P		P		P			
WHOLESALE MERCHANTS								P		P		P	P		
WHOLESALE STORAGE OF GASOLINE OR BULK TERMINAL PLANTS [pursuant to 10-3(PP)]													S		
UTILITIES AND COMMUNICATIONS															
PUBLIC UTILITY STORAGE OR SERVICE YARDS								P		P		P	P		
PUBLIC UTILITY SUBSTATIONS/ SWITCHING STATIONS [pursuant to 10-3(II)]	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
PUMP STATIONS (MUNICIPALLY OWNED)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
RADIO AND TELEVISION BROADCASTING STUDIOS							P	P		P		P			P
UTILITY STATIONS							S	S	S	S	S	P	P		P
TELECOMMUNICATION FACILITIES [pursuant to Article 18]	S	S	S	S	S	S	S	S	S	S		S	S	S	S
AGRICULTURAL AND FOOD PRODUCTION															
AGRICULTURAL, HORTICULTURAL, OR HUSBANDRY USES (excluding poultry houses and hog parlors)					P	P									
APICULTURE (BEEKEEPING)				P	P	P									
FISHING, COMMERCIAL									S			P	P		
FRUIT AND VEGETABLE MARKETS, WHOLESALE												P	P		
FOOD PROCESSING FACILITIES												P	P		
GREENHOUSES								P		P		P	P		
ACCESSORY AND TEMPORARY															
ACCESSORY DWELLING [pursuant to 10-4(B)]	P	P	P	P	P	P	P	S	S	S	S				P
ACCESSORY STRUCTURE [pursuant to 10-4(A)]	P	P	P	P	P	P	P	P	P	P	P	P	P		P
ACCESSORY USES, OTHER [pursuant to 10-4]	P	P	P	P	P	P	P	P	P	P	P				P
ACCESSORY RETAIL [pursuant to 10-4(E)]							P	P	P	P	P	P	P		P
DRIVE-THROUGH FACILITIES							S	S		S	S				S
DUMPSTERS AND ENCLOSURES [pursuant to 10-4(C)]	P	T	T	T	T	T	S	P	P	P	P	P	P		P
HOME OCCUPATION [pursuant to 10-4(D)]	P	P	P	P	P	P	P	P	P	P					P
MOBILE FOOD UNITS [pursuant to 10-3(R)]	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
MODULAR/MOBILE OFFICE, TEMPORARY [pursuant to 10-3(Z)]	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
OUTDOOR DISPLAY AND SALES [pursuant to 10-3(BB)]							P	P		P					
OUTDOOR STORAGE [pursuant to 10-3(CC)]												P	P		
STORAGE, INDUSTRIAL [pursuant to 10-3(DD)]												P	P		
TEMPORARY USES, OTHER	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
VEHICLE STORAGE IN CONJUNCTION WITH REPAIR								S		P		P			

¹As permitted by CAMA.

Planning Board Zoning Map Amendment Statement of Consistency

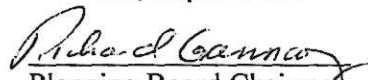
**1.
(Approval)**

The Town of Shallotte *Planning Board* has reviewed in full the petition REZ #26-02 to rezone ±0.88 acres of real property (Parcel ID 1980000802) owned by Rick and Joyce Carter from RAM-15 to HB. After review of the petition, the Planning Board hereby *recommends* that the property be rezoned to HB from its current zoning. In making this *recommendation*, the *Planning Board* finds that

[check all that apply]:

- ☒ The size of the area to be rezoned, which is ±0.88 acres is compatible with the proposed rezoning to HB.
The area exceeds the minimum lot size and width in the proposed zoning district and development type.
- ☒ All permitted uses in Article 10 Table of Permitted Uses of the Shallotte Unified Development Ordinance have been considered in this decision.
The Table of Permitted Uses was reviewed.
- ☒ The proposed rezoning to HB is compatible with the Town of Shallotte Land Use Plan.
The Future Land Use Map identifies this area as General Commercial and the uses allowed within the HB zoning district are more consistent with this description.
- ☒ The benefits of rezoning the tract to HB outweigh any detriments.
The benefits versus detriments have been considered and it has been determined that there are no detriments to the rezoning.
- ☒ The relationship between the uses of the proposed zoning of HB and the surrounding area are either identical or compatible.
The properties to the north and west of the subject parcel are currently zoned HB, with the future land use map envisioning commercial growth in this corridor.
- ☒ This new zoning promotes the public health, safety, and general welfare of the community.
The new zoning will promote public health, safety, and general welfare, and will continue to encourage commercial growth in planning areas designated for such development.
- ☐ Other comments:

