

Shallotte Planning Board Meeting Agenda

November 12, 2025 at 5:30 PM Meeting Chambers – 110 Cheers Street

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

AGENDA AMENDMENTS

PUBLIC COMMENT

- 1. APPROVAL OF AGENDA
- 2. APPROVAL OF MINUTES

October 14, 2025

3. CONFLICT OF INTEREST STATEMENT

NCGS 160D-109

- 4. ACTION ITEMS
 - L Hayden Point Phase 4-6

Forest St. Ext & Hwy 17 (Bypass

96 Acres

1820004221 & 1820004201

Shallotte B-2 & RA-15 to Shallotte PUD

- 5. OLD AND NEW BUSINESS
 - a. Department Report
- N) ADJOURN



The Shallotte Planning Board met for their regularly scheduled meeting on October 14, 2025 at the Shallotte Town Hall Meeting Chambers with Chairman Richard Gannaway presiding.

Members Present: Maria Paslick, Edward Springer, Richard Gannaway, Ron Johnson and Melodie

Bryant

Members Absent: Amy Causey and Amanda Dunn.

Staff Present: Robert Waring, Brandon Eaton and Debra White

Aldermen Liaison: Jimmy Bellamy

1. Agenda Amendment: None

2. Public Comments None

3. Approval of Agenda:

Maria Paslick motioned to approve the agenda as presented, seconded by Melodie Bryant. The motion passed 4 yes, 0 no.

4. Approval of Minutes:

Melodie Bryant motioned to approve the September 9, 2025 minutes as read, seconded Ron Johnson. The motion passed 4 yes, 0 no.

5. Conflict of Interest Statement

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

There was no conflict of Interest.

6. Zoning Map Amendment TXT 25-28 - Staff Initiated Text Amendment to Town of Shallotte Unified Development Ordinances, Article 10, Section 10-2 (Table of Permitted Uses).

The proposed amendment to the Town's UDO updates ordinance language, to transition away from the use of special use permits and the quasi-judicial process. The amendment introduces the use of conditional rezoning in place of special use permits where more appropriate and establishes a permitted-by-right designation for less intensive uses or uses with clearly defined supplemental standards.

Staff believe that recategorizing fewer intensive uses and establishing "by-right" and conditional rezoning standards will promote development without the heavy burden that often accompanies the quasi-judicial process.

Action Taken:

Edward Springer motioned to recommend approval to Board of Aldermen of the Zoning Text Amendment TXT 25-28, Article 10, Section 10-2. Motion seconded by Ron Johnson. The motion passed 4 yes 0 no.

Ron Johnson motioned that the Shallotte Planning Board adopt the Statement of Consistency as read, seconded by Maria Paslick. The motion passed 4 yes, 0 no.

7. Zoning Map Amendment TXT 25-29 - Staff Initiated Text Amendment to Town of Shallotte Unified Development Ordinances, Article 10, Section 10-3(E).

The proposed amendment to the Town's UDO updates ordinance language, to revise the Town's zoning definition of bed and breakfasts and establishes supplemental regulations governing the use within the Town's zoning jurisdiction.

Bed and breakfast uses have been recategorized as by-right in most zoning districts, and staff believe that the use can be more effectively managed administratively based on the additional supplemental standards presented herein.

Action Taken:

Ron Johnson motioned to recommend approval to Board of Aldermen of the Zoning Text Amendment TXT 25-29, Article 10, Section 10-3(E). Motion seconded by Edward Springer. The motion passed 4 yes 0 no.

Edward Springer motioned that the Shallotte Planning Board adopt the Statement of Consistency as read, seconded by Melodie Bryant. The motion passed 4 yes, 0 no.

8. Zoning Map Amendment TXT 25-30 - Staff Initiated Text Amendment to Town of Shallotte Unified Development Ordinances, Article 10, Section 10-3(L).

The proposed amendment to the Town's UDO updates ordinance language to revise the Town's zoning definition of event venues and establishes supplemental regulations governing the use within the Town's zoning jurisdiction.

The Town currently does not define or regulate event centers, venues, or similar uses, and there has been a growing trend of such uses across the state.

Action Taken:

Maria Paslick motioned to recommend approval to Board of Aldermen of the Zoning Text Amendment TXT 25-30, Article 10, Section 10-3(L) upon adding wording to include HOA Community Centers(see below). Motion seconded by Edward Springer. The motion passed 4 yes 0 no.

Section 2-2: Definitions of Basic Terms

(85) A commercial facility used to accommodate functions including, but not limited to, banquets, weddings, celebrations, dinners, festivals, concerts, or other group events. Church and Religious Institutions, and public and HOA community centers, are not included in this definition.

Maria Paslick motioned that the Shallotte Planning Board adopt the Statement of Consistency as read, seconded by Edward Springer. The motion passed 4 yes, 0 no.

9. Zoning Map Amendment TXT 25-31 - Staff Initiated Text Amendment to Town of Shallotte Unified Development Ordinances, Article 4, Section 4-6.

The proposed amendment to the Town's UDO updates ordinance language to reflect required changes made at the state level in N.C.G.S. 160D-601(e).

The legislature of the State of North Carolina voted this month to prohibit time limits regarding refiling a petition for a "zoning map amendment, text amendment, development application, or request for development approval", from an applicant that was previously denied or withdrew an application.

Action Taken:

Maria Paslick motioned to recommend approval to Board of Aldermen of the Zoning Text Amendment TXT 25-31, Article 4, Section 4-6. Motion seconded by Ron Johnson. The motion passed 4 yes 0 no.

Edward Springer motioned that the Shallotte Planning Board adopt the Statement of Consistency as read, seconded by Ron Johnson. The motion passed 4 yes, 0 no.

10. Zoning Map Amendment TXT 25-32 - Staff Initiated Text Amendment to Town of Shallotte Unified Development Ordinances, Article 2, Section 2-2.

The proposed amendment to the Town's UDO updates ordinance language to amend the definition of a minor subdivision, reducing the amount of lots created from fifteen to five.

five lots is a more manageable and consistent number of lots to be created using the administrative review of a minor subdivision.

Action Taken:

Ron Johnson motioned to recommend approval to Board of Aldermen of the Zoning Text Amendment TXT 25-32, Article 2, Section 2-2. Motion seconded by Edward Springer. The motion passed 4 yes 0 no.

Melodie Bryant motioned that the Shallotte Planning Board adopt the Statement of Consistency as read, seconded by Maria Paslick. The motion passed 4 yes, 0 no

Old & New Business

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

11. Adjournment

Ron Johnson made a motion to adjourn, seconded by Edward Springer. The motion passed 4 yes 0 no.

Respectfully Submitted,

Debra White

Debra White, Planning Board Clerk

Town of Shallotte Planning Board Conflict of Interest Statement

Taking into consideration the general statute below and the items described on this month's agenda, does any member of the Planning Board 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 Planning Board ACTION AGENDA ITEM 2025

TO: Planning Board	ACTION ITEM #:	REZ 25-27	
	MEETING DATE:	11/12/2025	
FROM: Robert Waring, Planning Director	DATE SUBMITTED:		
ISSUE/ACTION REQUESTED:	PUBLIC HEARING:	YES	NO NO
ISSUE/ACTION REQUESTED: Review a rezoning request & PUD master plan for a tract	PUBLIC HEARING:	YES	NO NO
•	PUBLIC HEARING:	☐ YES	⊠ NO
Review a rezoning request & PUD master plan for a tract	PUBLIC HEARING:	YES	NO NO

BACKGROUND/PURPOSE OF REQUEST: The Wererhaeuser Tract is 96 acres +/- located along Forest Street Ext. & Hwy 17 (Bypass) and is proposed to be rezoned to the Town's Planned Unit Development (PUD) zoning. The project would form phases 4-6 of the Hayden Point PUD (phases 1-3 approved 8.6.2024).

The property is currently located in the Town's ETJ & is zoned Business-2 & Residential Agriculteral-15 (B-2 & RA-15). The proposed master plan, divided into three phases & consists of 207 lots (single-family homes), there is no multi-family component proposed. The project proposes a density of 2 units per acre.

The Town's Future Land Use (FLU) Map IDs the areas as a combination of Industrial, Medium Density Residential, & General Commercial. The project is not in keeping with the industrial prescription, but as noted with the previous PUD, the area would be poorly suited for industrial uses. The layout and use are well suited to the surrounding mix or residential and multi-family uses. Please note that approving a zoning change would have the effect of updating the FLU Map.

NCDOT approved the Traffic Impact Analysis for the project prior to the Town's approval of the rezoning/master plan. The analysis sites the RCI intersection & proposed internal connection to the adjacent phases of the PUD. The east/west road connection with the adjacent tract is still shown on the plan & has been a priority for the Town. This connection is also reflected in the Town's 2025 Collector Street Plan.

Water will be provided via the County, sewer will be provided by the Town, and roads will be dedicated to the Town for maintenance.

Once the rezoning & master plan are approved, the developer will submit subdivision plans for the various tracts. These plans will include greater detail for utility and road construction.

The Planning Board may:

Vote to recommend to approve the proposed changes(with or without conditions); or Vote to recommend denying the proposed changes; or Continue the item until additional information is presented.

FISCAL IMPACT: BUDGET AMENDMENT REQUIRED: CAPITAL PROJECT ORDINANCE REQUIRED: PRE-AUDIT CERTIFICATION REQUIRED: REVIEWED BY DIRECTOR OF FISCAL OPERATIONS	☐ YES ☐ YES ☐ YES ☐ YES	NONONONONO	
CONTRACTS/AGREEMENTS:			
REVIEWED BY TOWN ATTORNEY:	YES	NO NO	N/A
ADVISORY BOARD RECOMMENDATION: NA			
STAFF RECOMMENDATION: Staff recommends approve	al with the fol	lowing cond	ditions:
The road connection from Forest St. Ext across to Exproof construction	ress Dr. property	y be complete	ed in the first phase
2. Plans and applications for the subsequent tract/phases l review prior to any work on the site	oe submitted for	review preli	minary subdivision
FINANCE RECOMMENDATION: NA			
ATTACHMENTS:			
1. Area map			
2. Rezoning/PUD Application			
3. Master Plan			
4. TRC Comments/Responses			
5. Permitted Use Table			
6. FLU Map & Descriptions			
7. TIA			
8. Planning Board draft Statement of Consistency			

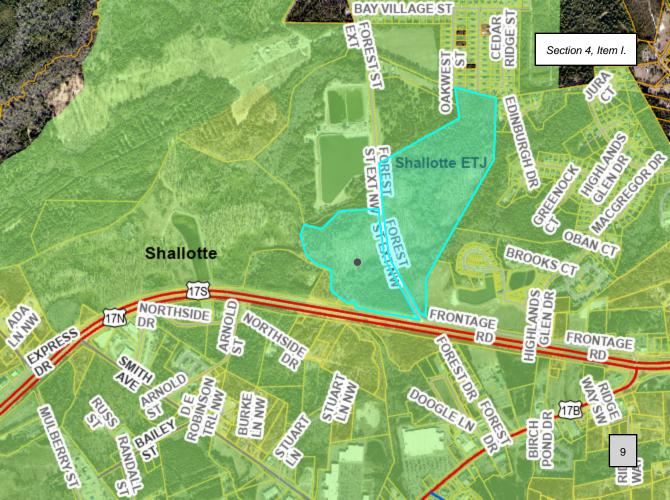
ACTION OF THE BOARD OF ALDERMEN

ATTEST:

CLERK TO THE BOARD

APPROVED:

		Section	4, Item I.
DENIED:			
DEFERRED UNTIL:	 		
	SIGNATURE		
OTHER:			





Official Use C	Section 4, Item I.
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.

