



Shallotte Board of Aldermen Regular Meeting Agenda

February 04, 2025 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. Budget Amendment BA 24-25-8 Transfer for Coastal Geomatics PLLC Surveying Fee for Town Hall

VIII. PUBLIC HEARING

1. PETITION FOR VOLUNTARY ANNEXATION: MAVERICK PATE 190 WILDWOOD STREET PARCEL ID # 197JB003).

Maverick Pate has submitted an Annexation Petition for property located at 190 Wildwood St. (Parcel ID # 197JB003).

1. Motion to open public hearing

2. Public Comments/Questions

3. Motion to close public hearing
4. Board Comments/Questions
5. Motion to approve the Board of Aldermen Zoning Statement of Consistency
6. Motion to approve rezoning the property from RA-15 to R-10
7. Motion to approve Annexation Ordinance 24-26

2. SPECIAL USE PERMIT PARCEL IDs # 2132B00101, 2132B001, 2141A001, 2141A092, & 2132A038 (Brierwood Golf Course.)

(Being this is a quasi-judicial hearing, anyone that wishes to speak regarding this matter will need to be sworn in by the Town Clerk prior to any comments)

Blum Investment Group Golf has submitted a request for consideration of a Special Use Permit (SUP) so as to develop a 9-hole golf course, clubhouse and restaurant, and other recreational amenities at the parcel/address listed above. The property is zoned Residential (R-15).

1. Motion to open public hearing
2. Swear in parties
3. Public Comments/Questions
4. Motion to close public hearing
5. Board Comments/Questions
6. Motion to approve the Specific Findings of Fact
7. Motion to approve SUP 24-12

IX. DISCUSSION

X. ADJOURN

Town of Shallotte Board of Aldermen 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 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).)



Shallotte Police Department January 2025 Report

Highlights

- SPD 1112 had Calls for Service and Self-Initiated incidents.
- 208 Volunteer Services hours.
- 32 Traffic Accident investigations.
- Patrol issued 67 citations.
- Chief Stanley and Major Gravino attended NC Association of Chiefs Conference
- CPR Class was held at PD for volunteer staff. 14 volunteers attended.
- Sergeant Baker was awarded Commendation Medal for his efforts in the NCGHSP.
- Officer Hunter Whaley was presented the Officer of the Year Award.

Investigation and Incident Summary

The Shallotte Police Department's Investigative Division managed 24 cases in January. The division filed charges in seven cases, which included seven misdemeanors and seven felonies, while obtaining two search warrants.

Their efforts led to the recovery of \$5,727.09 in stolen merchandise from local businesses. Detectives focused heavily on four high-priority cases. Details of these key cases are provided below.

1. Missing Child (Recovered):

A juvenile was reported missing on December 23, 2024 after the parents failed to comply with a custody order issued by the Department of Social Services. Law enforcement and social services conducted extensive searches, including visits to the father's and mother's last known addresses, hotel searches, and a review of surveillance footage. Attempts to contact the father included phone calls and arranging meetings in both North Carolina and South Carolina, but cooperation was not achieved.

On January 10, 2025, law enforcement located the child in a camper near Sunset Harbor and transferred custody to social services per the court order. The missing persons case was closed following the recovery.



2. Larceny of Motor Vehicle:

On January 8, 2025, detectives were alerted to a stolen vehicle belonging to a B&B Crane LLC. Investigators confirmed that a 2005 Ford Ranger had been stolen on the night of January 6, 2025. B&B Crane LLC. provided GPS data and a map showing the truck's route, which led detectives to the wrecked vehicle.

On the same night, a male individual was arrested by deputies for breaking into a nearby residence and damaging property. The individual was charged with felony larceny of a motor vehicle, breaking and entering a motor vehicle, and injury to personal property. The stolen vehicle was recovered and returned to B&B Crane LLC., case closed.

3. Misdemeanor Discharge of Firearm in City Limits:

On Tuesday, January 21, 2024, at 3:30 PM, officers were dispatched to Walmart at 4540 Main Street in response to a report of shots fired in the store's restroom. Dispatch indicated that the firearm discharge was accidental, and the individual involved had left the store. The store manager, who had received the report from the employee, called 911. Officers were successful in collected the spent projectile from the restroom partition. This incident remains under investigation by the detective division.

4. Armed Robbery:

On Tuesday, January 21, 2025, at 3:09 AM, the Shallotte Police Department was called to the Scotchman at 359 Whiteville Road after reports of an armed robbery. Upon arrival, officers spoke with the store employee, who explained that a male suspect had entered the store, pointed a gun at him, and demanded money. The suspect then fled the scene on foot, heading down Bridger's Road, taking \$80 in cash from the register.

Detectives responded to the scene, where they began gathering evidence, including statements from the employee and video footage of the robbery. However, the investigation is still ongoing with few leads at this time.



TOWN OF SHALLOTTE FIRE/RESCUE

Monthly Activity Report

FISCAL YEAR ENDING June 30, 2024

Reporting Period: January 01, 2025 – January 28, 2025

NCGS § 58-79-45: Incident Reports...

95	Total Alarms
05:31	Avg Response Time
8.42%	Overlapping Incidents
12	Incidents within County Contract Area
11	Incidents within Mutual Aid Area
77	Incidents within Town Limits
Fire Loss \$1700	
Shallotte Fire/Rescue Zone Five	
1 - Fire	
7 - False Alarm & False Call	
3 - Rescue & Emergency Medical Service Incident	
6 - Good Intent Call	
Shallotte Fire/Rescue Zone Four	
1 - Fire	
6 - Good Intent Call	
5 - Service Call	
3 - Rescue & Emergency Medical Service Incident	
Shallotte Fire/Rescue Zone One	
5 - Service Call	
1 - Fire	
4 - Hazardous Condition (No Fire)	
7 - False Alarm & False Call	
6 - Good Intent Call	
3 - Rescue & Emergency Medical Service Incident	
Shallotte Fire/Rescue Zone Six	
3 - Rescue & Emergency Medical Service Incident	
6 - Good Intent Call	
1 - Fire	
Shallotte Fire/Rescue Zone Three	
1 - Fire	
4 - Hazardous Condition (No Fire)	
6 - Good Intent Call	
7 - False Alarm & False Call	
5 - Service Call	
3 - Rescue & Emergency Medical Service Incident	
Shallotte Fire/Rescue Zone Two	
1 - Fire	
3 - Rescue & Emergency Medical Service Incident	
6 - Good Intent Call	

NCRRS 5: Training...

463:00 hours

- Image Trend Elite
- Image Trend Slate
- (EMT) Continuing Education
- (ISO) Company Training
- (ISO) Driver/Operator Training

Notes:

Technical Review (TR) and Code Enforcement Items

- Environmental Impact Survey for Main 4510 Main Street
- Invited to County TRC – No projects impacting Shallotte’s fire protection
- Met with County Fire Plan Reviewer to discuss County’s Washington Street park expansion

Staffing Notes

- 3 staff position vacancies as of January 01
 - Chief and Deputy Chief covering staffing shortages when part-time staff are unavailable.
 - Interviews began 01/28/2015.

Performance Measures

- Performance Measures are being met at the 90th percentile
 - Chief and Deputy Chief covering staffing shortages Chief and Deputy Chief covering staffing shortages when part-time staff are unavailable.
 - Part-Time staffing pool is challenged with availability and meeting the State’s in-house minimum training requirements.

Performance Measure

- #1 - For Structure Fires in the department’s primary district, the Town of Shallotte Fire/Rescue Department shall meet the 9S requirements of NCOSFM 11NCAC 05A .0909.
- #2 - For fires and hazardous conditions (including vehicle accidents) other than structure fires in the department’s primary response district, the Town of Shallotte Fire/Rescue Department will provide at a minimum four personnel 95% of the time.
- #3 - Total response time (dispatch time to arrival at scene) for all medical responses inside the Town of Shallotte Fire/Rescue Department’s primary response district shall be a vehicle equipped with medical supplies including an AED in 8 minutes or less 95% of the time.
- #4 - While responding to all medical calls, excluding vehicle accidents in the department’s primary response district, the Town of Shallotte Fire/Rescue Department will provide a minimum of 4 personnel 95% of the time. All personnel will be certified through NCOEMS at the Basic EMT, Intermediate (Advanced) or Paramedic Level.
- #5 - While responding to high acuity medical calls (Bravo, Charlie, Delta, Echo) excluding vehicle accidents in the department’s primary response district, the Town of Shallotte Fire/Rescue Department will provide a minimum of 4 personnel 95% of the time. All personnel will be certified through NCOEMS at the Basic EMT, Intermediate (Advanced) or Paramedic Level.
- #6 - While responding to Echo level medical calls, excluding vehicle accidents in the department’s primary response district, the Town of Shallotte Fire/Rescue Department will provide a minimum of 4 personnel 95% of the time. All personnel will be certified through NCOEMS at the Basic EMT, Intermediate (Advanced) or Paramedic Level.
- #7 - For automatic aid responses, outside of the department’s primary response district, the Town of Shallotte Fire/Rescue Department will provide at least four personnel responding on a single apparatus 95% of the time in a manner that maintains crew integrity with personnel who are qualified and trained to work together as one unit on a single apparatus.
- #8 - Total response time (dispatch time to arrival at scene) for all fire and hazardous condition responses (excluding 500, 600 and 900 call types) inside the Town of Shallotte Fire/Rescue Department’s primary response district shall, at a minimum, be an apparatus appropriate for the call type in 7 minutes or less, 95% of the time.
- #9 - Town of Shallotte Fire/Rescue Department shall require 100% of interior firefighters to be compliant through the NCOSFM with NFPA 1403.
- #10 - Town of Shallotte Fire/Rescue Department shall require all response members/employees to have no less than 36 training hours per year to retain the State Line-of-Duty Death benefit. (as per 9S requirement 11NCAC 05A .0907). Each member will be afforded an opportunity of no less than 36 hours per month to participate in and obtain training hours in the topics of Fire, Technical Rescue, EMS and Hazardous Materials with a desire and ultimate goal for each response member/employee to have no less than 240 training hours per year which is the municipal gold standard.