Date: 7/14/2026


Planning Board Chairman
Town of Shallotte

Board of Aldermen Zoning Amendment Statement of Consistency

**1.
(Approval)**

The Town of Shallotte *Board of Aldermen* has reviewed in full the petition REZ #26-02 to rezone ±0.87 acres of real property (Parcel ID 1980000802) owned by Rick and Joyce Carter from RAM-15 to HB. After reviewing the petition, the Board hereby *approves* the property be rezoned to HB from its current zoning. In this *approval*, the *Board of Aldermen* finds that [check all that apply]:

- ☐ The size of the area to be rezoned, which is ±0.87 acres, is compatible with the proposed rezoning to HB.
The area exceeds the minimum lot size and width in the proposed zoning district and development type.

- ☐ All permitted uses in Article 10 Table of Permitted Uses of the Shallotte Unified Development Ordinance have been considered in this decision.
The Table of Permitted Uses was reviewed

- ☐ The proposed rezoning to HB is compatible with the Town of Shallotte Land Use Plan.
The Future Land Use Map identifies this area as General Commercial and the uses allowed within the HB zoning district are more consistent with this description.

- ☐ The benefits of rezoning the tract to HB outweigh any detriments.
The benefits versus detriments have been considered and it has been determined that there are no detriments to the rezoning.

- ☐ The relationship between the uses of the proposed zoning of HB and the surrounding area are either identical or compatible.
The properties to the north and west of the subject parcel are currently zoned HB, with the future land use map envisioning commercial growth in this corridor.

- ☐ This new zoning promotes public health, safety, and general welfare of the community.
The new zoning will promote public health, safety, and general welfare, and will continue to encourage commercial growth in planning areas designated for such development.

- ☐ Other comments: _____

Date: _____

Mayor
Town of Shallotte

2.
(Denial)

The Town of Shallotte *Board of Aldermen* has reviewed in full the petition REZ #26-02 to rezone ±0.87 acres of real property (Parcel ID 1980000802) owned by Rick and Joyce Carter from RAM-15 to HB. After review of the petition, the Board hereby *denies the request* that the property be rezoned to HB from its current zoning. In making this *decision*, the *Board of Aldermen* finds that *[check all that apply]*:

- ☐ The area in question, which is ±0.87 Acres, is NOT compatible with the requested rezoning to HB.

- ☐ All permitted uses in Article 10 Table of Permitted Uses of the Shallotte Unified Development Ordinance have been considered in this decision and were found to be inappropriate.

- ☐ The requested rezoning to HB is NOT compatible with the Town of Shallotte Land Use Plan.

- ☐ The benefits to the requested rezoning to HB DO NOT outweigh any detriments.

- ☐ The relationship between the uses of the requested new zoning of HB and the surrounding area are NOT compatible.

- ☐ This new zoning does NOT promote the public health, safety, and general welfare of the community.

- ☐ Reason for Recommending Denial/Other comments:

Date: _____

Mayor
Town of Shallotte



Town of Shallotte Board of Aldermen
ACTION AGENDA ITEM
2026

Section VIII, Item 3.

TO: Board of Aldermen

ACTION ITEM #: TXT 26-12

MEETING DATE: 08-04-2026

FROM: Brandon Eaton, Planner II

DATE

SUBMITTED:

ISSUE/ACTION REQUESTED:

**PUBLIC
HEARING:**

☒ YES ☐ NO

Request Board's review and decision of a staff-initiated amendment to the Town of Shallotte Unified Development Ordinances. Specifically, Article 10, Section 10-03(II).

BACKGROUND/PURPOSE OF REQUEST:

The proposed amendment to the Town's UDO updates the Town's ordinance to reclassify public utility substations from the requirement that an applicant obtain a special use permit in all districts, instead allowing the use to be permitted "by right" in specific zoning districts within the Town's jurisdiction.

The proposed amendment also establishes supplemental standards relating to public utility substations as a land use within the Town's jurisdiction, so as to protect the safety, welfare, and property of residents.

- See attached "Exhibit A"

The Board may vote to:

Approve the ordinance as written, or

Further amend the ordinance and vote to approve, or

Continue the Board's review and ask that the ordinance be further researched, or

Deny the ordinance.

FISCAL IMPACT:

BUDGET AMENDMENT REQUIRED:

☐ YES ☒ NO

CAPITAL PROJECT ORDINANCE REQUIRED:

☐ YES ☒ NO

PRE-AUDIT CERTIFICATION REQUIRED:

☐ YES ☒ NO

REVIEWED BY FINANCE DIRECTOR

☐ YES ☒ NO

CONTRACTS/AGREEMENTS:

REVIEWED BY TOWN ATTORNEY:

☐ YES ☒ NO ☐ N/A

ADVISORY BOARD RECOMMENDATION:

The Planning Board voted to recommend approval at its July 14, 2026, meeting via a 4-3 majority decision.