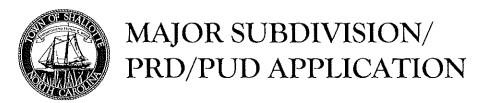
Project Name (if applicable): Hayden Po	ointe Ph 4, 5, 6	
SECTION 1: APPLICANT INFORMA	TION	
Petitioner Name: G3 Engineering & S	Surveying, LLC.	
Mailing Address: 24 Commerce Drive	e, Pawleys Islar	nd, SC 29585
Phone: (843) 237-1001 F	Fax:	Email: permit@g3engineering.org
SECTION 2: PROPERTY OWNER IN	FORMATION (if	different from above)
Owner Name(s): WEYERHAEUSEI	R NR COMPAN	JY
Mailing Address: 13005 SW 1st Road	d, Suite 241, Ne	wberry, Florida 32669
Phone: 352 415-4532 F	Fax:	Email:
SECTION 3: PROPERTY INFORMAT	ΓΙΟΝ	
Street Address and/or Description of Locat	_{tion:} Tract NW and US	and NE of intersection of Forest St Extension NW 3 17S
Parcel Tax ID #(s): PID 1820004221,	1820004201	Total Site Acres or Square Feet: 96.03
Current Zoning District(s): SH-B-2, SH	-l-RA-15	
Proposed Zoning District(s): PUD		
	- ·	does not follow an existing property line, the petition must veyor providing bearings and distances of such zoning district

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SECTION 4: LAND USE COMPATIBILITY ANALYSIS
Future Land Use Map designation: Low Density Residential, Commercial and Industrial
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):
Existing Shallotte Land Use Plan depicts the tracts as a mixture of Low Density Residential, Commercial and Industrial. Proposed development utilizes a consistent, least intense use on tract while maintaining compatibility with existing adjacent developments east and west of proposed development.
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):
Proposed development is comparable to existing adjacent PDD with lot sizes as well as similarly sized developments East of proposed development. Residential only use allows similar land uses within close proximity and similar land uses utilizing the proposed connection to the adjacent existing PD.
SECTION 6: SUPPLIMENTAL 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:
Official Use Only
Planning Board Hearing Date: Recommendation: Staff:
Board of Aldermen Hearing Date: Action: Staff:

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11



Official Use C	Section 4, Item I.
P&Z#:	
Date Rec'd:	
Rec'd By:	
Amount Paid: \$	

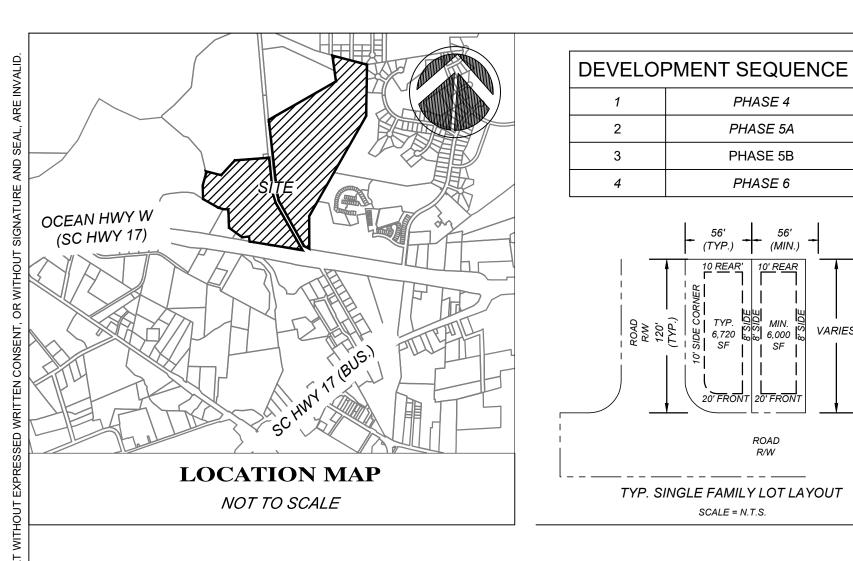
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All applications must be complete and accompanied by the appropriate application fee, payable in cash or by check made to the Town of Shallotte. Contact the Town of Shallotte Planning Department to determine the appropriate fee or consult the current Town of Shallotte Fee Schedule. Applicants will also be responsible for the full cost of public notices, if any, which will be billed at a later time. Additionally, applicants may be charged for the balance of any professional review fees that exceed the application fee. Contact the Town of Shallotte Public Works Department to determine utility fees. All fees due must be paid in full before an application will be submitted for review by the Planning Board or Board of Aldermen or a preliminary or final plat will be signed.

The procedure and regulations for developing a Planned Residential Developments and Planned Unit Developments can be found in articles 15 and 16 respectively of the Unified Development Ordinance. Regulations for Major Subdivisions can be found in articles 27 through 31. Applicants are encouraged to schedule a pre-application meeting with staff prior to submitting a final application.

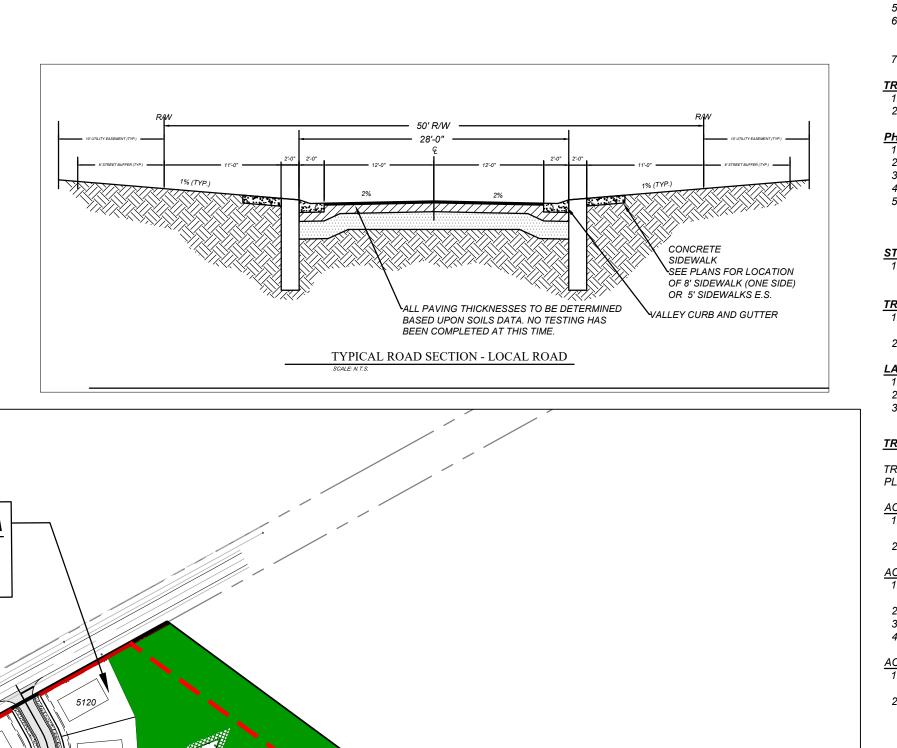
Project Name: Hayden Pointe Ph 4, 5, 6					
SECTION 1: APPLICANT INFORM	IATION				
Applicant Name: G3 Engineering & Surv	eying, LLC.				
Mailing Address: 24 Commerce Drive, Pa	awleys Island, SC 29	585			
Phone: 843-237-1001	Fax:		Email: permit@g3engineering.org		
SECTION 2: PROPERTY OWNER	INFORMATION (if	different from above			
Owner Name(s): WEYERHAEUSER NR	COMPANY	•			
Mailing Address: 13005 SW 1st Road, S	uite 241, Newberry, F	Florida 32669			
Phone: 352 415-4532	Fax: Email:				
SECTION 3: PROPERTY INFORM.	ATION	en de la composition de la composition La composition de la composition de la La composition de la			
Street Address and/or Description of Location: Tract NW and N	IE of intersection of F	Forest St Extension N	IW and US 17S		
Parcel Tax ID #(s): PID 1820004221, 182	20004201	Total Site Acres: 96.	.03		
Current Zoning District(s): SH-B-2, SH-F	RA-15				
SECTION 4: PROJECT INFORMAT	NON NO.				
Proposed Zoning District(s): PUD		■ PUD	□ PRD Overlay		
Project to be developed in phases?	YES □ NO	Phase Lines must be s	hown on Master Development Plans.		
Brief Project Description: Proposed Development of single family u	ınits on parcels as sp	ecified in exhibit.			

SECTION 4: PROJECT INFORMATION (conti		Section 4, Item I.							
PROPOSED LAND USE MIX		UNITS	ACRES	SQUARE FOOTAGE					
Single-Family Detached Residential			96.03	NA					
Single-Family Attached Residential (Townhomes)				NA					
Multi-Family Residential (Triplex, Quadraplex, Apart	Multi-Family Residential (Triplex, Quadraplex, Apartments, Condos)								
Office & Institutional (including religious, civic, and	Office & Institutional (including religious, civic, and educational uses)								
Retail									
Other Non-retail Commercial									
Light Industrial									
Recreation & Open Space (privately owned and main	ntained)	NA	24	NA					
Recreation & Open Space (dedicated to Town of Sha	allotte)	NA		NA					
SECTION 5: SUPPLIMENTAL INFORMATIO	N REQUIRED								
Each application use must include:									
☐ An application fee in cash or check made par	yable to the Town of Sh	allotte.							
\square Applicable utility fees, including transmission	n recovery fees and sewe	er allocation f	ees.						
For conventional subdivisions: a preliminary	plat pursuant to Apper	ndix IV.							
For PUDs: a Master Development Plan/Land	d Use Plan/Site Plan pı	irsuant to Sec	tion 16-9 and Ap	pendix IV.					
☐ For PRDs: a Master Development pursuant (to Sections 15-4, 15-5, a	nd Appendix	IV.						
■ A Traffic Impact Study pursuant to Section 3	30-25, if required.								
A copy of property deeds and any referenced	maps for all tracts und	er considerati	on.						
A notarized letter of authorization if acting a	s the agent for the prop	erty owner(s).							
SECTION 6: APPLICANT/OWNER SIGNATU	JRE								
In filing this application, I hereby certify that I am au presented in this application is accurate to the best o		~ ~		information					
Signature:	Date: 8/28/	4							
Official Use Only									
Planning Board Hearing Date: R	ecommendation:		Staff:						
Board of Aldermen Hearing Date: A	ction:		Staff:						
Comments:									