- #11 - The Town of Shallotte Fire/Rescue Department shall maintain 12 Firefighter (I, II or III) certified members for the main station and 3 for each additional station. (75% of minimum required roster members as per 9S requirement 11NCAC 05A .0907)
- #12 - The Town of Shallotte Fire/Rescue Department will require 100% of response members/employees to participate in an annual fitness for duty examination that is compliant with NFPA 1582. Physician examination results will determine the member/employee's duty level.

Community Outreach

- Community CPR Class
- Health & Wellness Expo
 - Riccobene and Associates
 - 470 attendees

Other Notables

- **NCDOL Safety Awards**
 - Each of the Town's departments received a certificate of Achievement from the NCDOL for outstanding safety and health efforts during 2023.
 - The applications for 2024's safety award are being submitted.
- **Cancer Exposure Reduction Initiative**
 - PFAs/PFOAs Structural Firefighting Gear
 - Each staff member has been issued PFAs/PFOAs free gear.
 - Budgeted
- **Meetings with NCLM fire service consultant**
 - Discuss recruiting, screening and on-boarding processes
 - Researching early cancer detection programs as recommended
 - Revisited and amended
 - Health & Wellness policy
 - Physical Ability Test process
 - Fitness preparation guides
- **Fire Study**
 - Team meeting and awaiting final draft
 - Details are crucial for CIP
- **Winter Weather**
 - Two frozen/burst commercial sprinkler systems
 - Tides
 - Lowe's
 - Other incidents were high acuity medical
 - Elevated staffing levels until roadways were passable for automatic aid



TOWN OF SHALLOTTE

PLANNING & ZONING DEPARTMENT

Post Office Box 2287 • Shallotte, North Carolina 28459

Telephone: (910) 754-4032 • Facsimile: (910) 754-2740

Section VI, Item 3.

TO: Board of Aldermen
FROM: Robert Waring, Planning Director
DATE: February 4, 2025
RE: Monthly Planning Department Report

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

1. The Town's Planning Board met January 14
 - a. The PB swore in re-appointed & newly appointed members
 - b. The PB Chairman presented outgoing member, Carson Durham with a plaque commemorating his service
 - c. The PB Appointed Mr. Ganaway Chairman & Mrs. Bryant as Vice Chairman
 - d. The Board appointed Mr. Johnson as Chairman to the Zoning Board of Adjustment & Mr. Springer as Vice Chairman
 - e. The PB reviewed two text amendments detailing PB & ZBA size
 - f. The PB were provided annual training with the Cape Fear Council of Governments
 - g. The Board's next meeting is scheduled for February 11
2. The Town's TRC did not meet for the January 16:
 - a. The next meeting scheduled for February 20
3. Staff attended the GSATS TCC meeting
 - a. The DA Grant applications were not discussed
 - i. The Town requested funds for the construction of a section of sidewalk along Mulberry Street
4. Staff, GSATS & Bolton & Menk (Consultants) have met twice to discuss the Town's collector street planning efforts a stakeholder's group has been formed
 - a. The consultant expects a six month drafting period
 - b. A stakeholder's committee will be used to provide specific input & is expected to meet 3-4 times during the drafting of the plan
 - c. Final plan will be brought to Planning Board & Board of Aldermen
5. Staff participated in the review of the pay study material & recommendations
6. Staff is in the process of reviewing the final plat for Phase I, Summer's Walk residential subdivision (backside of Owendon)
7. Staff met with developers to discuss the development of a multifamily tract along Frontage Road (Highland Forest)
8. Please forward any zoning or nuisance complaints to Brandon Eaton, Planner, beaton@townofshallotte.org Phone: (910) 754-4032
9. The Town collected \$37,168 fees for January 2025. Fees collected January 2024 totaled \$140,266

Monthly Code Report (Town of Shallotte, NC) 1/2025
Prepared by Brandon Eaton, CZO, CCEO (Planner/Code Enforcement)

Public Nuisances

1. Case Number: PN-24-005

Original Complaint: Tall grass/junk, etc.* See also Z-24-007

Latest Update: 1/29/25, owner has refused to abate all violations.

- CE brought the item before the Board at the regular August meeting to ask that the Board direct the Town attorney to bring the case to superior court for a corrective action order.
- CE is waiting on next steps from Town Attorney.
- For the nuisance portion of the violation, the property owner began abatement, but stopped after completing half of the work.
- No changes have been made on property owner's part.

2. Case Number: PN-24-006

Original Complaint: Tall grass/junk, etc.* See also Z-24-008

Latest Update: 1/29/25, owner has refused to abate violations.

- CE brought the item before the Board at the regular August meeting to ask that the Board direct the Town attorney to bring the case to superior court for a corrective action order.
- CE is waiting on next steps from Town Attorney.
- No changes have been made on property owner's part.

Zoning Violations

1. Case Number: Z-24-005

Original Complaint: 4471 Main St. Change of Use without zoning approval/special use permit.

Latest Update: 1/28/2025. Engineer submitted complete packet and final plans. Staff conducting administrative review. **Case closed.**

2. Case Number: Z-24-007

Original Complaint: 4450 Main St. Old junk mobile home that was once used for office, shipping container, nuisances.

Latest Update: 1/29/25, owner has refused to abate all violations.

- CE brought the item before the Board at the regular August meeting to ask that the Board direct the Town attorney to bring the case to superior court for a corrective action order.
- CE is waiting on next steps from Town Attorney.
- No changes have been made on property owner's part.

3. Case Number: Z-24-008

Original Complaint: 4479 Main St. Old junk mobile home that was once used for auto sales business. Sign violation. Accessory structure violation and nuisances.

Latest Update: 1/29/25, owner has refused to abate all zoning violations.

- CE brought the item before the Board at the regular August meeting to ask that the Board direct the Town attorney to bring the case to superior court for a corrective action order.
- CE is waiting on next steps from Town Attorney.
- No changes have been made on property owner's part.

4. Case Number: Z-24-009

Original Complaint: Crane business not meeting the conditions of an issued special use permit.

Latest Update: 1/29/25, CE issued final notice of violation.

- Property owner has filed a formal appeal of the zoning decision with the Town.
- Staff will hold Board of Adjustment training in January and a Board of Adjustment appeal hearing in February, 2025.
- Board training scheduled for 2/11/25.
- Waiting on guidance from Town attorney about secondary Board attorney.

5. Case Number: Z-24-014

Original Complaint: Potential illegal home occupation.

Latest Update: 1/29/25, final inspection conducted showed no violation. Complainant was notified. **Case closed.**

Vehicles

Currently no cases

Permit Report

1/1/2025 - 1/29/2025

Permit #	Permit Date	Permit Type	Parcel #	Parcel Address	Total Fees
3844	1/27/2025		197IA005	209 Wild Raven St	\$50.00
3843	1/21/2025		197PA018	3509 Golden Rod Dr.	\$50.00
3842	1/16/2025		19700052	4924 Main St Unit 6	\$50.00
3841	1/16/2025		198BC006	1505 Spring Meadow Dr.	\$5,720.00
3840	1/15/2025		198JB00114	600 Paradise Bay Blvd	\$24,939.00
3839	1/15/2025		1810005807	3680 Express Dr	\$279.72
3838	1/15/2025		1984A027	54 Country Club Dr	\$50.00
3837	1/9/2025		1810005807	3680 Express Dr	\$50.00
3836	1/8/2025		18200025	4540 Main St	\$50.00
3835	1/7/2025		198BC014	1073 Sharron Creek Dr.	\$5,720.00
3834	1/6/2025		198IA011	4632 Bluff Dr.	\$60.00
3833	1/6/2025		213KA002	4655 Pine Lake Dr Sw	\$50.00
3832	1/6/2025		1970001931	4690 East Coast Ln	\$50.00
3831	1/3/2025				\$50.00
					\$37,168.72

Total Records: 14

1/29/2025

Public Works Monthly Report

January 2025

To: *Board of Aldermen*

From: *Dan Formyduval, Director of Public Services*

Sewer

- Responded to 7 sewer calls during the day and 4 after hours.
- Randomly inspected 16 pressure sewer services as part of our preventative maintenance program.
- Performed 1 new service installation.
- Reworked / replaced 6 control panels.
- Replaced automated generator switching gear at Green Bay Village and River's Edge.

Parks & Streets

- Have begun spring pruning.
- Takedown of Holiday decorations.
- Made a Town wide sweep for litter collection.

Construction & Engineering

- Responded to **514** NC811 locate tickets.
- Continued crew labor spotting utilities to prevent damage by contractors in Owendon, Village Point Estates, On Village Point Rd, and Ocean Hwy.
-

Fleet Maintenance

- Completed up fit of one new lease Durango.
- Decommission old patrol vehicle.
- Oil changes – 2 PD, 2 Maint.
- Tire replacement – Engine 1574
- Major Repairs on Engine 1571 – Replace hydraulic hose on cab lock, replace EGR valve, Replace tire, repair oil leak