STAFF RECOMMENDATION:

Staff recommends Board approval of the proposed amendment.

FINANCE RECOMMENDATION: NA

ATTACHMENTS:

1. Draft Language “Exhibit A”
2. Planning Board Statement of Consistency
3. Draft BOA Statement of Consistency
4. Ordinance

ACTION OF THE BOARD OF ALDERMEN

APPROVED:

☐

ATTEST:

CLERK TO THE BOARD

DENIED:

☐

**DEFERRED
UNTIL:**

SIGNATURE

OTHER:

PERMITTED USES	ME-14/10/6	R-10	RM-10	R-15	RA-15	RAM-15	CB	HB	CW	B-2	O/I	L/I	HI	C	PUD
UTILITIES AND COMMUNICATIONS															
PUBLIC UTILITY STORAGE OR SERVICE YARDS								P		P		P	P		
PUBLIC UTILITY SUBSTATIONS/ SWITCHING STATIONS [pursuant to 10-3(II)]	S P	S P	S P	S P	S P	S P	S	S P	S	S P	S P	S P	S P	S	S P
PUMP STATIONS (MUNICIPALLY OWNED)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
RADIO AND TELEVISION BROADCASTING STUDIOS							P	P		P		P			P
UTILITY STATIONS							S	S	S	S	S	P	P		P
TELECOMMUNICATION FACILITIES [pursuant to Article 18]	S	S	S	S	S	S	S	S	S	S		S	S	S	S

(200) Public Utility Substation. A facility used for the transmission, distribution, conversion, regulation, switching, transformation, or control of electricity, natural gas, telecommunications, water, wastewater, or other utility services. Such uses may include transformers, switching equipment, control buildings, regulators, pumps, associated structures, and related operational equipment; not to include data centers, which are regulated separately in this Ordinance.

~~(II) Public Utilities, including Substations. All utility equipment, buildings housing equipment, and substations less than 600 square feet are exempt from the dimensional requirements and parking requirements as set forth in this Ordinance. Landscaping and buffering requirements shall apply to any such project adjacent to a residential use or zoning district.~~

(II) Utility Substations

(1) Location standards

(A) Utility substations shall be located at least fifty (50) feet from any residential structure.

(2) Other regulations

(A) The operational area of a utility substation shall be enclosed by a security fence or wall meeting all applicable requirements of this Ordinance, including those set forth in Article 10, Section 4.

(B) Utility substation facilities visible from the public right-of-way and/or adjacent to a residential use shall require street and project boundary buffering that adheres to the most restrictive standards detailed in this Ordinance.

(C) Outdoor lighting shall be limited to that necessary for security, maintenance, and emergency operations. Lighting shall be directed downward and shielded to prevent glare onto adjoining properties and public streets.

(D) Signage shall be limited to identification, warning, regulatory, safety, and emergency-contact information only.

(3) Exemptions

(A) All public utility buildings, housing equipment, and substations less than 600 square feet are exempt from the dimensional and parking requirements as set forth in this Ordinance. Landscaping and buffering requirements shall apply to any such project adjacent to a residential use or zoning district.

PLANNING BOARD STATEMENT OF CONSISTENCY

The Town of *Shallotte Planning Board* has reviewed and recommended approval/denial the following amendment of the Town of Shallotte Unified Development Ordinance (UDO).

ORDINANCE 26-12

AN ORDINANCE AMENDING THE TOWN OF SHALLOTTE UNIFIED DEVELOPMENT
ORDINANCE, SPECIFICALLY
ARTICLE 10, SECTION 10-03(II)

After review of the ordinance, staff report, and after consideration of any comments presented at the *Planning Board* meeting, the *Planning Board* hereby find the UDO amendment referenced above to be:

- ☒ Consistent with the Town of Shallotte 2018 Land Use Plan and any other officially adopted plan that is applicable, AND is reasonable and in the public interest for the reason(s) stated below.

The proposed amendment to the Town's UDO updates the Town's ordinance to reclassify public utility substations from the requirement that an applicant obtain a special use permit in all districts, instead allowing the use to be permitted "by right" in specific zoning districts within the Town's jurisdiction.

The proposal aims to remain consistent with the Town's adopted plans by establishing supplemental standards relating to public utility substations as a land use within the Town's jurisdiction so as to protect the safety, welfare, and property of residents.