SITE DA	ΓA TABLE
MUNICIPALITY	TOWN OF SHALLOTE
PIN#	108808889116 (32.64 Ac.), 109805090231 (63.39 Ac.)
PIN ID	1820004221 (32.64 Ac.), 1820004201 (63.39 Ac.)
PROPERTY OWNER	WEYERHAEUSER NR COMPANY
DEVELOPER	D.R. HORTON
OWNER ADDRESS	205 PERRY LANE RD. BRUNSWICK, GA 31525
TOTAL ACREAGE	96.03 AC.
DISTURBED ACREAGE	81.82 AC.
ZONING	PD
PROPOSED USE	SINGLE FAMILY
SETBACKS (MINIMUM)	F = 20' R = 10' S = 8' C = 10'
MIN LOT SIZE	6,000 SF
MIN LOT WIDTH	56'
MAX BLDG HEIGHT	40'
STREET BUFFER	8' MIN
WETLAND FILL (PHASES 4, 5, 6)	0.097 AC
REQUIRED OPEN SPACE	15% X 96.03 AC. = 14.40 AC

	PH	HASE BRE	AKDOWN				
	PHASE		5A	5B	6	TOTAL	
	PROPOSED USE			SINGLE FAMILY			
	# OF UNITS 48 44			76	39	207	
GROSS DENSITY	TOTAL UNITS TOTAL AREA	2.06 UNITS	1.95 UNITS	2.16 UNITS ACRE	2.62 UNITS ACRE	2.16 UNIT	
[1]	TOTAL AREA [AC.]	23.30 AC.	22.62 AC.	35.23 AC.	14.87 AC.	96.02 AC	
[2]	LOTS [AC.]	8.91 AC.	8.19 AC.	13.00 AC.	7.09 AC.	37.18 AC	
[3]	RIGHT OF WAY [AC.]	3.37 AC.	2.30 AC.	3.73 AC.	2.60 AC.	12.01 AC.	
[4]	PONDS [AC.]	0.96 AC.	1.76 AC.	1.36 AC.	0.76 AC.	4.84 AC.	
[6]	EASEMENT (UTILITY ESMT. / RIGHT OF WAY ESMT.)	0.36 AC.	0.00 AC.	0.14 AC.	0.35 AC.	0.86 AC.	
[5]	OPEN SPACE PROVIDED [AC.] [5] = [1] - [2] - [3] - [4]	9.70 AC.	10.37 AC. 16.99 AC.		4.07 AC.	41.13 AC	
WETL	ANDS (REMAINING) [AC.]	5.01 AC.	4.93 AC.	10.26 AC.	0.96 AC.	21.16 AC	
PARKING	MINIMUM: 1.5 SPACES UNIT	72 SPACES MIN.	66 SPACES MIN.	114 SPACES MIN.	59 SPACES MIN.	311 SPACE MIN.	
(REQUIRED)	MAXIMUM: 2.5 SPACES UNIT	120 SPACES MAX.	110 SPACES MAX.	190 SPACES MAX.	98 SPACES MAX.	518 SPACE MAX.	
PARKING (PROVIDED)	$1 (GARAGE) + 1 (DRIVEWAY) = 2 \frac{SPACES}{LOT}$	96 SPACES PROV.	88 SPACES PROV.	152 SPACES PROV.	78 SPACES PROV.	414 SPACE PROV.	



ANY MINOR DEVIATION IN THIS PLAN SHALL REQUIRE APPROVAL OF THE ADMINISTRATOR AND ANY MAJOR DEVIATION SHALL REQUIRE APPROVAL OF THE PROPER APPROVING BODY.

2. PLANS TO COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS

3. ALL STRIPING AND ROAD SIGNAGE TO COMPLY WITH CURRENT MUTCD STANDARDS.

4. ALL HVAC TO BE SCREENED PER SECTION 17-19 OF THE SHALLOTTE UDO. 5. NO ACCESSORY STRUCTURES SHALL BE ALLOWED WITHIN RESIDENTIAL LOTS.

ACCORDANCE WITH STATE & TOWN REGULATIONS.

HOMEOWNERS / PROPERTY OWNERS ASSOCIATION

1. A HOMEOWNERS ASSOCIATION SHALL BE REQUIRED FOR THIS DEVELOPMENT IDENTIFYING RESPONSIBILITIES FOR MAINTENANCE OR IMPROVEMENTS SUCH AS STORMWATER FACILITIES, PRIVATELY MAINTAINED PARKING AND PAVED AREAS, AND/OR PRIVATE OPEN

2. NO PARKING ON STREET RIGHT OF WAYS WILL BE ALLOWED BY HOA/COVENANTS. STORMWATER

1. THE PROJECT IS CURRENTLY PLANNED AS A HIGH DENSITY STORMWATER PROJECT AND WILL BE DESIGNED/PERMITTED IN

FLOODPLAIN NOTES

1. THIS PARCEL IS IN FLOOD ZONE X ACCORDING TO FEMA FLOOD MAP 3720108800K WITH AN EFFECTIVE DATE OF AUGUST 28, 2018.

WETLAND NOTES

1. WETLANDS JD IS IN PROGRESS.
2. ANY IMPACTS WILL BE PERMITTED.

<u>UTILITIES</u>

1. THIS DEVELOPMENT WILL BE SERVED BY TOWN OF SHALLOTTE PUBLIC WORKS (SEWER) & BRUNSWICK COUNTY PUBLIC UTILITIES

2. ALLOCÁTION OF 60 LOTS AT A TIME IS ISSUED BY TOWN OF SHALLOTTE. THE TOWN OF SHALLOTTE WILL NOT ACCEPT DEDICATION OF UTILITY LEFT IN AN "ABANDONED STATE" FOR EXTENDED PERIODS OF TIME.

PROJECT ROAD NOTES

1. ALL ROADS ARE PROPOSED AS PUBLIC RIGHT OF WAYS CONSTRUCTED TO TOWN OF SHALLOTTE / NCDOT SUBDIVISION ROADS/TND ALIGNMENT STANDARDS.

2. ALL ROADS IN THE PROJECT WILL BE ACCESSIBLE TO FIRE AND EMERGENCY SERVICES. ALL PROPOSED INTERNAL ROADWAY INTERSECTIONS AND CONNECTIONS TO EXISTING ROADWAYS & THE PROJECT COLLECTOR ROAD WILL HAVE A 30' RADIUS MINIMUM UNLESS OTHER DESIGN RADIUS IS DETERMINED DURING TRC/TOWN REVIEW.

3. STREET NAME SIGNS SHALL BE INSTALLED AS SOON AS ROADWAYS ARE ACCESSIBLE BY VEHICLE TRAFFIC TO INCLUDE DURING CONSTRUCTION AND MEET REQUIRED STREET SIGN SPECIFICATIONS. 4. ADDRESSING WILL COMPLY WITH TOWN OF SHALLOTTE REQUIREMENTS AND WILL BE ASSIGNED ONCE THE COUNTY ASSIGNS STREET

NUMBER RANGES. ALL ADDRESSING WILL BE BE ASSIGNED AND APPROVED BY THE TOWN ZONING ADMINISTRATOR. 5. A MINIMUM 10' UTILITY ACCESS EASEMENT SHALL BE PROVIDED ON ALL PROPOSED PUBLIC RIGHT OF WAYS.

SECTION SHALL BE RESERVED FOR TOWN OF SHALLOTTE AND INSTALLATION SHALL NOT OCCUR UNTIL SUCH TIME DEVELOPMENT

AT THIS TIME, THE ORDER OF PHASE CONSTRUCTION IS AS DEPICTED BUT WILL BE IDENTIFIED WITH SITE SPECIFIC PLAN SUBMITTALS. PUMP STATION, NECESSARY INFRASTRUCTURE AND PHASE SPECIFIC STORMWATER TO BE CONSTRUCTED WITH FIRST PHASE.

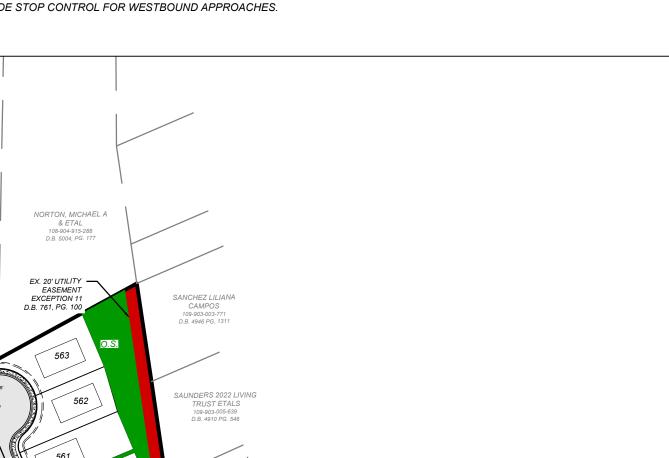
STORMWATER AND/OR INFRASTRUCTURE MAY REQUIRE INSTALLATION BEYOND THE LIMITS OF PHASE 1, BUT WITHIN THE LIMITS OF DISTURBANCE DUE TO THE NEED TO MAINTAIN AND HANDLE OFFSITE DRAINAGE PATTERNS WITHOUT INTERRUPTION. STORMWATER

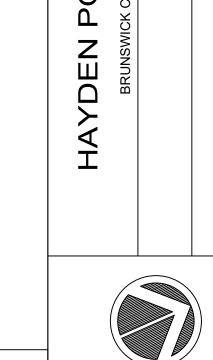
STREET BUFFER: 8' WIDE BUFFER CONTAINING 1 CANOPY TREE AND 6 SHRUBS PER 50 LF ALONG THE ENTIRE STREET FRONTAGE.

CONSTRUCT EASTBOUND AND WESTBOUND APPROACH WITH ON INGRESS LANE AND ONE EGRESS LANE WITH INTERNAL PROTECTEL

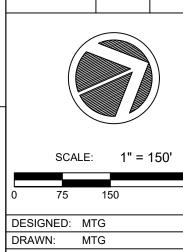
PROVIDE STOP CONTROL FOR BOTH EASTBOUND AND WESTBOUND APPROACHES. 3. CONSTRUCT A NORTHBOUND LEFT TURN LANE ON FOREST ST. EXTENDED NW WITH 100 FEET OF STORAGE AND APPROPRIATE TAPER.

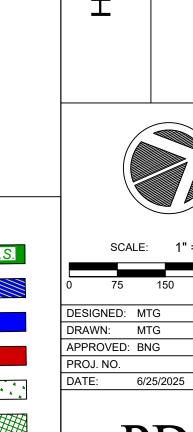
4. CONSTRUCT NORTHBOUND RIGHT TURN LANE ON FOREST ST. EXTENDED NW WITH 100 FEET OF STORAGE AND APPROPRIATE TAPER.