There is no such thing as a “flushable” wipe



TOWN OF SHALLOTTE

Monthly Financial Dashboard

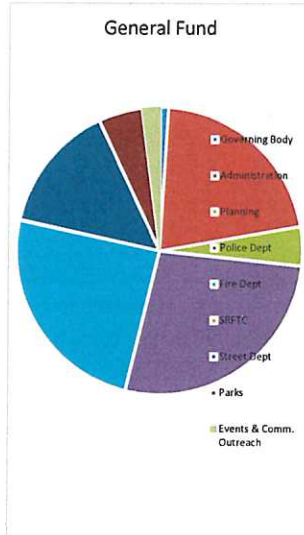
FISCAL YEAR ENDING June 30, 2025

Reporting Period: January 31, 2025

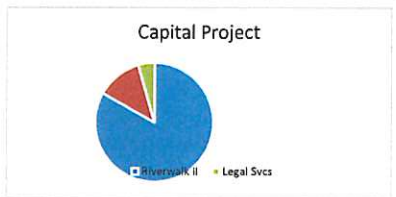
SPECIFIC REVENUE COLLECTIONS AT A GLANCE...			
General Fund	Collected TD	FY Budget	Total Budget
PROPERTY TAX		\$ 3,188,102	\$10,924,643
Revs YTD/% Coll/% of Budget	\$ 2,602,185	81.62%	29.18%
SALES & USE TAX			
Fiscal Year Budget		\$ 2,004,566	\$10,924,643
Revs YTD/% Coll/% of Budget	\$ 719,236	35.88%	18.35%
UTILITY FRANCHISE TAX			
Fiscal Year Budget		\$ 471,286	\$10,924,643
Revs YTD/% Coll/% of Budget	\$ 149,171	31.65%	4.31%
FIRE FEES			
Fiscal Year Budget		\$ 1,082,431	\$10,924,643
Revs YTD/% Coll/% of Budget	\$ 846,976	78.25%	9.91%
OTHER REVENUES			
Fiscal Year Budget		\$ 4,178,258	\$10,924,643
Revs YTD/% Coll/% of Budget	\$ 951,067	22.76%	38.25%
Enterprise Fund			
OTHER REVENUES		\$ 2,618,359	\$ 5,328,244
Revs YTD/% Coll/% of Budget	\$ 851,779	32.53%	49.14%
SYSTEM DEV FEES		\$ 300,000	\$ 5,328,244
Revs YTD/% Coll/% of Budget	\$ 276,206	92.07%	5.63%
Revs YTD/% Coll/% of Budget	\$ -	0.00%	0.00%
SEWER CHARGES		\$ 2,409,885	\$ 5,328,244
Revs YTD/% Coll/% of Budget	\$ 1,507,225	62.54%	45.23%
FUND TOTALS		90% of Budget	
General Fund	\$ 10,924,643	\$ 9,832,178	
Revenues FYTD	\$ 5,268,635	48%	
Enterprise Fund	\$ 5,328,244	\$ 4,795,420	
Revenues FYTD	\$ 2,635,210	49%	

EXPENDITURES AT A GLANCE...			
GENERAL FUND	Fiscal Year	YTD Expenses	
DEPARTMENTS	24/25 Budget	Current FY	Current FYTD%
Governing Body	\$ 100,305	\$ 40,638	40.51%
Administration	2,326,616	804,798	34.59%
Planning	483,348	234,516	48.52%
Police Dept	2,961,179	1,702,036	57.48%
Fire Dept	2,688,567	1,141,571	42.46%
SRFTC	7,500	3,004	40.05%
Street Dept	1,594,225	438,339	27.50%
Parks	537,197	173,596	32.32%
Events & Comm. Outreach	225,705	126,081	55.86%
	\$ 10,924,643	\$ 4,664,580	42.70%
Fiscal Year Budget	\$ 10,924,643	\$ 4,664,580	
Unspent Budget Remaining	\$ 6,260,062	57.30%	
ENTERPRISE FUND			
DEPARTMENTS	24/25 Budget	Current FY	Current FYTD%
Sewer Department	\$ 5,328,244	\$ 1,982,684	37.21%
	\$ 5,328,244	\$ 1,982,684	37.21%
Fiscal Year Budget	\$ 5,328,244	\$ 1,982,684	
Unspent Budget Remaining	\$ 3,345,560	62.79%	

OUR CASH AND INVESTMENTS		
Balances on Jan 29, 2024 in whole dollars - Bold - As of 12.31.24		
CASH & INVESTMENTS BY FUND		
GENERAL FUND		
	June 2024	Jan 2025
General Fund	\$ 814,138	\$ 1,455,322
NCCMT	9,057,805	10,025,004
United Bank	240,667	241,722
General Fund Savings	84,583	84,604
TOTAL GENERAL FUND	\$ 10,197,193	\$ 11,806,652
ENTERPRISE FUNDS		
	June 2024	Jan 2025
Sewer Fund	\$ 727,099	\$ 911,180
United Bank	336,358	337,833
NCCMT	3,394,772	3,730,290
Sewer Fund Savings	136,576	136,611
TOTAL OTHER FUNDS	\$ 4,594,805	\$ 5,115,914
Special Revenue Fund	\$ 100	\$ 100
Police Evidence Acct	313	313
Capital Project Acct	3,492,181	2,660,441
TOTAL CASH & INVESTMENTS TOWN-WIDE		
	June 2024	Jan 2025
ALL FUNDS	\$ 18,284,592	\$ 19,583,421



Capital Project - Riverfront Project		
CP Expenditures	FY Budget	Current Exp
Mulberry Park	\$ 1,662,873.00	\$ 437,761.55
Riverwalk II	\$ 1,132,300.20	\$ 178,397.13
Professional Svc	\$ 1,319,800.95	\$ 211,539.24
Price Landing Cap	\$ 2,500,000.00	\$ 497,206.18
New Town Hall	\$16,342,363.00	
Cheers SI Parking	\$ 337,396.00	
Total	\$23,294,733.15	\$ 1,324,904.10
CP Revenues	FY Budget	Current Rev
App Fund Balance	\$ 250,000.00	
Transfer from GF	\$ 2,979,377.16	\$ 248,839.24
Grant-Riverwalk	\$ 250,000.00	
SCIF Grant-Riverw	\$ 815,355.99	\$ 178,397.13
SCIF Grant-Mulb	\$ 3,000,000.00	\$ 897,667.73
USDA Loan	\$16,000,000.00	\$ -
Total	\$23,294,733.15	\$ 1,324,904.10



Cash:	January-24	January-25	Difference
General Fund	\$ 11,060,284	\$ 11,806,652	
Sewer Fund	5,018,468	5,115,914	
Special Revenue Fd	100	100	
Police Evidence Acct	313	313	
Capital Account	1,077,883	2,660,441	
	\$ 17,157,048	\$ 19,583,421	2,426,373

Receipts for Jan 25:
 Oct 2024 Sales Tax 174,676.79
 3rd Qtr Fire Fees 280,285.38
 Dec 24 Town Taxes 642,276.92

North Carolina Cash Management Trust Interest Rate as of 12/31/2024 4.55%



Town Of Shallotte

Expenditure Statement : 2024 - 2025

for Accounting Period 1/31/2025

GENERAL FUND		Approp Amount	Activity this Period	Expenditure YTD	Encumbrance YTD	Unencumbered Balance	% Exp. & Enc.
Dept #	Department						
4100	Governing Body	\$100,305.00	\$40,273.58	\$40,273.58	\$364.65	\$59,666.77	40.51
4200	Administration	\$2,326,616.00	\$804,732.29	\$804,732.29	\$66.04	\$1,521,817.67	34.59
4300	Planning Department	\$483,348.00	\$234,516.06	\$234,516.06	\$0.00	\$248,831.94	48.52
4400	Events & Community Outreach	\$225,705.00	\$120,385.23	\$120,385.23	\$5,695.57	\$99,624.20	55.86
5100	Police	\$2,961,179.49	\$1,689,120.23	\$1,689,120.23	\$12,916.21	\$1,259,143.05	57.48
5300	Fire	\$2,688,567.00	\$1,133,495.45	\$1,133,495.45	\$8,075.73	\$1,546,995.82	42.46
5400	SRFTC	\$7,500.00	\$3,004.09	\$3,004.09	\$0.00	\$4,495.91	40.05
5600	Streets	\$1,594,225.40	\$437,432.76	\$437,432.76	\$906.11	\$1,155,886.53	27.50
5700	Parks	\$537,196.64	\$172,393.80	\$172,393.80	\$1,202.44	\$363,600.40	32.32
Total Fund	GENERAL FUND	\$10,924,642.53	\$4,635,353.49	\$4,635,353.49	\$29,226.75	\$6,260,062.29	42.70



Town Of Shallotte
Expenditure Statement : 2024 - 2025
for Accounting Period 1/31/2025

ENTERPRISE FUND									
Dept #	Department	Approp Amount	Activity this Period	Expenditure YTD	Encumbrance YTD	Unencumbered Balance	% Exp. & Enc.		
8200	Sewer	\$5,328,243.50	\$1,924,788.17	\$1,924,788.17	\$57,896.25	\$3,345,559.08	37.21		
Total Fund	ENTERPRISE FUND	\$5,328,243.50	\$1,924,788.17	\$1,924,788.17	\$57,896.25	\$3,345,559.08	37.21		

February Board Report

Monthly Recap (January)

Sewer Codered bill notification

Shally Shuttle Started this month

- Several news stations covered routes that week
- FB coverage

TDA quarterly meeting

- Attended meeting, prepared agenda and packet
- Met with Marketing company
- Met with new Shallotte Baseball team

Market Schedule finalized and posted.

- Currently have ___ vendors signed up to begin in March

Assisted PD with Police App & Social Media posts

Attended weather calls via County which led to PIO notifications (website/FB)

Continuing to assist Mimi with upcoming Board Retreat

Hosted Employee luncheon and Chucks retirement. Working with fellow staff to make this event happen

Attended Board Workshop regarding Salary study

Spoke at Annual Chamber meeting updating citizens on 2024 and what to look out for in 2025

Staff has worked hard on bringing in new food trucks for our concert series

Staff has also worked very hard in marketing material to help advertise upcoming events for this year!

New Concert Schedule attached or listed below

- Please note we have 3 new bands for Shallotte this year

Easter Event is scheduled for April 12th (flyer attached)

Community Garden Monthly Newsletter attached

July 3 The Catalinas

July 10 Too Much Sylvia

July 17 Chocolate Chip & Company

July 24 The Tonez

July 31 Thomas Road Band

August 7 Julio & The Saltines

August 14 The Entertainers

August 21 Chris Taylor & The Rumor

August 28 Band of Oz

September 4 The Extraordinaires

Additional dates scheduled for this year so far:

Easter Event April 12th

Kids Events at park June 5, June 12, June 19, June 26

Community Garden Newsletter

February 2025

Section VI, Item 6.



TOWN OF SHALLOTTE

North Carolina

If you haven't already, its a good time to start some seeds indoors like tomato, eggplant & peppers.



Because of heavy use, water taps frequently develop minor problems. If you see any problems with any of the taps or hoses in the garden please let me know. I frequently check those, as does our grounds crew, but their could be a time it gets overlooked especially after the winter months and not much use.