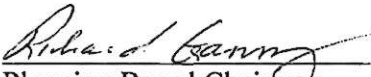
OR

- ☐ Inconsistent with the Town of Shallotte 2018 Land Use Plan and any other officially adopted plan that is applicable, AND YET is considered reasonable and in the public interest for the reason(s) set forth below.

OR

- ☐ Neither consistent nor inconsistent with the Town of Shallotte 2018 Land Use Plan and any other officially adopted plan that is applicable, AND is considered reasonable and in the public interest for the reason(s) set below:

7/14/2026
Date


Planning Board Chairman
Town of Shallotte

BOARD OF ALDERMEN STATEMENT OF CONSISTENCY

The Town of Shallotte *Board of Aldermen* has reviewed the following amendment to the Town of Shallotte Unified Development Ordinance (UDO) and has taken into consideration the Town of Shallotte 2018 Comprehensive Land Use Plan in rendering the following decision:

ORDINANCE 26-12

AN ORDINANCE AMENDING THE TOWN OF SHALLOTTE UNIFIED DEVELOPMENT
ORDINANCE, SPECIFICALLY
ARTICLE 10, SECTION 10-03(II)

After review of the ordinance, staff report, and after consideration of any comments presented at the *Board* meeting, the *Board of Aldermen* hereby find the UDO amendment referenced above to be:

- ☐ Consistent with the Town of Shallotte 2018 Land Use Plan and any other officially adopted plan that is applicable, AND is reasonable and in the public interest for the reason(s) stated below.

The proposed amendment to the Town’s UDO updates the Town’s ordinance to reclassify public utility substations from the requirement that an applicant obtain a special use permit in all districts, instead allowing the use to be permitted “by right” in specific zoning districts within the Town’s jurisdiction.

The proposal aims to remain consistent with the Town’s adopted plans by establishing supplemental standards relating to public utility substations as a land use within the Town’s jurisdiction so as to protect the safety, welfare, and property of residents.

OR

- ☐ Inconsistent with the Town of Shallotte 2018 Land Use Plan and any other officially adopted plan that is applicable, AND YET is considered reasonable and in the public interest for the reason(s) set forth below.

OR

- ☐ Neither consistent nor inconsistent with the Town of Shallotte 2018 Land Use Plan and any other officially adopted plan that is applicable, AND is considered reasonable and in the public interest for the reason(s) set below:

Date

Mayor
Town of Shallotte

TOWN OF SHALLOTTE ORDINANCE 26-12

AN ORDINANCE AMENDING THE TOWN OF SHALLOTTE UNIFIED DEVELOPMENT ORDINANCE, SPECIFICALLY ARTICLE 10, SECTION 10-03(II) REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT THEREWITH; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Shallotte is a duly incorporated municipality within the State of North Carolina and is authorized to adopt zoning and development regulation ordinances per section §160A-381 of the North Carolina General Statutes; and

WHEREAS, the Town of Shallotte oversees the planning and zoning requests and requirements for lands located within its town limits and the extra territorial jurisdiction near the town's limits; and,

WHEREAS, the Town of Shallotte has the authority pursuant to NC G.S §160A-364 to adopt, amend, or repeal ordinances; and

WHEREAS, The Board of Aldermen for the Town of Shallotte deems it to be in the public's best interest to amend the Unified Development Ordinance with a text amendment so as to provide for changes as set forth below to ARTICLE 10, SECTION 10-03(II). The proposed amendment to the Town's UDO updates the Town's ordinance to reclassify public utility substations from the requirement that an applicant obtain a special use permit in all districts, instead allowing the use to be permitted "by right" in specific zoning districts within the Town's jurisdiction.; and

THEREFORE, be it ordained by the Board of Aldermen of the Town of Shallotte that the Town of Shallotte Unified Development Ordinance shall be amended as detailed herein:

ARTICLE 10, SECTION 10-03(II).

See attached "Exhibit A"

Section 2. All Town Code sections in conflict herewith are hereby amended and repealed in relevant part to conform with the above sections. The Town Clerk and editor of the Town Code and UDO are hereby authorized to amend those documents, all relevant citations to those sections of the Town Code, restate chapters, sections, provisions, and related references to these sections of the Town Code, as may be necessary.

Section 3. This ordinance shall take effect beginning *August 04, 2026*, and shall apply to any zoning permit applications submitted following that effective date.

INTRODUCED AT A Regular Meeting of the Board of Aldermen on August 04, 2026,
and adopted at a Regular Meeting of the Board of Aldermen on August 04, 2026.

SIGNED THIS _____ day of _____, 20____.

TOWN OF SHALLOTTE, NORTH CAROLINA

Mayor

ATTEST:

Town Clerk