4





SITE LEGEND

OPEN SPACE

VEGETATIVE SHELF

POND

LANDSCAPE

BUFFER

WETLANDS

WETLAND BUFFER

STREAM

BUFFER





TOWN OF SHALLOTTE

PLANNING & ZONING DEPARTMENT

Post Office Box 2287 • Shallotte, North Carolina 28459 Telephone: (910) 754-4032 • Facsimile: (910) 754-2740

Meeting Date: September 18, 2025

Town of Shallotte Technical Review Weyerhaeuser NR, Co. Attn: Brandon Truesdale, PE 13005 SW 1st Road, Suite 241 Newberry, Florida 32669

RE: Hayden Point, Phase 4, 5, & 6 (Weyerhaeuser Tract). Parcel ID # 1820004221, 1820004201

Mr. Truesdale,

Please find the notes below, which were compiled from the recent Technical Review meeting of your project. Prior to the next step in the review process, I will need responses to each comment as well as revised plans that reflect those comments and updates.

Your request for Annexation & PUD master plan will be brought to the Town of Shallotte Planning Board for their review and recommendation before being placed on the Board of Alderman's agenda for public hearing and action.

Please contact me with any questions,

RW

Planning/Zoning

- 1. Please provide a list of adjacent property owners (Excel Doc., derived from BrunsCo Tax records)
- 2. Note, staff will administer future reviews once the Board has approved annexation & PUD master plan
 - a. Preliminary subdivision applications will be required for each phase
 - b. Preliminary subdivision plan approval will be needed prior to any site work or ground disturbance
- 3. Please note that the setbacks detailed in the zoning table will be those referenced in future zoning reviews
- 4. The Town has been dealing with significant connectivity issues in the adjoining areas; it is likely that the Board will want to see the road connecting to the adjacent property be constructed ASAP. Please let us know the proposed schedule for road construction.
 - a. The Board will likely assign conditions requiring this to take place sooner rather than later
- 5. Please show all required TIA improvements on plan and note any phasing
- 6. Please provide proposed road cross sections for all roads
- 7. Note, the Town will require 5' wide sidewalks along both sides of all roads, or where appropriate, an 8' wide sidewalk along one side
- 8. Please provide note addressing Town connectivity ratio, ref. Sec 30-2
- 9. Staff would propose a street stub in Phase 5B that could allow future connectivity to the Highland Forest development
- 10. Please that the area SW ponds should not be calculated as open space proposed
- 11. Please provide general types & suitability of proposed rec area/open space, ref. Art. 29
- 12. A heritage tree survey will be required along with a plan for preservation and/or replacement
 - a. Staff would strongly support preservation/replacement in common areas so as to maximize native tree canopy
- 13. A Town of Shallotte Stormwater permit will be required prior to final subdivision approval
- 14. Will single-family also have rear setback of 10'? If so, they will not be room for Accessory structures. Please have noted in the HOA No Accessory structures allowed.
- 15. Road names are to be submitted to Brunswick County for approval
- 16. The town will assign addresses once the county assigns the street number ranges.
- 17. Sign permit will be reviewed and issued separately per UDO Section 21 6
- 18. The following signs are permitted in all residential zoning districts.
 - a. Permanent freestanding identification signs for residential developments shall be ground mounted signs no more than 64sq. ft. area and 6' Max height
 - b. One (1) permanent identification sign may be located at up to two (2) major entrances per development or phase. Signs to be placed on an island or median within the right-of-way, preferably with the site plan or preliminary plat review for the entire project or phase of the project. Illumination shall be restricted to indirect white lighting.
 - c. Up to three (3) temporary banners are permitted within a residential subdivision or multi-family project not to exceed eight (8) square feet each and shall be located near the entrance to and within the project or unit they are advertising.
- 19. Please provide copies of all state and federal permits as they are acquired
- 20. Note, all signs permitted separately

Water & Sewer

- 1. It is understood that these are conceptual drawings. Please include Street names when available.
- 2. What is the planned storm water conveyance to bridge the gap between lots 599 and 598?
- 3. With the significant improvements required for the intersections into Forest St in the vicinity of the phase line between 5A and 6 the existing culvert needs to be upgraded to the current NCDOT standard.
- 4. Obviously this is premature to this part of the conversation, but I would like to see a detail as to how the existing surface of Pine St will tie into Road F.

Dan Formyduval Public Works Utility Supervisor dformyduval@townofshallotte.org

- 1. Gravity sewer is to be installed wherever possible. Pressure Sewer is only allowed by the approval of the Board of Aldermen. (Code of Ordinances 52.030 B).
- 2. Allocation of sewer is issued to only 60 lots at a time.
- 3. All sewer must be permitted by the state prior to construction of sewer lines, lift-stations, etc. You may request permit for entire project and receive Partial Finals for the 60-lot allocated to allow c/o.
- 4. You must have an Authorization to Construct from the state prior to beginning any digging or installing of sewer lines, pumps, lift-stations, etc.
- 5. A final for the state permits will be required prior to Final Plat or any sewer connections.
- 6. Lift station is to be located on a separate parcel which is included with the dedication of the utility to the Town.
- 7. Correct As-built in CAD form needs to be submitted to the Town's engineer prior to c/o.
- 8. Any damage to pavement, concrete, etc. due to removing/replacing sewer tank or lines will not be the responsibility of the town.
- 9. Landscape cannot block access sewer meter and lines or lift station(s).

Debra White, CZO, Development & Regulatory Compliance Manager debratos@outlook.com

Town Engineer

- 1. No proposed grades provided at this time.
- 2. A Town of Shallotte Stormwater permit will be required.
 - a. Please submit full stormwater and erosion control plans and details along with approved NCDEQ Stormwater, Erosion Control, wetland fill and any other required environmental permits along with Stormwater Permit application package.
- 3. General comment the cul-de-sac right-of-way of Phase 6 appears to go offsite, with proposed sidewalk right on the property line and some of the cul-de-sac rights-of-way and Road I right-of-way encroach in wetland setbacks, with the sidewalk proposed at or within the setback. Existing and proposed contours are not shown at this time to determine if tie grading can be accomplished without additional wetland impacts.
- 4. Will Road F physically connect to existing Pinecrest Road NW? If so, please assure existing drainage is considered.

Elizabeth Nelson, PE, Town Engineer Elizabeth@EliEngineering.net

Shallotte FD

- 1. Need fire flow is specified in the Brunswick County Fire Prevention Ordinance
 - a. Brunswick County Fire Prevention Ordinance B105.1
 - b. Static water sources are not used as primary water sources
- 2. Hydrant placement as specified by Fire Code Official
 - a. Future issues are to be forwarded to BC Water Dept
- 3. Cul-de-sac requirements
 - a. Brunswick County Fire Prevention Ordinance D103.1
 - b. Will accept alternative based upon documents supporting apparatus turn analysis

- 4. Traffic Calming
 - a. No vertical disruption of vehicle travel
- 5. HOA/POA to enforce
 - a. Unobstructive access to fire hydrants
 - b. No on-street parking
- 6. Additional details attached with in sperate attachment

TRC comments are provided by Paul Dunwell, Fire/Rescue Chief; Emergency Management Coordinator pdunwell@townofshallotte.org.

Shallotte PD

1.

Adam Stanley, Chief of Police astanley@townofshallotte.org

Brunswick County Code Admin/Fire Marshall

- 1. Cul-de-sacs shall be provided as indicated in The Brunswick County Fire Prevention Ordinance Figure D103.1 of 96 feet in diameter.
- 2. In accordance with The Brunswick County Fire Prevention Ordinance the fire hydrants to be spaced not to exceed 500 foot spacing and no point of the road to exceed 250 feet from a fire hydrant. Fire hydrants should not be placed at the end of dead-end roads or turnarounds (example- can be provided at intersection then down the road to meet any distance but before the cul-de-sac)
- 3. Note that Phase 5A and 5B would need an approved turn around between phases. Please remember hydrant locations would also apply to the phase lines.
- 4. The stub out at lots 559 and 560 exceeds a dead end of 150 feet and will need an approved turnaround. Please refer to the Brunswick County Fire Prevention Ordinance.
 - a. If this will be a connection please indicate.
- 5. Refer to Brunswick County Fire Prevention Ordinance on fire flow requirements- minimum fire flow for residential is 1,000 GPM and for commercial minimum flow is 1,500 GPM.
- 6. A Fire Application for the fire development will be required to make site inspections for the roads, hydrants, street signs, and hydrant flows before building construction is approved or plat is signed.

Joe Oliver, Brunswick County, Deputy Fire Marshal 910-676-4392 Joseph.oliver@brunswickcountync.gov

Brunswick County Engineering

1.

William L. Pinnix, P.E. Director of Engineering, Brunswick County William.Pinnix@brunswickcountync.gov

Brunswick County Building Inspections

1. .

Jeff McIntosh jeff.mcintosh@brunswickcountync.gov

Brunswick County Floodplain

1. The effective Flood Mapping list the area within the X Flood Zone in 2018 FIRM mapping. However, the NCEM Advisory Flood Data mapping has indicated that there are areas within the project have been identified to be flooded during the 1% (100 year Storm Event). It is recommended that the approval include provisions for a Flood Study (H & H Study) to be conducted, and submitted to and approved by FEMA/NC Flood prior to construction beginning. This will provide the limits of flooding within the property such that they can be avoided with home development.

James Paggioli, CFM, Floodplain Administrator, Brunswick County

Brunswick County 911

1.

Brian Ross, Deputy Director - Central Communications Division, Brunswick County Sheriff's Office brian.ross@brunswickncsheriff.gov

NCDOT

1. TBD.

Angela (Angel) Hammers, Engineering Technician III, Division of Highways | Division 3 | District 3, NCDOT, 910 398 9100 / 9119 office / direct akhammers@ncdot.gov

NCDEQ

1. Any proposed work within 75 ft. of Normal High Water or within Coastal Wetland Areas will trigger CAMA. We would be happy to review any proposals on a site plan.

Tara MacPherson, Wilmington Region District Manager, NC Division of Coastal Management, NCDEQ tara.macpherson@deq.nc.gov

Sent via e-mail 9.19.2025 RW



Town of Shallotte Planning Board Attn: Robert Waring P.O. Box 2287 Shallotte, NC 28459 910-754-4032

RE: Forest Street PUD (Hayden Pointe Ph. 4, 5, 6) – PUD Master Plan Update ID: 1820004201 & 1820004221 Single Family Development

Mr. Waring,

Thank you and the Technical Review Committee for providing your time and expertise in providing us your comments for the Forest Street / Hayden Pointe Ph 4, 5, 6 project within the Town of Shallotte. Please see below our responses to the comments provided.

Planning/Zoning

 Please provide a list of adjacent property owners (Excel Doc., derived from BrunsCo Tax records)

Response- Will provide as requested.

- 2. Note, staff will administer future reviews once the Board has approved annexation & PUD master plan
 - a. Preliminary subdivision applications will be required for each phase.

Response- Understood.

b. Preliminary subdivision plan approval will be needed prior to any site work or ground disturbance

Response- Understood.

3. Please note that the setbacks detailed in the zoning table will be those referenced in future zoning reviews

Response- Understood; Note: the setbacks have been revised to remain consistent for all single family product and utilization of a single lot typical.

- 4. The Town has been dealing with significant connectivity issues in the adjoining areas; it is likely that the Board will want to see the road connecting to the adjacent property be constructed ASAP. Please let us know the proposed schedule for road construction.
 - a. The Board will likely assign conditions requiring this to take place sooner rather than later

Response- Current phasing is structured to allow connection in initial phase (phase development sequence table included on PD Master Plan).