Shalotte, North Carolina received 3 inches of snow during the winter storm of January 21-22, 2025. This was part of a rare snow event that brought snow to the southern coastal region



Sow seeds outdoors for the following crops as soil and weather conditions permit: asparagus, beets, carrots, Swiss chard, kohlrabi, leaf lettuce, mustard greens, onion sets, parsnips, peas, radishes, spinach, and turnips.



I hope everyone is safe and enjoyed the snow event we had. Thank you all for the continued hard work you do in the community garden. Its been a little slow over the winter and I'm looking forward to seeing what you guys have planned for your spaces come spring time. If there is anything I can help you with please not hesitate to reach out to me. *Happy Planting - Sheiya*

Presents **Easter**
Eggstravaganza
Egg Hunt

Saturday
APRIL
12TH
2025

9AM - 10AM

hunt starts promptly at 9AM

Mulberry Park
123 Mulberry St.

Join us for our annual
EASTER EGG HUNT
at Mulberry Park!

- 3 Separate Hunts
- Age 3 and Under
- Age 4-6
- Age 7-10
- Photos with the Easter Bunny

FREE Entry for All



2025

This Years Lineup

Section VI, Item 6.

Summer

2025

July 3

The Catalinas

July 10

Too Much Sylvania

July 17

Chocolate Chip & Company

July 24

The Tonez

July 31

Thomas Road Band

August 7

Julio & The Saltines

August 14

The Entertainers

August 21

Chris Taylor & The Rumor

August 28

Band of Oz

September 4

The Extraordinaires

Thursdays 7PM - 9PM

Mulberry Park | 123 Mulberry St

Food Trucks will be onsite



Series in the Park



MEMORANDUM

TO: BOARD OF ALDERMEN
FROM: MIMI GAITHER, TOWN MANAGER
SUBJECT: ADMINISTRATION REPORT
DATE: 1.30.25

- Town Hall closed 1.1.25
- Packet preparation and review CMR references 1.6.25
- BOA Meeting 1.7.25
- Price Landing updates with McGill 1.8.25
- Grant forms for SCIF grants on Riverfront and Price Landing 1.9.25
- Sent CMR info to TH Committee 1.10.25
- Met with Dan and Michael Norton w/ McGill re Cinderella request for extension 1.16.25
- Received bids for Town Engineering Svcs 1.16.25
- TH Closed 1.20.25
- Workshop delay due to snow and closed for snow 1.22 and 1.23
- BOA Workshop 1.28.25 – Pay Study
- Employee Luncheon and Retirement for Chuck Denely 1.30.25
- Meet with HR re implement Pay study data 1.31.25
- Review preliminary results for feasibility audit 1.31.25

Project Update – Riverwalk

SeaDog contract in place and contractor working on permit with BC Building Inspection. Work to start Feb 1, 2025.

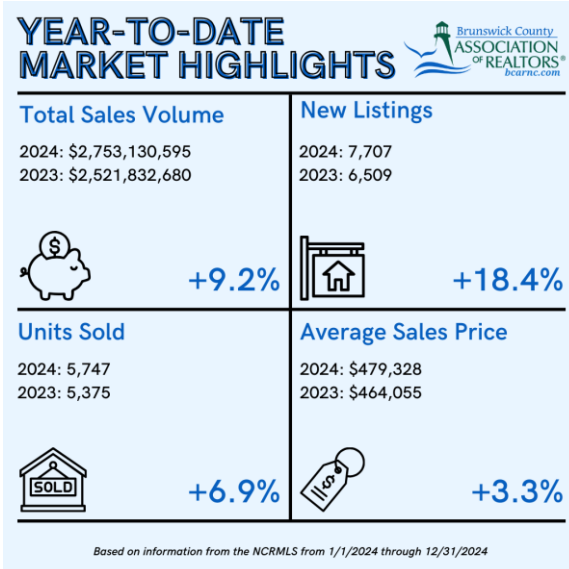
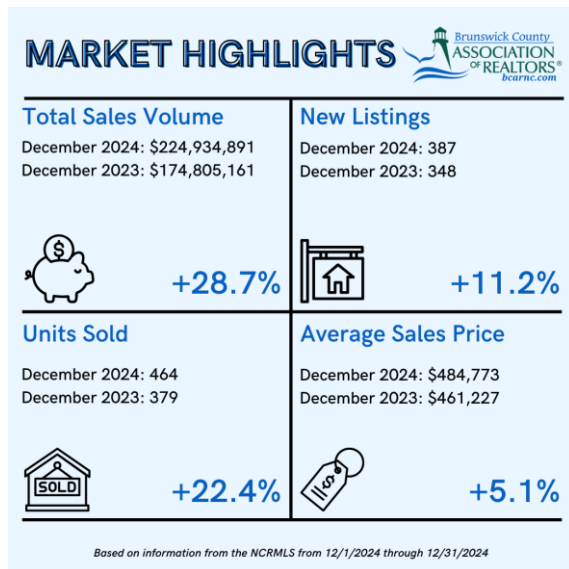
Project Update – Price Landing

Contractor has remobilized and another site meeting was held with Dan, McGill and new site supervisor. McGill relayed BOA’s willingness to work with Cinderella and an extension but want to see significant work before any extension are given. Update will be given at the BOA meeting

New Town Facility

Since USDA has required the feasibility audit, the committee thought it best to hold off on recommendations on Construction Manager. After consulting with Creech, they have agreed that this is best approach. They are going to have their estimator give an updated cost breakdown which would have been done in the near term anyway. Isaac is working on the numbers for Price & Thompson.

FYI – 2024 Summary from Brunswick Co Association of Realtors – www.bcarnc.com



December’s Information

December Stats

New listings were up 11.2% in December, from 348 to 387, and the number of units sold increased 22.4%, from 379 to 464. Average sales prices increased 5.1% from \$461,227 to \$484,773 and median sales prices increased 4.8%, from \$352,900 to \$370,000. Total sales volume increased 28.7%, from \$174,805,161 to \$224,934,891. Homes spent an average of 3-4 months on the market in December.

There were 28 sales of \$1 million or more in December, with the highest at \$3.9 million in Southport. While luxury homes typically take longer than the average days on market to sell, these 28 luxury homes spent an average of 48 days on the market.

Brunswick County

New Listings

- December 2024: 387
- December 2023: 348
- Increase/Decrease: +11.2%

Units Sold

- December 2024: 464
- December 2023: 379
- Increase/Decrease: +22.4%

Average Sales Price

- December 2024: \$484,773
- December 2023: \$461,227
- Increase/Decrease: +5.1%

Median Sales Price

- December 2024: \$370,000
- December 2023: \$352,900
- Increase/Decrease: +4.8%

Total Sales Volume

- December 2024: \$224,934,891
- December 2023: \$174,805,161
- Increase/Decrease: +28.7%

MEMORANDUM FOR: BOARD OF ALDERMEN
MEMORANDUM FROM: WALTER ECCARD
SUBJECT: JANUARY ACTIVITIES

During January I worked on the following matters:

1. Provided welcome to Martin Luther King, Jr. Worship service at Camp United Methodist Church;
2. Consulted with North Carolina League of Municipalities concerning downsizing legislation;
3. Met with Senator Rabon to discuss activities in Shallotte;
4. Worked with GSATS on agenda for February meeting;
5. Reviewed financial information for Town of Shallotte; and
6. Reviewed information on salary study.



TOWN OF SHALLOTTE

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

To: Board of Aldermen

From: Isaac Norris, Jr., CPA, Finance Director

Subject: BA-24-25-8

Date: 1/28/2025

BA-24-25-8 The Town needs to budget for professional surveying fees paid to Coastal Geomatics, PLLC for the new town hall project.

<u>Account #</u>			
10-4200-9500	Transfer to Town Hall Capital Project	\$ 2,800.00	
10-3975-0000	Appropriated Fund Balance		2,800.00
80-4100-5405	Professional Fees-Town Hall	2,800.00	
80-3970-0050	Transfer from General Fund-Town Hall		2,800.00
		\$ 5,600.00	\$ 5,600.00



Town of Shallotte Board of Aldermen
ACTION AGENDA ITEM
2025

TO: Board of Aldermen

ACTION ITEM #: ANX 24-26

FROM: Brandon Eaton, Planner II

MEETING DATE: 2/04/2025

DATE SUBMITTED: _____

ISSUE/ACTION REQUESTED:

PUBLIC HEARING: YES NO

Review the petition for annexation and rezoning (ANX #24-26), along with the supporting documentation, conduct a public hearing, and take action upon the request.

BACKGROUND/PURPOSE OF REQUEST: The property owner of the parcel in question has submitted a petition for annexation and rezoning of the property located at 190 Wildwood St. (PID# 197JB003).

The property in question is currently located in the Town’s ETJ and adjacent to current Town parcels. As part of this process, the property owner has requested that this parcel be zoned Residential (R-10). The property is currently zoned Residential Agricultural (RA-15).

The Town's 2018 Land Use Plan-Future Land Use Map identifies that area as "Medium Density Residential".

The proposed zoning is consistent with future land use plans. The use and lot size are compatible with the proposed zoning.

The surrounding properties are zoned as follows:

- North- R-10
- South- R-10
- East- R-10
- West- LI

The Board may:

- Vote to recommend the annexation as proposed; or
- Vote to recommend denying the annexation 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 DIRECTOR OF FISCAL OPERATIONS** YES NO

CONTRACTS/AGREEMENTS:

- REVIEWED BY TOWN ATTORNEY:** YES NO N/A

ADVISORY BOARD RECOMMENDATION: NA

STAFF RECOMMENDATION: Staff recommends that the Board approves the annexation as presented.