5. Please show all required TIA improvements on plan and note any phasing Response- TIA improvements depicted with descriptions as to timing of improvements in notes.





Page 2 of 8

6. Please provide proposed road cross sections for all roads Response- Road cross section included as requested

7. Note, the Town will require 5' wide sidewalks along both sides of all roads, or where appropriate, an 8' wide sidewalk along one side.

Response- Understood; sidewalks depicted in typical and in plan view for anticipated placement of 5' or 8' sidewalks within development.

- 8. Please provide note addressing Town connectivity ratio, ref. Sec 30-2 Response- Connectivity ratio included as requested.
 - 9. Staff would propose a street stub in Phase 5B that could allow future connectivity to the Highland Forest development

Response- Noted; as it is unclear whether feasible to ever extend it is currently depicted as a right of way easement for future expansion should connection be determined to be feasible by Shallotte. During development, it is depicted until such time as a separate parcel with adjacent lot maintaining easements and setbacks at future developed condition.

- 10. Please <u>note</u> that the area SW ponds should not be calculated as open space proposed.

 <u>Response- Pond area excluded from provided "Open space" acreages Pond area located within open space parcels, but area not included towards provided acreage (see update to tables reflecting alteration and breakdowns).</u>
- 11. Please provide general types & suitability of proposed rec area/open space, ref. Art. 29 Response- Open space areas classified and amenity location depicted.
 - 12. A heritage tree survey will be required along with a plan for preservation and/or replacement
 - a. Staff would strongly support preservation/replacement in common areas so as to maximize native tree canopy

Response- Required tree survey to be provided with development plans (was previously a timber site, so no developed acreage is anticipated to be impacted); where feasible with construction, existing vegetation shall be maintained as requested.

- 13. A Town of Shallotte Stormwater permit will be required prior to final subdivision approval Response- Understood.
 - 14. Will single-family also have rear setback of 10'? If so, they will not be room for Accessory structures. Please have noted in the HOA No Accessory structures allowed.

Response- Lot typical was updated to reflect one consistent single family lot typical inclusive of referenced setbacks. Note included in exhibit referencing no accessory structures as requested.

- 15. Road names are to be submitted to Brunswick County for approval Response- Understood.
- 16. The town will assign addresses once the county assigns the street number ranges. Response- Understood.
- 17. Sign permit will be reviewed and issued separately per UDO Section 21 6 Response- Understood.



Response to TRC comments- 10/9/25

Page 3 of 8



- 18. The following signs are permitted in all residential zoning districts.
 - Permanent freestanding identification signs for residential developments shall be ground mounted signs no more than 64sq. ft. area and 6' Max height
 - b. One (1) permanent identification sign may be located at up to two (2) major entrances per development or phase. Signs to be placed on an island or median within the right-of-way, preferably with the site plan or preliminary plat review for the entire project or phase of the project. Illumination shall be restricted to indirect white lighting.
 - c. Up to three (3) temporary banners are permitted within a residential subdivision or multi-family project not to exceed eight (8) square feet each and shall be located near the entrance to and within the project or unit they are advertising.

Response- Understood; signage anticipated to be addressed upon completion of permit submissions for development.

- 19. Please provide copies of all state and federal permits as they are acquired Response- Understood; will provide all upon receipt.
 - 20. Note, all signs permitted separately

Response- Understood.

Water & Sewer

1. It is understood that these are conceptual drawings. Please include Street names when available.

Response- Street names anticipated to be provided during construction plan submissions.

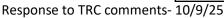
- 2. What is the planned storm water conveyance to bridge the gap between lots 599 and 598? Response- Culvert placed at road crossing and wetland fill to adequately convey stormwater for design storm events.
 - 3. With the significant improvements required for the intersections into Forest St in the vicinity of the phase line between 5A and 6 the existing culvert needs to be upgraded to the current NCDOT standard.

Response- Noted; required improvements shall be provided with construction set submissions.

4. Obviously this is premature to this part of the conversation, but I would like to see a detail as to how the existing surface of Pine St will tie into Road F.

Response- for drainage the existing ditch network for the facility drains away from the development. We will provide the necessary information pertaining to elevations at design stage to confirm elevations to meeting minimum requirements for transition between developments.

Dan Formyduval Public Works Utility Supervisor dformyduval@townofshallotte.org





Page **4** of **8**

1. Gravity sewer is to be installed wherever possible. Pressure Sewer is only allowed by the approval of the Board of Aldermen. (Code of Ordinances 52.030 B).

Response- Noted; gravity used throughout development to access proposed sewer lift stations.

2. Allocation of sewer is issued to only 60 lots at a time.

Response- Understood.

3. All sewer must be permitted by the state prior to construction of sewer lines, lift-stations, etc. You may request permit for entire project and receive Partial Finals for the 60-lot allocated to allow c/o.

Response- Understood- any deviations understood to require prior approval.

4. You must have an Authorization to Construct from the state prior to beginning any digging or installing of sewer lines, pumps, lift-stations, etc.

Response- Understood.

5. A final for the state permits will be required prior to Final Plat or any sewer connections. Response- Understood.

6. Lift station is to be located on a separate parcel which is included with the dedication of the utility to the Town.

Response- Understood and depicted as such on Master Plan.

7. Correct As-built in CAD form needs to be submitted to the Town's engineer prior to c/o. Response- Understood; will be provided upon completion as requested.

8. Any damage to pavement, concrete, etc. due to removing/replacing sewer tank or lines will not be the responsibility of the town.

Response- Understood.

9. Landscape cannot block access sewer meter and lines or lift station(s).

Response- Understood.

Debra White, CZO, Development & Regulatory Compliance Manager debratos@outlook.com

Town Engineer

1. No proposed grades provided at this time.

Response- Construction plans reflecting PD master plan anticipated upon completion of PD process.

- 2. A Town of Shallotte Stormwater permit will be required.
 - a. Please submit full stormwater and erosion control plans and details along with approved NCDEQ Stormwater, Erosion Control, wetland fill and any other required environmental permits along with Stormwater Permit application package.

Response- Understood; shall be provided upon completion of PD process.



Response to TRC comments- 10/9/25





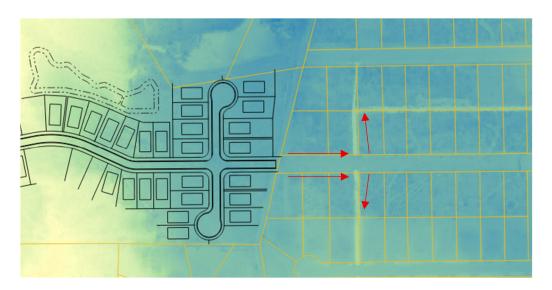
3. General comment - the cul-de-sac right-of-way of Phase 6 appears to go offsite, with proposed sidewalk right on the property line and some of the cul-de-sac rights-of-way and Road I right-of-way encroach in wetland setbacks, with the sidewalk proposed at or within the setback. Existing and proposed contours are not shown at this time to determine if tie grading can be accomplished without additional wetland impacts.

Response- Proposed Right-of-way located within tract extents; linework referenced crossing property lines are the utility easements extending along the proposed right-of-ways. At the culde-sac / terminations, no utility extensions are anticipated to require supplemental easements outside the proposed right-of-way. If upon development plan submissions it is determined that said easement is necessary, the proposed right of ways shall be adjusted to reflect any additional requirements.

Based upon initial grading and stormwater design completion, the proposed grading of roadways / sidewalks are designed to allow adequate transitions without additional wetland impacts beyond those shown. Should design and/or construction plan revisions per municipal comments impact design in these areas, it is understood the road may be required to shift to maintain any disturbance outside wetlands or appropriate additional impacts permitted appropriately.

4. Will Road F physically connect to existing Pinecrest Road NW? If so, please assure existing drainage is considered.

Response- Connection expected as requested to existing roadway- the existing roadway drains through existing ditch networks and drains towards ditches located between lots within their community so minimal roadway drainage consideration is expedited (LIDAR information included below for preliminary informational purposes).



Elizabeth Nelson, PE, Town Engineer Elizabeth@EliEngineering.net





Page 6 of 8

Shallotte FD

- 1. Need fire flow is specified in the Brunswick County Fire Prevention Ordinance
 - a. Brunswick County Fire Prevention Ordinance B105.1
 - b. Static water sources are not used as primary water sources

Response- Understood; utility design shall accommodate minimum municipal requirements for fire prevention.

- 2. Hydrant placement as specified by Fire Code Official
 - a. Future issues are to be forwarded to BC Water Dept

Response- Understood; hydrant placement to be specified during construction set submissions.

- 3. Cul-de-sac requirements
 - a. Brunswick County Fire Prevention Ordinance D103.1
- b. Will accept alternative based upon documents supporting apparatus turn analysis Response- Understood; minimum Cul-de-sac requirements to be provided based upon municipal requirements or alternatives provided for review. For phase 5A temporary cul de sac- it is currently proposed to utilize the future right of way easement as the temporary turnaround
 - 4. Traffic Calming
 - a. No vertical disruption of vehicle travel

Response- Understood; will coordinate during plan set submissions for acceptable traffic calming devices for utilization within the proposed development. If there is a preferred method please let us know and we will try to accommodate during initial construction set submissions.

- 5. HOA/POA to enforce
 - a. Unobstructive access to fire hydrants
 - b. No on-street parking

Response- Understood; required parking for the single family lots are located external to the proposed right-of-ways for the development.

6. Additional details attached with in sperate attachment

Response- Received and shall be referenced during design set submissions.

TRC comments are provided by Paul Dunwell, Fire/Rescue Chief; Emergency Management Coordinator pdunwell@townofshallotte.org.

Shallotte PD

1.

Adam Stanley, Chief of Police astanley@townofshallotte.org

Brunswick County Code Admin/Fire Marshall

1. Cul-de-sacs shall be provided as indicated in The Brunswick County Fire Prevention Ordinance Figure D103.1 of 96 feet in diameter.

Response- Master Plan reflects referenced diameter as requested.





Page **7** of **8**

 In accordance with The Brunswick County Fire Prevention Ordinance the fire hydrants to be spaced not to exceed 500 foot spacing and no point of the road to exceed 250 feet from a fire hydrant. Fire hydrants should not be placed at the end of dead-end roads or turnarounds (example- can be provided at intersection then down the road to meet any distance but before the cul-de-sac)

Response- understood; proposed hydrant placement shall be finalized during constructions set submissions.

3. Note that Phase 5A and 5B would need an approved turn around between phases. Please remember hydrant locations would also apply to the phase lines.

Response- understood; confirmation to be provided based upon phasing sequence for adequate fire coverage in standalone and final buildout conditions and applicable turnaround or approved method to be confirmed during plan submissions.

- 4. The stub out at lots 559 and 560 exceeds a dead end of 150 feet and will need an approved turnaround. Please refer to the Brunswick County Fire Prevention Ordinance.
 - a. If this will be a connection please indicate.

Response- This is anticipated to be a connection to existing Pinecrest Street NW.

5. Refer to Brunswick County Fire Prevention Ordinance on fire flow requirements- minimum fire flow for residential is 1,000 GPM and for commercial minimum flow is 1,500 GPM.

Response- understood; minimum fire requirements to be confirmed during design set submissions.

6. A Fire Application for the fire development will be required to make site inspections for the roads, hydrants, street signs, and hydrant flows before building construction is approved or plat is signed.

Response- Understood.

Joe Oliver, Brunswick County, Deputy Fire Marshal 910-676-4392 Joseph.oliver@brunswickcountync.gov

Brunswick County Engineering

1.

William L. Pinnix, P.E. Director of Engineering, Brunswick County William.Pinnix@brunswickcountync.gov

Brunswick County Building Inspections

1.

Jeff McIntosh jeff.mcintosh@brunswickcountync.gov







Page 8 of 8

Brunswick County Floodplain

1. The effective Flood Mapping list the area within the X Flood Zone in 2018 FIRM mapping. However, the NCEM Advisory Flood Data mapping has indicated that there are areas within the project have been identified to be flooded during the 1% (100 year Storm Event). It is recommended that the approval include provisions for a Flood Study (H & H Study) to be conducted, and submitted to and approved by FEMA/NC Flood prior to construction beginning. This will provide the limits of flooding within the property such that they can be avoided with home development.

Response-Preliminary Flood Data shall be analyzed during design and lots confirmed to be higher than proposed elevations in study with stormwater confirmation of reductions.

James Paggioli, CFM, Floodplain Administrator, Brunswick County

Brunswick County 911

1.

Brian Ross, Deputy Director - Central Communications Division, Brunswick County Sheriff's Office brian.ross@brunswickncsheriff.gov

NCDOT

TBD.

Angela (Angel) Hammers, Engineering Technician III, Division of Highways | Division 3 | District 3, NCDOT, 910 398 9100 / 9119 office / direct akhammers@ncdot.gov

NCDEQ

1. Any proposed work within 75 ft. of Normal High Water or within Coastal Wetland Areas will trigger CAMA. We would be happy to review any proposals on a site plan.

Response- Understood; Once designs are completed, we will be able to confirm disturbance area and will submit as needed.

Tara MacPherson, Wilmington Region District Manager, NC Division of Coastal Management, NCDEQ tara.macpherson@deq.nc.gov

Thank you for your time and effort in getting this project moving forward for us. If you should have any questions, please contact us at the following information below:

Brady@g3engineering.org 843-655-0086

Brandon Truesdale, P.E.

<u>Brandon@g3engineering.org</u>
803-310-8547

Table 10-2: Table of Permitted Uses

PERMITTED USES	MF-14/10/6	R-10	RM-10	R-15	RA-15	RAM-15	СВ	HB	CW	B-2	0/1	LI	Ш	С	PUD
	0/6		_		51	ઝ								P	
RESIDENTIAL - HOUSEHOLD LIVING			-	·		<u>. </u>							-		
DWELLING, MULTI-FAMILY (MAJOR) [pursuant to 10-3(I)]	CZ	CZ	CZ				CZ	CZ	CZ	CZ					P
DWELLING, MULTI-FAMILY (MINOR) [pursuant to 10-3(I)]	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(Q)]			P			P									
MANUFACTURED HOME, CLASS B [pursuant to 10-3(Q)]			P			P									
MANUFACTURED HOME PARK [pursuant to 10-3(S)]			CZ			CZ									
RESIDENTIAL CLUSTER DEVELOPMENT [pursuant to Article	C.T.	07		07			67	07	07						C.Z.
[13]	CZ	CZ		CZ			CZ	CZ	CZ						CZ
Residential Micro-grid Solar Collector Battery Storage System	P														
(pursuant to Article 31)					<u> </u>			<u> </u>		<u> </u>		<u> </u>	<u> </u>		
RESIDENTIAL – GROUP LIVING	07		ı	1		1	1	1	1	07	67	1	ı	1	
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(V)]							S	S	S	S					
TRAVEL TRAILER AND RECREATIONAL VEHICLE PARKS/CAMPGROUNDS [pursuant to 10-3(FF)]	S		S			s				S					
PUBLIC & CIVIC			_												
ALCOHOLIC BEVERAGES PACKAGED, RETAIL							P	P							
AMBULANCE SERVICE/RESCUE SQUAD								P		P	Р	P	P	P	
BOAT RAMPS									S						
NON-MOTORIZED (CANOES, KAYAKS, BOAT LAUNCH)							S								
BUILDINGS, GOVERNMENTAL	Р	P	P	P	P	P	P	P	P	Р	P	P	P		P
CEMETERY [pursuant to 10-3(D)]					S	S				S					S
CHURCH	S	S	S	S	S	S	S	P	P	P					P
CIVIC, CHARITABLE, POLITICAL, FRATERNAL, SOCIAL, AND RELIGIOUS ORGANIZATIONS							Р	P		P	P				
GAZEBO/PIERS/DOCKS, COMMUNITY ¹ [pursuant to 10-3(K)]	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
GAZEBO/PIERS/DOCKS, PRIVATE ¹ [pursuant to 10-3(L)]	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	1	_	P	Ť	Ť	Ť	Ť	P	Ť	P	_	Ť	Ė		Ė
NATURE OBSERVATION POINTS	S	S	S	S	S	S	S	S	S	S	S			S	

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¹As permitted by CAMA.

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PERMITTED USES	MF-14/10/6	R-10	RM-10	R-15	RA-15	RAM-15	СВ	HB	CW	B-2	0/I	LI	HI	С	PUD
PARKS, PLAYGROUNDS, AND RECREATION CENTERS, OWNED AND OPERATED BY NON-PROFIT CIVIC ORGANIZATIONS [pursuant to 10-3(Y)]	P	P	P	P	P	P	P	P	P	P	P	P	P	s	P
	-													\vdash	$\overline{}$
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(Z)]	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	Р		Р					S
US POSTAL SERVICES	3	3	3	3	3	5	S	P		S		P		H	S
	<u> </u>	L		L	L		<u> </u>	Р		<u> </u>	ļ	Р			<u> </u>
RECREATION, ENTERTAINMENT, AND PUBLIC ASSEMBLY															
ADULT AND SEXUALLY ORIENTED BUSINESSES [pursuant to Article 24]													s		
BILLIARD AND POOL HALLS								S		S					Ī
BOWLING ALLEYS								Р		P					
RECREATIONAL FACILITY (INDOOR-PRIVATE)							S	P	Р	P	P				
DANCE HALLS								1	1	P	1				
DRIVE-IN THEATERS	1									S				H	
										3		S		\vdash	
ELECTRONIC GAMING OPERATION [pursuant to 10-3(I)] ENTERTAINMENT ESTABLISHMENTS (GAMES,							S	Р		P		3			
AMUSEMENT CENTERS, ETC.)							5	1		1					
GOLF COURSE, MINIATURE								S		S					
GOLF DRIVING RANGE								S		S					
GOLF, SWIMMING, AND TENNIS CLUBS [pursuant to 10-3(M)]	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(T)]	S	S	S	S	S	S	S		P						S
RECREATION FACILITY, PRIVATE							S	S	S			S			S
SKATING RINKS								S		S					
VIDEO ARCADES							S	Р		Р					
COMMERCIAL SALES AND RENTALS	<u>.</u>	<u> </u>	<u> </u>	<u> </u>			<u> </u>			<u> </u>	<u> </u>				
ANTIQUE SHOPS	Τ				1		Р	P	P	P	S				
ARTIST AND CRAFTSMAN STUDIOS, DISPLAYS, OR SHOPS							P	Р	P	P	5				P
AUTOMOBILE AND TRUCK DEALERS								S		S		P		\vdash	
AUTOMOBILE PARTS AND SUPPLY STORE								P		P		1		\vdash	
AUTOMOBILE (INCLUDING TRUCKS) AND/OR TRAILER							S	S		S					
RENTALS	1						_	_	_	_					
BANKS, FINANCIAL INSTITUTIONS							P	P	P	P					P
BOAT SALES AND SERVICE								P	P	P					
BOAT STORAGE								S	S	S					
BOOK STORES	ļ				<u> </u>		P	P		P					
BUILDING MATERIALS SALES AND STORAGE								S		S		P			
CARPET AND RUG DEALERS					<u> </u>		S	P		P		P	P		
CELLULAR TELEPHONE STORES							P	P		P	P				
CLUB, PRIVATE							S			S					
COFFEE SHOPS							P	P		P					
CONVENIENCE FOOD STORES								P		P		P			P
CONVENIENCE STORES WITH EXISTING GAS PUMPS							S	P		P					P

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DEDMITTED LICES	TED USES R-10 MF-14/10/6		RM-10	R-	RA-15	RAM-15	СВ	HB	CW	В-2	0	П	Н		PUD
PERMITTED USES	4/10/6	R-10	[-10	R-15	-15	M-15	В	В	8	-2	1	ľ	П	()]D
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		Р			
FLEA MARKETS/VENDOR MARKETS							S	S		S		Р			
FLORIST SHOPS							Р	Р	Р	Р					Р
FOOD STORES (less than 5,000 SF)							P	P	-	P					P
FOOD, BEVERAGE, & CRAFT BREWING PROCESSING AND															1
PRODUCTION WITH RETAIL SALES							P	P	P	P					
FUEL AND ICE DEALERS												S	S		
FURNITURE AND FIXTURES							S	P		P		P			
GAS COMPANIES												Р	Р		
GLASS AND MIRROR REPAIR SALES								P		P		P	P		
GROCERY STORES (5,000 SF or greater)							S	Р		Р					
HARDWARE STORES							S	S		S		Р			Р
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(0)]							S	S		S		P	P		
MANUFACTURED HOME SALES AND SERVICE							-			S		1	-		
MEASURING, ANALYZING, CONTROLLING, AND OPTICAL GOODS, WATCHES, CLOCKS							P	P		P		P			
MICROBREWERY (5,000 SF or less and production of less than							P	P							
1,000 barrels per year)															
MOTION PICTURE PRODUCTION AND DISTRIBUTION			-					_		-		P	P		
MOTORCYCLE SALES AND SERVICES								S		S					
OUTDOOR STORAGE FACILITY [pursuant to 10-3(AA)]			-					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			igsquare
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
SEAFOOD MARKET							P	P	P	P		P			\Box
TOBACCO/VAPE SPECIALTY STORE [pursuant to 10-3 (GG)]								P		P		P			