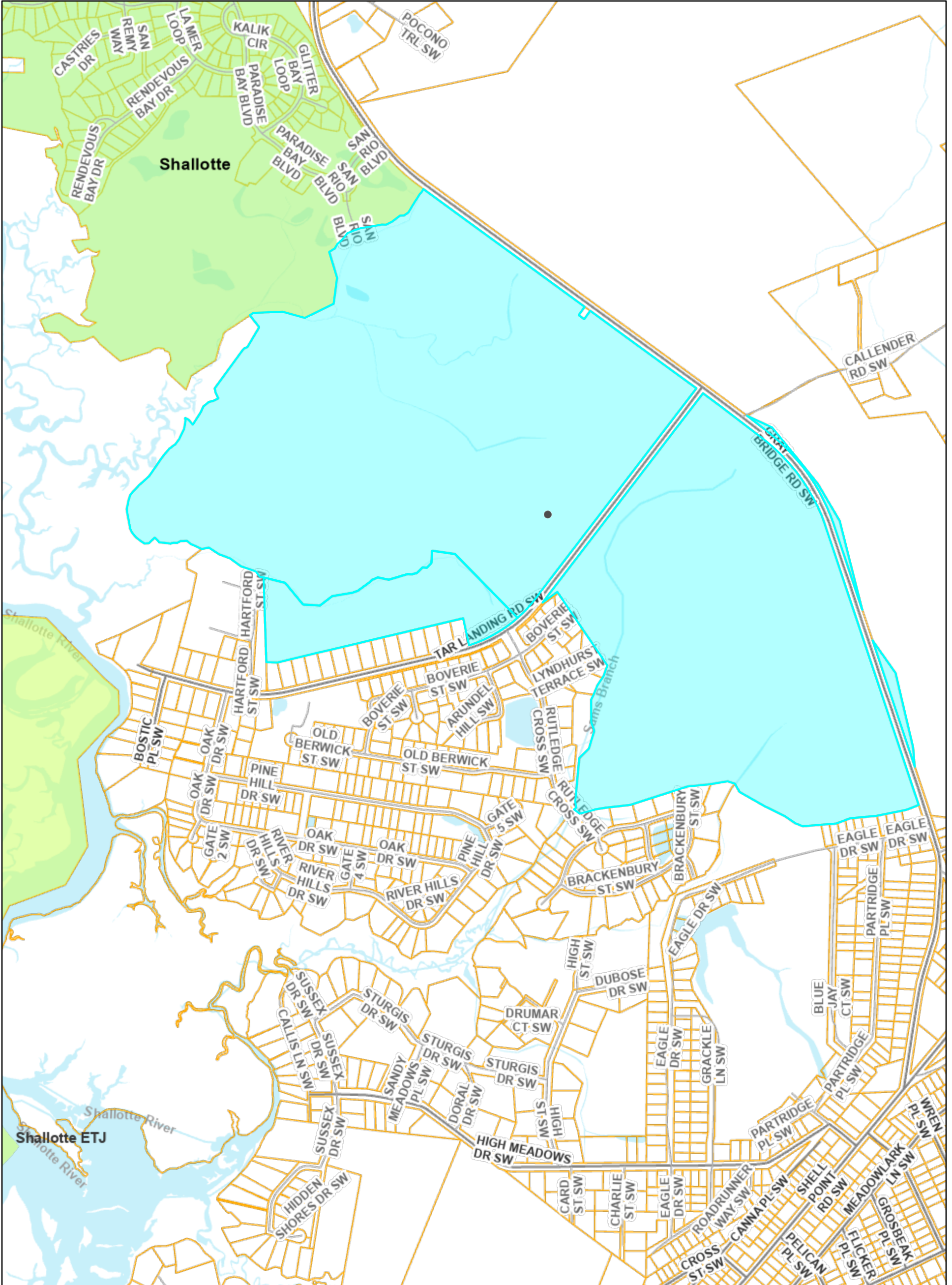
FINANCE RECOMMENDATION: NA

ATTACHMENTS:

1. Area map
 2. Annexation Petition
 3. Clerk Certification
 4. Medium Density Residential Description
 5. Table of Permitted Uses
 6. Planning Board Statement of Consistency
 7. BOA Draft Statement of Consistency
 8. Draft Ordinance
-

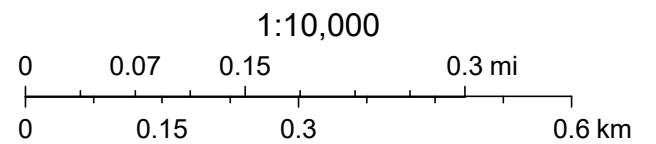
<u>ACTION OF THE BOARD OF ALDERMEN</u>	
APPROVED: <input type="checkbox"/> DENIED: <input type="checkbox"/> DEFERRED UNTIL: _____ OTHER:	ATTEST: _____ CLERK TO THE BOARD <hr/> SIGNATURE

Brunswick County GIS Data Viewer



12/16/2024, 10:02:20 AM

- County Boundary
- Parcels
- Municipalities
- Shallotte City
- Shallotte ETJ
- Roads
- State Road
- Minor



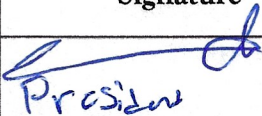
Petition Requesting Voluntary Contiguous Annexation

TO THE BOARD OF ALDERMEN OF THE TOWN OF SHALLOTTE, NORTH CAROLINA:

1. We the undersigned owner(s) of real property respectfully request that the area described in paragraph 2 below be annexed to the TOWN OF SHALLOTTE.
2. The area to be annexed is contiguous to the Town of Shallotte and the boundaries of such territory are described in the attached metes and bounds description (Exhibit "A") and annexation map (Exhibit "B"), attached hereto and incorporated herein by reference.

Vested rights, with respect to such property, have not been established, under N.C.G.S. 160A-385.1, except as described in Exhibit "C", attached hereto and incorporated herein by reference.

Respectfully,

Printed Name	Mailing Address	Parcel ID #(s)	Vested Rights?	Signature	Date
Maurick Pate President	3929 Williamick park Dr Wilmington NC 28409	19753003	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	 President	11-26-24
			<input type="checkbox"/> Yes <input type="checkbox"/> No		
			<input type="checkbox"/> Yes <input type="checkbox"/> No		
			<input type="checkbox"/> Yes <input type="checkbox"/> No		
			<input type="checkbox"/> Yes <input type="checkbox"/> No		
			<input type="checkbox"/> Yes <input type="checkbox"/> No		
			<input type="checkbox"/> Yes <input type="checkbox"/> No		
			<input type="checkbox"/> Yes <input type="checkbox"/> No		

CERTIFICATE OF SUFFICIENCY

To the Mayor and Board of Aldermen of the Town of Shallotte, North Carolina:

I, Natalie Goins, Town Clerk, do hereby certify that I have investigated the annexation petition of property located at 190 Wildwood Street (PID 197JB003) and hereby make the following findings:

- a. The petition contains a metes and bounds description of the area proposed for annexation.
- b. The area described in the petition is contiguous to the Town of Shallotte primary corporate limits, as defined by G.S. 160A-31.
- c. The petition is signed by and includes addresses of all owners of real property lying in the area described therein.

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Shallotte, this 17th day of January, 2025.



Natalie Goins
Natalie Goins, Town Clerk

(2 of 3)

Parcels: 197JB003

Property Tax Cards

2024 Tax Card

2023 Tax Card

2022 Tax Card

2021 Tax Card

2020 Tax Card

Parcel Information

Parcel ID: 197JB003

Parcel PIN: 107707691636

Calc. Acreage: 0.47

Legal Description

L-3 & S 1/2 OF 4 B-B S-1 WILDWOOD VILLAGE PL-160/70

Owner Information

Owner Name:

RIVERTIDE CORP

Mailing Address:

3929 WILLOWICK PARK DR

WILMINGTON, NC 28409-3695

Deed and Plat References

Deed Book: 05256

Deed Page: 0638

Plat Book:00160

Plat Page: 00070

PARCEL PHOTO



BUSINESS CORPORATION ANNUAL REPORT

Section VIII, Item 1.

10-2017

NAME OF BUSINESS CORPORATION: Rivertide Corp.

SECRETARY OF STATE ID NUMBER: 1976956 STATE OF FORMATION: NC

REPORT FOR THE FISCAL YEAR END: _____



Filing Office Use Only

Changes

SECTION A: REGISTERED AGENT'S INFORMATION

1. NAME OF REGISTERED AGENT: Maverick Pate

2. SIGNATURE OF THE NEW REGISTERED AGENT: _____

SIGNATURE CONSTITUTES CONSENT TO THE APPOINTMENT

3. REGISTERED AGENT OFFICE STREET ADDRESS & COUNTY 4. REGISTERED AGENT OFFICE MAILING ADDRESS

3929 Willowick Park Dr

3929 Willowick Park Dr

Wilmington, NC 28409 New Hanover

Wilmington, NC 28409 New Hanover

SECTION B: PRINCIPAL OFFICE INFORMATION

1. DESCRIPTION OF NATURE OF BUSINESS: construction

2. PRINCIPAL OFFICE PHONE NUMBER: (910) 880-2239

3. PRINCIPAL OFFICE EMAIL: _____

4. PRINCIPAL OFFICE STREET ADDRESS

5. PRINCIPAL OFFICE MAILING ADDRESS

3929 Willowick Park Dr

3929 Willowick Park Dr

Wilmington, NC 28409 New Hanover

Wilmington, NC 28409 New Hanover

6. Select one of the following if applicable. (Optional see instructions)

The company is a veteran-owned small business

The company is a service-disabled veteran-owned small business

SECTION C: OFFICERS (Enter additional officers in Section E.)

NAME: Maverick Pate NAME: _____ NAME: _____

TITLE: President TITLE: _____ TITLE: _____

ADDRESS: _____ ADDRESS: _____ ADDRESS: _____

3929 Willowick Park Dr _____

Wilmington, NC 28409 New Hanover _____

SECTION D: CERTIFICATION OF ANNUAL REPORT. Section D must be completed in its entirety by a person/business entity.

SIGNATURE

DATE

Form must be signed by an officer listed under Section C of this form.