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UPHOLSTERY SHOPS VIDEO RENTIAL VID		-				1		1	1							
VIDEO RENTAL	PERMITTED USES	MF-14/10/6	R-10	RM-10	R-15	RA-15	RAM-15	СВ	НВ	CW	B-2	0/I	LI	Ш	C	PUD
WATER DEPENDENT COMMERCIAL USES	UPHOLSTERY SHOPS								P		P		P	P		
### ALCOHOLIC AND/OR SUBSTANCE ABUSE ### ALICHOID P								P	P		P					P
### ALCOHOLIC AND/OR SUBSTANCE ABUSE ### ALICHOID P								S	S	S						
ALCOHOLIC ANDJOR SUBSTANCE ABUSE REHABILITATION SERVICES, NON-RESIDENTIAL ANIMAL HOSPITALS VETERINARIANS [pursuant to 10-3(B)] AUTOMATED TELLER MACHINES (STAND ALONE) AUTOMOTIVE DETAILING SERVICES AUTOMOTIVE REPAIR FACILITY [Tier 1] AUTOMOTIVE REPAIR FACILITY [Tier 2] AUTOMOTIVE REPAIR FACILITY [Tier 3] AUTOMOTIVE REPAIR FACILITY [Tier 2] AUTOMOTIVE RE		1		<u> </u>		_	<u> </u>				<u> </u>					
REHABILITATION SERVICES, NON-RESIDENTIAL ANIMAL HOSPITALS: VETERINARIANS [pursuant to 10-3(B)] AUTOMATED TELLER MACHINES (STAND ALONE) AUTOMOTIVE DETAILING SERVICES AUTOMOTIVE REPAIR FACILITY [Tier 1] AUTOMOTIVE REPAIR FACILITY [Tier 2] AUTOMOTIVE REPAIR FACILITY [Tier 3] AUTOMOTIVE REPAIR FACILITY [Tier 2] AUTOMOTIVE REPAIR FACILITY [Tier 3] AUTOMOTIVE REPAIR FACILITY [Tier 3] AUTOMOTIVE REPAIR FACILITY [Tier 2] AUTOMOTIVE REPAIR FACILITY [Tier 3] AUTOMOTIVE REPAIR FACILITY [Tier 3] AUTOMOTIVE REPAIR FACILITY [Tier 2] AUTOMOTIVE REPAIR FACILITY [Tier 3] AUTOMOTIVE REPAIR FACILITY [TIER 9] P P P P P P P P P P P P P P P P P P P		I	1				1		I _	1	1_	_	_			
AUTOMATED TELLER MACHINES (STAND ALONE) AUTOMOTIVE DETAILING SERVICES AUTOMOTIVE REPAIR FACILITY [Tier 1] AUTOMOTIVE REPAIR FACILITY [Tier 2] AUTOMOTIVE REPAIR FACILITY [Tier 3] AUTOMOTIVE REPAIR SUPPLIES [TIER [TIER [TIER 1]] AUTOMOTIVE REPAIR FACILITY [TIER [TIER 1]] AUTOMOTIVE REPAIR FACILITY [TIER [TIER 1]] AUTOMOTIVE REPAIR FACILITY [TIER 1] AUTOMOTIVE REPAIR FACILITY [TIER 2] AUTOMOTIVE REPAIR FACILITY [TIER 2] AUTOMOTIVE REPAIR FACIL									P		P	P	P	P		
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AUTOMOTIVE DETAILING SERVICES AUTOMOTIVE REPAIR FACILITY [Tier 1] AUTOMOTIVE REPAIR FACILITY [Tier 2] AUTOMOTIVE REPAIR FACILITY [Tier 3] AUTOMOTIVE REPAIR [Tier 1] AUTOMOTIVE REPAIR [TIER 1] AUTOMOTIVE REPAIR [TIER [TIER 1] AUTOMOTIC [TIE									P	P	P	P				
AUTOMOTIVE REPAIR FACILITY [Tier 2] AUTOMOTIVE REPAIR FACILITY [Tier 3] AUTOMOBILE SERVICES STATION With Fuel Pumps BAIL BONDING SERVICES CARDER AND BEAUTY SHOPS BAIL BONDING SERVICES CALL CENTER CARL CENTER CAR WASHES CARDET AND UPHOLSTERY CLEANERS CARDET AND UPHOLSTERY CLEANERS CATERING ESTABLISHMENTS COLLEGES, UNIVERSITIES, & PROFESSIONAL SCHOOLS CONTRACTORS, BUILDING (with storage) CONTRACTORS, EQUIDMENT CONTRACTORS,											P					
AUTOMOTIVE REPAIR FACILITY [Tier 2] AUTOMOTIVE REPAIR FACILITY [Tier 3] AUTOMOBILE SERVICES STATION With Fuel Pumps BAIL BONDING SERVICES CARDER AND BEAUTY SHOPS BAIL BONDING SERVICES CALL CENTER CARL CENTER CAR WASHES CARDET AND UPHOLSTERY CLEANERS CARDET AND UPHOLSTERY CLEANERS CATERING ESTABLISHMENTS COLLEGES, UNIVERSITIES, & PROFESSIONAL SCHOOLS CONTRACTORS, BUILDING (with storage) CONTRACTORS, EQUIDMENT CONTRACTORS,	AUTOMOTIVE REPAIR FACILITY [Tier 1]										Р		Р			
AUTOMOTIVE REPAIR FACILITY [Tier 3] AUTOMOBILE SERVICE STATION With Fuel Pumps BARBER AND BEAUTY SHOPS BARBER AND BEAUTY SHOPS BALL BONDING SERVICES CALL CENTER CAR WASHES CALL CENTER CARPET AND UPHOLSTERY CLEANERS CARPET AND UPHOLSTERY CLEANERS CARPET AND UPHOLSTERY CLEANERS CATERING ESTABLISHMENTS COLLEGES, UNIVERSITIES, & PROFESSIONAL SCHOOLS CONTRACTORS, BUILDING (with storage) CONTRACTORS, EQUIPMENT CONTRACTORS, EQUIPMENT CONTRACTORS, EQUIPMENT CONTRACTORS, SPECIAL TRADES (no storage) COPY CENTERS DAY CARE FACILITIES [pursuant to 10-3(F)] DAY SPAS DAY SPAS DIALYSIS CENTERS DIET CENTE		<u> </u>									S					
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BARBER AND BEAUTY SHOPS BAIL BONDING SERVICES CALL CENTER CAL CENTER CAR WASHES CARPET AND UPHOLSTERY CLEANERS CATERING ESTABLISHMENTS COLLEGES, UNIVERSITIES, & PROFESSIONAL SCHOOLS CONTRACTORS, BUILDING (with storage) CONTRACTORS, EQUIPMENT CONTRACTORS, SPECIAL TRADES (no storage) CONTRACTORS, SPECIAL TRADES (no storage) COPY CENTERS DAY SAPAS DIALY SAPAS DIALY SISS CENTERS DIET CENTERS									S		P		1			S
BAIL BONDING SERVICES CALL CENTER CARL CENTER CAR WASHES CARGE AND UPHOLSTERY CLEANERS CATERING ESTABLISHMENTS COLLEGES, UNIVERSITIES, & PROFESSIONAL SCHOOLS CONTRACTORS, BULLDING (with storage) CONTRACTORS, EQUIPMENT CONTRACTORS, EQUIPMENT CONTRACTORS, SPECIAL TRADES (no storage) CONTRACTORS, SPECIAL TRADES (no storage) COPY CENTERS DAY SPAS DIAL YSING SETABLISHMENTS DAY SPAS DIAL YSING SETABLISHMENT DIAL YSING SETABLISHMENTS DETECTION CONTRACTORS, BULLDING (with storage) CONTRACTORS, EQUIPMENT CONTRACTORS, EQUIPMENT CONTRACTORS, EQUIPMENT CONTRACTORS, SPECIAL TRADES (no storage) COPY CENTERS DAY SPAS DAY CARE FACILITIES [pursuant to 10-3(F)] DAY CARE FACILITIES [pursuant to 10-3(F)] DAY CARE FACILITIES [pursuant to 10-3(G)] ELECTRONIC DATA PROCESSING ENGINEERING, ARCHITECTURAL, AND SURVEYING OFFICES EXTERMINATING SERVICES EXTERMINATING SERVICES AND LABORATORIES EXTERMINATING SERVICES ROOMING SERVICES, ANIMALS ROOMI	1							P	_	P		p				
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CARPET AND UPHOLSTERY CLEANERS									<u> </u>		-		D	Р		
CATERING ESTABLISHMENTS									3		-		1-			
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PERMITTED USES	MF-14/10/6	R-10	RM-10	R-15	RA-15	RAM-15	СВ	HB	CW	B-2	0/1	LI	HI	С	PUD
OFFICES, INCLUDING BUT NOT LIMITED TO PROFESSIONAL SERVICES (ATTORNEY, DOCTOR,							P	Р	P	Р	Р	Р			P
HEALTHCARE PROFESSIONAL, STAFFING ETC.)															
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(GG)]							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 COUNTER TOP MANUFACTURING								S				P	P		
CARGO STORAGE CONTAINERS (including tractor trailers)										S		P	P		
CLOTHING AND FINISHED FABRIC PRODUCTS												P	P		
ELECTRIC MOTOR REPAIR												P			
INDUSTRIAL USES NOT HAVING AN INJURIOUS EFFECT ON THE TOWN												S	S		
MACHINERY (engines, construction tools) [pursuant to 10-3(P)]								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(E)]							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(U)]								S		S		P			
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