Print or Type Name of Officer

Print or Type Title of Officer

SUBMIT THIS ANNUAL REPORT WITH THE REQUIRED FILING FEE OF \$25
MAIL TO: Secretary of State, Business Registration Division, Post Office Box 29525, Raleigh, NC 27626-0525

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

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 [pursuant to 10-3(H)]	S	S	S				S	S	S	S					P
DWELLING, SINGLE-FAMILY (excluding manufactured homes)	P	P	P	P	P	P	S	S	S	S	P				P
DWELLING, TWO-FAMILY (DUPLEX)	P	S	P				S	S	S	S					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)]			S			S									
RESIDENTIAL CLUSTER DEVELOPMENT [pursuant to Article 13]	S	S	S	S	S	S	S	S	S	S					S
Residential Micro-grid Solar Collector Battery Storage System (pursuant to Article 31)	P														
RESIDENTIAL – GROUP LIVING															
ADULT CARE HOME	S									S	S				
ALCOHOL AND/OR SUBSTANCE ABUSE REHABILITATION FACILITIES, RESIDENTIAL (Six or fewer residents)		P	P	P	P										
ASSISTED LIVING RESIDENCE	S							S		S	S				S
FAMILY CARE HOME	P	P	P	P	P	P		S	S	S	P				P
MULTI-UNIT ASSISTED HOUSING WITH SERVICES	S							S		S	S				S
NURSING HOME	S							S		S					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	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	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							P	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	P	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
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

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, 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	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(I)]												S			
ENTERTAINMENT ESTABLISHMENTS (GAMES, AMUSEMENT CENTERS, ETC.)							S	P		P					
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	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					
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				

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
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(O)]							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					
OUTSIDE STORAGE FACILITY [pursuant to 10-3(X)]								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
SEAFOOD MARKET							P	P	P	P		P			
TIRE DEALERS AND SERVICE								S		S		P			
UPHOLSTERY SHOPS								P		P		P	P		
VIDEO RENTAL							P	P		P					P
WATER DEPENDENT COMMERCIAL USES							S	S	S						

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
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				
AUTOMOBILE BODY REPAIR GARAGES								S		S		P			
AUTOMOBILE OIL CHANGE AND LUBRICATION SHOPS								S		S					
AUTOMOBILE SERVICE STATION								S		S					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(F)]								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(G)]							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(J)]								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(N)]								S		S		P	P		
LABOR UNIONS							P	P		P					
LABORATORIES								P		P	P	P			
LOCKSMITH, GUNSMITH							P	P		P		P			
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				

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
SUBSTANCE ABUSE TREATMENT FACILITY, OUTPATIENT								P		P	P				
TATTOO AND BODY PIERCING ESTABLISHMENTS [pursuant to 10-3(DD)]								S		S		S			
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
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			

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
WAREHOUSE								S	S			P	P		
WHOLESALE MERCHANTS								P		P		P	P		
WHOLESALE STORAGE OF GASOLINE OR BULK TERMINAL PLANTS [pursuant to 10-3(GG)]													S		
UTILITIES AND COMMUNICATIONS															
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	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(A)]	P	P	P	P	P	P	P	S	S	S	S				P
ACCESSORY STRUCTURE [pursuant to 10-4]	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(B)]	P						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
MODULAR/MOBILE OFFICE, TEMPORARY [pursuant to 10-3(S)]	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
OUTDOOR DISPLAY, OUTDOOR STORAGE, OUTDOOR SALES [pursuant to 10-3(X)]							S	P		P					
STORAGE, INDUSTRIAL [pursuant to 10-3(Y)]												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		S					

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, 10/6/15; Ord. 15-15, 10/6/15; Ord. 16-02, 01/05/16; Ord. 16-08, 04/05/16; Ord. 16-09, 5/3/16; Ord. 16-12, 7/5/16; Ord. 16-13, 7/5/16; Ord. 16-16, 10/4/16; Ord. 17-7, 10/9/17; Ord. 19-03, 04/2/19; Ord. 20-04, 2/4/20; Ord. 20-05, 7/7/20)

Planning Board Zoning Amendment Statement of Consistency

**1.
(Approval)**

The Town of Shallotte *Planning Board* has reviewed in full the petition ANX #24-26 to rezone ±0.47 acres of real property (tax ID 197JB003) owned by RIVERTIDE CORP from RA-15 to R-10. After review of the petition, the Planning Board hereby *recommends* that the property be rezoned to R-10 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 ±0.47 acres, is compatible with the proposed rezoning to R-10.
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 R-10 is compatible with the Town of Shallotte Land Use Plan.
The Future Land Use Map identifies this area as Medium Density Residential and the uses allowed within the R-10 zoning district are consistent with this description.
- The benefits of rezoning the tract to R-10 outweigh any detriments.
The property's proposed zoning is in line with the surrounding in-town zoning district and uses.
- The relationship between the uses of the proposed zoning of R-10 and the surrounding area are either identical or compatible.
The property is located in an area serving predominately residential uses.
- 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 providing additional residential zoning in the Town's corporate jurisdiction.
- Other comments:

12/10/24

Date

Ronald W. Johnson

Planning Board Chairman
Town of Shallotte

ORDINANCE 24-26

ORDINANCE OF THE TOWN OF SHALLOTTE, NORTH CAROLINA TO EXTEND THE CORPORATE LIMITS OF THE TOWN OF SHALLOTTE, NORTH CAROLINA (CONTIGUOUS ANNEXATION)

WHEREAS, the Town of Shallotte has been petitioned under G.S. 160A-31 to annex the area described below; and

WHEREAS, the Town of Shallotte has the resolution directing the Town Clerk to investigate the sufficiency of the petition; and

WHEREAS, the Town Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held at 5:15 p.m. on February 04, 2025 after notice by publication; and

WHEREAS, the Town of Shallotte finds that the petition meets the requirements of G.S. 160A-31;

NOW, THEREFORE BE IT ORDAINED by the Board of Aldermen of the Town of Shallotte, North Carolina that:

Section 1. By virtue of the authority granted by G.S. 160A-31, the following described territory is hereby annexed and made part of the Town of Shallotte as of February 04, 2025;

Reference: Legal Description for the Annexation of Parcel No. 197JB003, also known as 190 Wildwood St., into the Town of Shallotte.

This Lot being deeded to Rivertide Corp. in Deed Book 5256 at Page 638 and described as being Lot 3 and the Southern ½ of Lot 4, Block B, Wildwood Village as shown in Map Cabinet T at Page 156 and Map Cabinet 160 at Page 70.

Beginning at an Existing Iron Rebar located on the R/W of Wildwood St. (60' R/W), said Iron Rod being located S 82°28'59" E 20.33' from a MAG Nail in the edge of Pavement. Said MAG Nail is located S 07°10'42" E 164.07' from another MAG Nail in the edge of

Map _____ Page # _____

Pavement of Wildwood St. Beginning Iron Rebar also having NC Grid Coordinates (NAD 83/2011): N=79,588.05' and E=2,176,074.51'.

Thence from said Beginning Iron Rebar:

1. With the R/W of Wildwood St., N 07°10'05" W 135.00' to an existing Iron Rebar at the Southwestern corner of Parcel No. 197JB005;
2. Thence with the Southern Line of said Parcel, N 82°49'55" E 150.00' to an existing iron Rebar at the Southeast corner of said Parcel;
3. Thence S 07°10'05" E 135.00' to an existing iron Rebar at the Northeast corner of Parcel 197JB002. Said Parcel being Lot 2, Block B, Wildwood Village, Map Cabinet T at Page 156, Brunswick County Registry;
4. Thence with the Northern Line of said Parcel, S 82°49'55" W 150.00' to the Beginning containing 20,250 Sq Ft or 0.465 AC± and is as Surveyed by Vernie E. Cavanaugh, Jr., PLS on September 19, 2024.

Adopted this 4th day of February, 2025.

Walt Eccard, Mayor

ATTEST:

Natalie Goins, Town Clerk

APPLICANT: RIVERTIDE CORP. (190 Wildwood St.- PID# 197JB003)

I certify that Natalie Goins personally appeared before me this 4th day of February, 2025 and I have personal knowledge of the identity of the principal; acknowledging to me that she voluntarily signed the forgoing document for the purpose stated therein and in the capacity indicated: Town Clerk

Map _____ Page # _____

Maria O. Gaither, Notary Public

(Seal)

My Commission Expires: February 19, _____

STATE OF NORTH CAROLINA
County of Brunswick

Clerk’s Certification

The undersigned, Natalie Goins, Clerk to the Board of Aldermen of the Town of Shallotte, North Carolina, hereby certifies that Ordinance 24-26 attached hereto for the Town of Shallotte is a true and accurate copy of the ordinance adopted unanimously by the Board of Aldermen for the Town of Shallotte, North Carolina on the 4th day of February, 2025; that the ordinance was duly adopted during a session of the Board of Aldermen and remains in full force and effect; and that the Board of Aldermen has taken no action which would in any manner modify or repeal the terms of such ordinance; and that the same remains in full force and effect as of the date hereof.

This the 4th day of February, 2025.

Natalie Goins, Town Clerk
Town of Shallotte

Board of Aldermen Zoning Amendment Statement of Consistency



Section VIII, Item 1.

The Town of Shallotte *Board of Aldermen* has reviewed in full the petition ANX #24-26 to rezone ±0.47 acres of real property (tax ID 197JB003) owned by RIVERTIDE CORP from RA-15 to R-10. After review of the petition, the *Board* hereby *recommends* that the property be rezoned to R-10 from its current zoning. In making this *recommendation*, the *Board* finds that [check all that apply]:

This request **IS** **IS NOT** consistent with the objectives and policies of the following plans adopted by the Town of Shallotte because: The proposed map amendment is consistent with the 2018 CAMA Land Use Plan and will allow for consistent medium density residential zoning in an established neighborhood.

This request **IS** **IS NOT** reasonable and in the public interest because: The proposed zoning aligns with the Town's Future Land Use Map for medium density development, and aligns with the zoning of the surrounding parcels.

- 2018 CAMA Land Use Plan
- Bike & Pedestrian Plan (If applicable)
- Future Land Use Map

Therefore, the Town of Shallotte Board of Aldermen **DOES** **DOES NOT** consider this action to be consistent, reasonable, and in the public interest and **APPROVES** **DENIES** this request.