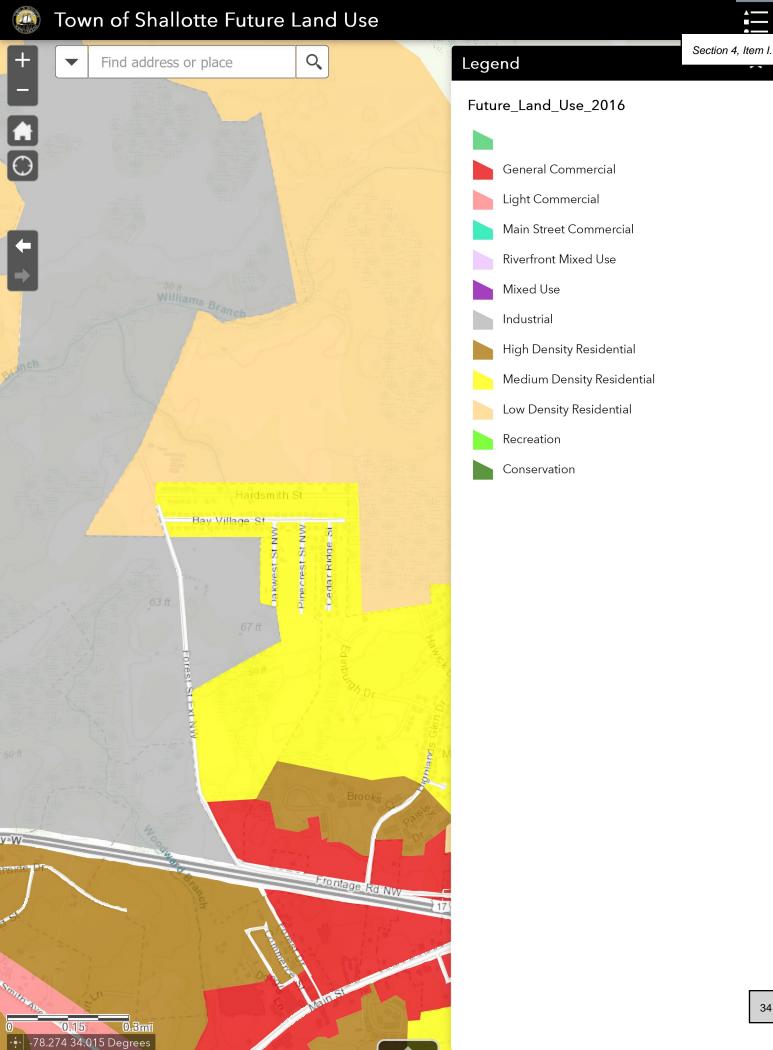
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PERMITTED USES	MF-14/10/6	R-10	RM-10	R-15	RA-15	RAM-15	СВ	HB	CW	В-2	0/1	II	III	С	PUD
PACKAGE DELIVERY SERVICES, COMMERCIAL								S		S		P			
SHIP CHANDLERS												P	P		
SHIPPING BROKERS, FREIGHT AND CARGO												P	P		
TAXI STANDS LIMITED TO 5 TAXIS							P	P		P				П	
TOWING SERVICES								S		S		P			
WAREHOUSE [pursuant to 10-3(II)]	1							CZ		CZ		Р	Р		
WAREHOUSE – FLEX SPACE [pursuant to 10-3 (II)]	1							Р		Р		Р		\Box	
WHOLESALE MERCHANTS	1							P		Р		P	P	\Box	
WHOLESALE STORAGE OF GASOLINE OR BULK	1									Ť		Ť		H	
TERMINAL PLANTS [pursuant to 10-3(GG)]													S		
UTILITIES AND COMMUNICATIONS	<u>.</u>	L		-	•	<u> </u>	<u>. </u>			1					
PUBLIC UTILITY STORAGE OR SERVICE YARDS								P		P		P	P		
PUBLIC UTILITY SUBSTATIONS/ SWITCHING STATIONS [pursuant to 10-3(BB)]	S	S	S	S	S	S	S	S	S	S	S	s	s	S	S
PUMP STATIONS (MUNICIPALLY OWNED)	P	Р	P	Р	P	P	Р	Р	Р	Р	P	P	Р	Р	Р
RADIO AND TELEVISION BROADCASTING STUDIOS	1	-	1	-	1	-	P	P	-	P	-	P		H	P
UTILITY STATIONS	1						S	S	S	S	S	P	P	H	P
TELECOMMUNICATION FACILITIES [pursuant to Article 18]	S	S	S	S	S	S	S	S	S	S	5	S	S	S	S
AGRICULTURAL AND FOOD PRODUCTION	1 5				15										
AGRICULTURAL, HORTICULTURAL, OR HUSBANDRY	T			l l		1	1	Ī	Ī	1		Ι,	Ι,		
USES (excluding poultry houses and hog parlors)					P	P									
APICULTURE (BEEKEEPING)	1			P	P	P						\Box			
FISHING, COMMERCIAL	1								S			Р	Р		
FRUIT AND VEGETABLE MARKETS, WHOLESALE	1											P	Р	\Box	
FOOD PROCESSING FACILITIES	1											P	P	H	
GREENHOUSES	1							Р		Р		P	P	H	
ACCESSORY AND TEMPORARY	<u>.</u>	L	Ļ	<u>. </u>		<u> </u>	L					_	_		
ACCESSORY DWELLING [pursuant to 10-4(A)]	Р	Р	Р	P	P	Р	P	S	S	S	S				Р
ACCESSORY STRUCTURE [pursuant to 10-4]	P	P	Р	P	P	P	Р	Р	P	Р	P	P	Р	Н	P
ACCESSORY USES, OTHER [pursuant to 10-4]	P	P	P	P	P	P	P	P	P	P	P	-	-	Н	P
ACCESSORY RETAIL [pursuant to 10-4]	+	1	1	-	1	-	P	P	P	P	P	P	P	H	P
DRIVE-THROUGH FACILITIES	1			1			S	S	1	S	S	1	1	H	S
DUMPSTERS AND ENCLOSURES [pursuant to 10-4(B)]	P	Т	Т	Т	Т	Т	S	P	P	P	P	P	P	H	P
HOME OCCUPATION [pursuant to 10-4(D)]	P	P	P	P	P	P	P	P	P	P	1	1	1	H	P
MOBILE FOOD UNITS [pursuant to 10-3(O)]	T	T	T	T	T	T	T	T	T	T	Т	Т	Т	Т	T
MODULAR/MOBILE OFFICE, TEMPORARY [pursuant to 10-	1														
3(S)]	Т	T	T	T	T	Т	T	T	T	T	Т	T	T	Т	T
OUTDOOR DISPLAY AND SALES [pursuant to 10-3(Y)]	-			-	1		P	P		P		-	-	$\vdash \vdash$	
OUTDOOR STORAGE [pursuant to 10-3(Z)]	_	_		ļ	_							P	P	${oxdot}$	
STORAGE, INDUSTRIAL [pursuant to 10-3(BB)]	 			<u> </u>	<u> </u>		L_	L_	<u> </u>	L_		P	P	H	<u> </u>
TEMPORARY USES, OTHER	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
VEHICLE STORAGE IN CONJUNCTION WITH REPAIR	1		1				1	S		Р		P		1	4

¹As permitted by CAMA.

(Ord. 07-33, 9/07; Ord. 09-04, 7/09; Ord. 09-06, 9/09; Ord. 10-15, 11/11; Ord. 11-12, 5/11; Ord. 11-17, 10/11; Ord. 12-02, 1/12; Ord. 13-01, 1/13; Ord. 14-12, 10/07/14; Ord. 14-16, 12/02/14; Ord. 15-01, 01/06/15; Ord. 15-07, 06/02/15; Ord. 15-10, 07/07/15; Ord. 15-14,

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MEDIUM DENSITY RESIDENTIAL

Medium density residential land uses are generally located within the extraterritorial planning jurisdiction (ETJ) boundary and are, for the most part, existing residential subdivisions and nearby vacant properties not designated for commercial use. Appropriate uses include single-family residences and subdivisions, duplexes, community recreation and open space uses like golf courses and pools, and neighborhood-scale institutional uses such as religious and civic organizations.

Planned communities may also include well-integrated multi-family and single-family attached residences and limited neighborhood-scale commercial and office uses. Industrial and manufacturing uses, as well as commercial and office uses not located within a planned community are inappropriate. Large institutional uses, such as high schools, community colleges, and mega-churches are also generally inappropriate. Target densities are between four (4) and six (6) dwelling units per acre.

Medium Density Residential

Desired Uses:

- Single-family residential uses
- Two-family residential uses
- Townhouse development
- Age appropriate retirement housing
- Recreation, parks, and open space

Inappropriate Uses:

- Multi-family residential uses
- Commercial, office, and institutional development
- Industrial development

Desired Density:

• Residential uses: 6 dwelling units per acre

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

INDUSTRIAL

Existing industrial areas are located in the north and northwest portions of Town. Future industrial development should occur along Whiteville Road in the expanded planning area. Future industrial land uses have been designated in this area in an effort to concentrate new uses near existing industrial land uses. Industrial land uses that are adjacent to residential land uses should be significantly buffered to help prevent land use conflicts between industrial development and neighboring land uses. The width of the buffer should be based on the type of industry and its potential to create compatibility problems. It is not the Town's intention to acquire land to be utilized as buffer areas, but rather to encourage industries to incorporate adequate buffers into their development plans. Appropriate uses include manufacturing, warehousing and wholesaling, transportation and distribution centers, water and wastewater treatment facilities, landfills, bulk storage of hazardous materials, large equipment storage and operation, and other uses that may be unpopular neighbors such as adult businesses and telecommunication towers. Residential development and general retail uses are typically not appropriate.

Industrial

Desired Uses:

- Industrial
- Manufacturing
- Heavy Commercial

Inappropriate Uses:

- Residential
- Commercial and office

Desired Density:

• Non-residential uses: 10,000 square feet minimum lot size

Planning Board Zoning Amendment Statement of Consistency

The Town of Shallotte *Planning Board* has reviewed in full the petition <u>ANX #25-27</u> to rezone ±96 acres of real property (tax ID <u>1820004221</u>, & <u>1820004201</u>) owned by <u>Weyerhaeuser NR Company</u> from <u>Shallotte B-2</u>, & <u>RA-15</u> to <u>Shallotte PUD</u>. After review of the petition, the Planning Board hereby *recommends* that the property be rezoned to <u>PUD</u> from its current zoning. In making this *recommendation*, the *Planning Board* finds that [check all that apply]:

This request (X) IS () IS NOT consistent with the objectives and policies of the following plans adopted by the Town of Shallotte:

- Significant portions of the proposed rezoning request are consistent with the Town's Future Land Plan & Map.
- The plan does provide the needed east/west connection between neighborhoods and is consistent with the Town's transportation planning goals.

This request (X) IS () IS NOT reasonable and in public interest:

• The PUD master plan allows the Board to confirm that the proposed use & layout are consistent with the surrounding uses and provided needed road connections.

The proposed amendment(s) are in conformance with the following:

ו טעט	Table of Permitted Uses
2018 C	CAMA Land Use Plan
2025 C	Collector Street Plan
Bike &	z Pedestrian Plan (If applicable)
Future	Land Use Map
Other	comments:
1.	The road connection from Forest St. Ext across to Express Dr. property be completed in the first phase of construction
2.	Plans and applications for the subsequent tract/phases be submitted for review preliminary subdivision review prior to any work on the site
	Date
	Planning Board Chairman
]	2018 C 2025 C Bike & Future Other

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Town of Shallotte

TOWN OF SHALLOTTE

PLANNING & ZONING DEPARTMENT

Post Office Box 2287 • Shallotte, North Carolina 28459Telephone: (910) 754-4032 • Facsimile: (910) 754-2740



FROM: Robert Waring, Planning Director

DATE: November 12, 2025

RE: Monthly Planning Department Report

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

- 1. The Planning Board met on October 14 to review four staff initiated zoning text amendments:
 - a. The Board's next meeting is scheduled for December 9.
- 2. TRC met on October 16 to review the following:
 - a. Preliminary subdivision plans, Brunswick Pines PUD, Phase II
 - b. The next meeting scheduled for November 20
- 3. Staff did not receive any variance or appeal applications for the ZBA.
- 4. Staff attended the bi-monthly traffic impact analysis meetings with NCDOT
- 5. Staff attended 3 meetings with town managers to discuss the County's proposed fire tax formula
- 6. Staff attended workers comp. training provided by Shallotte HR
- 7. Staff attended a meeting with ESP Assoc. the Town's consultant for the State's RCCP grant plan
 - a. The Town will have to form a "community action team" of at least 5 members, see attached step 1 flyer
- 8. Staff met with the Cape Fear COG's new Local Government Services Director
- 9. Staff reviewed a proposed minor subdivision plat intended for a fairway within the Brierwood Gold Course and informed the property owner that the plat could not be signed as proposed. Future plats and applications will have to also show that septic sewer systems will pass inspection for each proposed lot.
- 10. Staff met with developers to discuss potential annexation/developments in the Village Pt area
- 11. Please forward any zoning or nuisance complaints to Brandon Eaton, Planner, beaton@townofshallotte.org Phone: (910) 754-4032
- 12. The Town collected \$124,971 for October 2025
 - a. Fees collected in October 2024 totaled \$38,846