Other Comments/Reason for Denial (If denied):

2/4/2025

Date

Mayor
Town of Shallotte



Town of Shallotte Board of Aldermen
ACTION AGENDA ITEM
2025

TO: Board of Aldermen

ACTION ITEM #: SUP 24-12

FROM: Brandon Eaton, Planner II

MEETING DATE: 2-04-2025

DATE SUBMITTED: _____

ISSUE/ACTION REQUESTED:

PUBLIC HEARING: YES NO

(1) Conduct a quasi-judicial hearing for the proposed Special Use Permit (SUP) as submitted by Blum Investment Group Golf, for a proposed golf course, clubhouse with restaurant, and other recreational amenities, located at 27 Brierwood Rd. (Parcel IDs # 2132B00101, 2132B001, 2141A001, 2141A092, & 2132A038).

(2) Consider any specific aspects of the proposed project, consider any conditions specific to the project’s impacts, and consider approval of the SUP application & site plan.

BACKGROUND/PURPOSE OF REQUEST:

The property is a +/- 76.5-acre former golf course with clubhouse, zoned Residential (RA-15), located in a residential neighborhood within the Town’s ETJ.

The applicant intends to develop a new golf course where one existed in the past, rehabilitate the former clubhouse and add a restaurant, redevelop an existing maintenance building into indoor pickle ball, and install other amenities such as a community swimming pool and children’s play area. Golf courses require the issuance of a special use permit within the Town’s development jurisdiction.

The project has been reviewed by staff and the Town’s TRC, with comments and plans updated accordingly.

The Board may:

Vote to approve the SUP as proposed; or

Vote to deny the SUP 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 DIRECTOR OF FISCAL OPERATIONS

YES NO

CONTRACTS/AGREEMENTS:

REVIEWED BY TOWN ATTORNEY:

YES NO N/A

ADVISORY BOARD RECOMMENDATION: N/A

STAFF RECOMMENDATIONS:

1. A full site and landscape plan application must be submitted; and
2. Plans must include a landscape plan including any required project boundary buffering in accordance with Shallotte UDO Section 17-14; and
3. Parking must be clearly detailed on submitted plans; and
4. Building elevation shall be submitted detailing required screening; and
5. A lighting plan must be submitted, particularly detailing the areas of expanded recreation; and
6. Stormwater drainage crossings proposed for fairways needs to be surveyed and repaired, if necessary, with a copy of the survey provided to the Town; and
7. Any proposed phasing must be shown clearly on final plans; and
8. All required fees shall be paid prior to final zoning approval; and
9. Per Sec. 12-12, all required site improvements, shall commence within 12 months of SUP approval date or applicant shall request an extension of up to six months from the Shallotte Board of Aldermen; and
10. All required local, state, and federal permits shall be obtained and copies provided prior to final zoning approval; and
11. The site be maintained in accordance with the approved site plans.

FINANCE RECOMMENDATION: NA

ATTACHMENTS:

1. SUP Application
2. Site Plan
3. Project elevation
4. TRC Notes & Response Memo
5. Applicant's findings/justification responses
6. Final SUP

ACTION OF THE BOARD OF ALDERMEN

APPROVED:	<input type="checkbox"/>	ATTEST: CLERK TO THE BOARD
DENIED:	<input type="checkbox"/>	_____
DEFERRED UNTIL:	_____	_____
OTHER:		SIGNATURE



APPLICATION FOR SPECIAL USE

<i>Official</i>	Section VIII, Item 2.
P&Z #:	_____
Date Rec'd:	_____
Rec'd By:	_____
Amount Paid: \$	_____

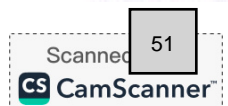
ALL MATERIAL NEEDED SUPPORT THIS APPLICATION WILL HAVE TO BE PRESENTED BY THE APPLICANT AT THE SUP HEARING

Town of Shallotte • PO Box 2287, Shallotte, NC 28459 • 116 Cheers Street, Shallotte, NC 28470 • Phone: (910) 754-4032 • Fax: (910) 754-2740

All applications for special use must be complete and accompanied by the permit fee of **\$360.00** (150.00 application, \$180.00 public notice fee, \$30.00 recording fee), payable in cash or by check made to the Town of Shallotte. Applicants will also be responsible for any additional cost of public notices, which will be billed at a later time. All fees must be paid in full before a Zoning Permit will be issued and before an application will be submitted for review by the Board of Aldermen. Applicants or their agents are responsible for attending the Board of Aldermen meeting where this application will be considered.

Article 10 of the Town of Shallotte Unified Development Ordinance regulates which uses are conditional within the zoning districts in the Town's zoning jurisdiction. Special uses must be approved by the Board of Aldermen. All special uses must satisfy all standards in Section 6-8(B). Most special uses are also required to submit site and landscaping plans. Any plans required to be submitted shall be considered part of this application and special use permits issued are subject to the approved plans.

Project Name: Brierwood Club		
SECTION 1: APPLICANT INFORMATION		
Applicant Name: Blum Investment Group Golf LLC		
Mailing Address: 27 Brierwood Road, Shallotte NC 28470		
Phone: 541-326-1000	Fax: N/A	Email: blumjkevin@gmail.com
SECTION 2: PROPERTY OWNER INFORMATION (if different from above)		
Owner Name(s): Blum Investment Group Golf LLC		
Mailing Address: 27 Brierwood Road, Shallotte NC 28470		
Phone: 541-326-1000	Fax: N/A	Email: blumjkevin@gmail.com
SECTION 3: PROPERTY INFORMATION		
Street Address and/or Description of Location: 27 Brierwood Road, Shallotte NC 28470		
Parcel ID #(s): 2132B00101, 2141A001, 2141A092, 2132A038, +/-4 AC PORTION OF 2132B001	Total Site Acres or Square Feet: 76.5 AC	
Current Zoning District(s): SH-RA-15		
SECTION 4: USE INFORMATION		
Detailed Description of Proposed Use (attach additional sheets as necessary): GOLF COURSE HOLES 1-9, CLUBHOUSE WITH RESTAURANT, SWIMMING POOL, INDOOR/OUTDOOR PICKLEBALL, KIDS PARK		



SECTION 5: SPECIAL USE STANDARDS

In order to approve a special use, the Town Board of Aldermen must hold a hearing and find, based on the evidence presented, that the application adequately satisfies the special use standards identified in Section 6-8(B) of the Unified Development Ordinance and listed below. Please attach any documentation supporting how the proposed project satisfies the following standards, including a statement describing separately for each standard in significant detail the facts and arguments you intend to present to the Board during the hearing:

- (1) That the use will not materially endanger the public health and safety.
- (2) That the use will not substantially injure the value of adjoining or abutting property (or alternatively, that it be a public necessity).
- (3) That the use will be in harmony with the area in which it is to be located.
- (4) That the use will be in general conformity with the Land Use Plan, Thoroughfare Plan, or other plans officially adopted by the Board of Aldermen.
- (5) That the use will have adequate facilities to provide ingress and egress designed to minimize traffic congestion on public streets and also have adequate utilities, access roads, drainage, sanitation, or other necessary infrastructure.
- (6) That the use meets all required conditions and specifications established by the Board of Aldermen.

SECTION 6: SUPPLEMENTAL INFORMATION REQUIRED

Each application for special use must include:

- An application fee of \$360.00 in cash or check made payable to the Town of Shallotte.
- A Site/Landscaping Plan Application with required plans containing all required information from the Unified Development Ordinance.*
- One (1) 8.5' x 11' front building elevation indicating façade materials and colors.*
- A notarized letter of authorization if acting as the agent for the property owner(s).

NOTE: If conditional use is approved, two (2) sets of building plans shall be submitted before a Zoning Permit will be issued. Items marked with an asterisk (*) may be waived by the Zoning Administrator where a master plan or other development plan is also required, no site modifications are proposed, or other special situations exist.

SECTION 7: APPLICANT/OWNER SIGNATURE

In filing this Application for Special Use, 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: 

Date: 12/2/24

Official Use Only

TRC Meeting Date: _____ Recommendation: _____ Staff: _____

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



Digitally signed
 by Elizabeth M
 Nelson
 Date:
 2025.01.14
 15:15:35 -05'00'

ISSUED FOR REGULATORY REVIEW
 NOT ISSUED FOR CONSTRUCTION

PROJECT NO: 24-3031
 DRAWN BY: EMN
 CHECKED BY: EMN
 DATE: NOVEMBER 27, 2024

REVISIONS		
REV	DATE	COMMENT
01	01/14/25	REVISED PER TRC COMMENTS

PROJECT NOTES

- BASE MAP FROM DIGITAL INFORMATION DOWNLOADED FROM BRUNSWICK COUNTY GIS.
- NO PHYSICAL PROPERTY IS BEING TRANSFERRED BY THIS MAP, AND THIS MAP SHALL NO WAY BE USED TO DETERMINE BOUNDARIES.
- NO PHYSICAL SURVEY HAS BEEN PERFORMED ON THIS PROPERTY IN PREPARATION OF THIS MAP. ALL EXISTING CONDITIONS SHOWN HAVE BEEN DIGITIZED FROM AERIAL PHOTOGRAPHY. PRIOR TO ANY DEVELOPMENT, ALL DIMENSION AND SETBACKS SHALL BE CONFIRMED BY A LICENSED SURVEYOR. THIS MAP IS FOR PLANNING AND ZONING COMPLIANCE REVIEW AND NOT FOR CONSTRUCTION.

LEGEND		
DESCRIPTION	EXISTING	PROPOSED
SUBJECT PROPERTY BOUNDARY	—————	- - - - -
ADJACENT PROPERTY	—————	—————
SUBJECT PROPERTY, SEE TABLE	A	



SITE INFORMATION	
PROPERTY OWNER / OWNER ADDRESS	BLUM INVESTMENT GROUP GOLF LLC 27 BRIERWOOD ROAD, SHALLOTTE NC 28470
APPLICANT / APPLICANT ADDRESS	BLUM INVESTMENT GROUP GOLF LLC 27 BRIERWOOD ROAD, SHALLOTTE NC 28470
SITE ADDRESS	27 BRIERWOOD ROAD, SHALLOTTE NC 28470
ZONING DISTRICT	SH-RA-15
PROPOSED USE	REOPEN GOLF COURSE HOLES 1-9, CLUBHOUSE WITH RESTAURANT AND UPGRADE AMENITIES TO PICKLEBALL COURTS, KIDS PLAY AREA, AND SWIMMING POOL.

EXISTING CLUBHOUSE & RESTAURANT BREAKDOWN OF SQUARE FOOTAGE AND USE			
TYPE*	GS AREA*	USE	
FOP, PORCH OPEN FIN.	2,916 SF	GOLF COURSE ENTRY AND RESTAURANT (USE 70 SEAT RESTAURANT OR MAXIMUM 2,450 SF OF TOTAL GROSS FOOTAGE FOR RESTAURANT USE.	
FUS, UPPER STORY FIN.	1,500 SF	PERSONAL STORAGE FOR OWNER	
LLF, LOWER LEVEL FIN.	1,450 SF	PREVIOUSLY OFFICE, CURRENTLY UNFINISHED	
LLS, LOWER LEVEL SEMI-FIN.	3,306	GOLF CART STORAGE	

* DATA PER BRUNSWICK COUNTY 2024 TAX APPRAISAL CARD.

OVERALL SITE PLAN

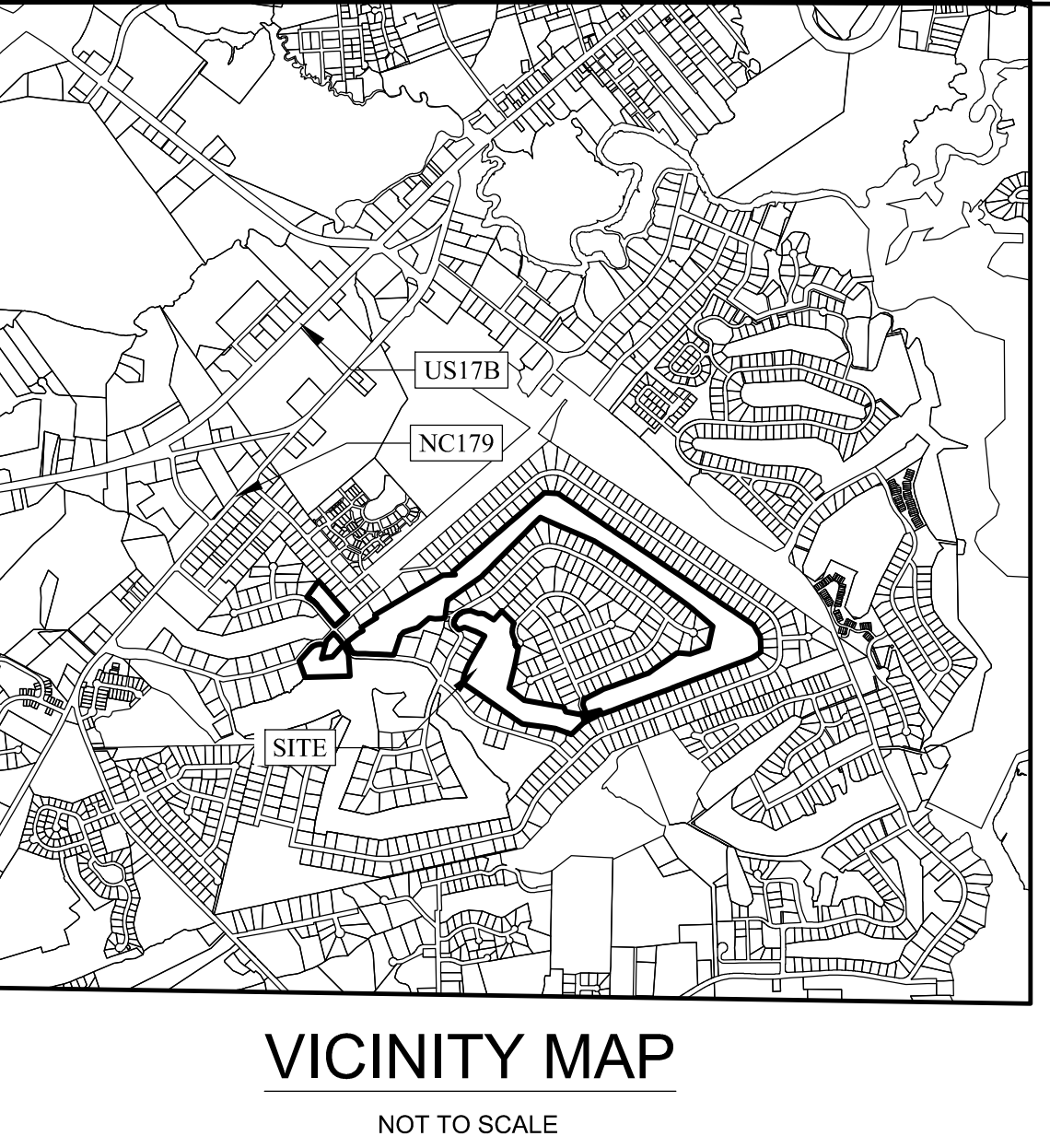
SCALE 1" = 200'

PARKING TABLE					
PHASE	USE / ACTIVITY	MINIMUM VEHICLE SPACES PER SEC 20-6	MAXIMUM VEHICLE SPACES PER SEC 20-6	PARKING REQUIRED PER SEC 29-4	PARKING PROVIDED
1	GOLF COURSE WITH RESTAURANT - GOLF COURSE - RESTAURANT, WITH INCIDENTAL CONSUMPTION OF ALCOHOLIC BEVERAGES	20 SPACES 1 PER 125 SF GFA X 2,450 SF* = 20 PACES	124 SPACES 6 PER HOLE X 9 HOLES = 54 SPACES 1 PER 35 SF GFA X 2,450 SF* = 70 SPACES		A MINIMUM 20 SPACES (19 REG, 1 HC) OF THE EXISTING SPACES ON TRACTS A & E TO BE RE-STRIPED IN ACCORDANCE WITH TOWN OF SHALLOTTE UDO
2	PICKLE BALL (USE TENNIS & HANDBALL COURTS) + BASKETBALL COURT			TWO (2) SPACES PER PICKLE BALL COURT X 9 COURTS + FIVE (5) SPACES PER BASKETBALL COURT = 23 SPACES	A MINIMUM OF 23 (22 REG, 1 HC) PAVED, STRIPED SPACES TO BE PROVIDED ON TRACT D OR TRACTS A & E.
3	PLAYGROUND SWIMMING POOL			ONE (1) SPACE FOR EACH FIVE (5) PATRONS	IF REQUIRED, PARKING TO BE PROVIDED WITH SITE SPECIFIC PLAYGROUND SITE & LANDSCAPE PLAN PARKING TO BE PROVIDED WITH SITE SPECIFIC POOL SITE & LANDSCAPE PLAN

* SEE EXISTING CLUBHOUSE & RESTAURANT BREAKDOWN OF SQUARE FOOTAGE AND USE TABLE

SUBJECT PARCEL TABLE				
SUBJECT PARCEL	TAX PARCEL #	CALC. ACREAGE (SF/AC)	CURRENT ZONING	PLAT REFERENCE*
A	2132B00101	41,607 SF / 0.95 AC	SH-RA-15	TR-2 PL 25/144
B	2141A001	2,237,264 SF/51.36 AC	SH-RA-15	TR-5 PL 0/316-321
C	2141A092	777,293 SF / 17.84 AC	SH-RA-15	TR-6 PL 0/316-321
D	2132A038	104,147 SF / 2.39 AC	SH-RA-15	TR-3 PL 0/317
E	PORTION OF 2132B001	172,436 SF / 3.96 AC	SH-RA-15	TR-P/O PL 0/316

* SEE RECORDED PLAT REFERENCE FOR PROPERTY BEARINGS & DISTANCES. BOUNDARY SHOWN IS FROM BC GIS DATA DOWNLOAD AND SHOULD NOT BE USED FOR CONVEYANCE OF PROPERTY.



OWNER / DEVELOPER:
BLUM INVESTMENT GROUP GOLF LLC
 27 BRIERWOOD ROAD
 SHALLOTTE, NC

PROJECT:
BRIERWOOD CLUB
 27 BRIERWOOD ROAD
 SHALLOTTE, NC

SCALE: 1" = 200'

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
C-101



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TOWN OF SHALLOTTE

PLANNING & ZONING DEPARTMENT

Post Office Box 2287 • Shallotte, North Carolina 28459

Telephone: (910) 754-4032 • Facsimile: (910) 754-2740

December 20, 2024

Town of Shallotte Technical Review Committee

Blum Investment Group Golf
Attn: Elizabeth Nelson
27 Brierwood Rd.
Shallotte, NC 28470
RE: Brierwood Golf Blum Investment Group Golf

Blum Investment Group Golf,

Attached are notes and comments from the Technical Review Committee in regards to the Brierwood golf, clubhouse, and amenities project. I will need responses to each comment as well as revised preliminary plans that reflect those comments and any updates.

The proposed use requires the issuance of a special use permit for operation. Special use permits are quasi-judicial in nature, and require a public hearing before the Board of Aldermen. As such, once satisfactory TRC responses and revised plans have been received, I will review the responses and plans, and add the project to the next available Aldermen agenda.

Feel free to reach out to me with any questions or concerns.

Best regards,

Brandon Eaton, CZO, CCEO
Town of Shallotte
Planner II/Code Administrator
Office: (910) 754-4032
beaton@townofshallotte.org

Town of Shallotte Planning

1. Please define parking based on use(s) and list on plans. See Section 20-6: Parking Requirements for parking ratios.
2. Please include parking for additional parcels used for pickleball/other recreation.
3. Please provide lighting plan details in accordance with Article 19.
4. Please note the location of any dumpster enclosure(s) on plans.
5. Please include a landscape plan. See Article 17.
6. Please include dimensions/total floor area of all subject buildings/structures. See included Appendix II.
7. Please detail and include the location of any cart paths, trails, ped. Crossings, etc.
8. There is an encroachment issue with one of the existing cart paths.
9. Please include the location and dimensions of existing and proposed sidewalks
10. Is the golf portion a par-3 or “executive course”, or an update of the existing 9 holes? If an update, the site plan should detail this. If not, will the course be reconfigured in any way?
11. Please include elevations and note any required screening of HVAC, etc.
12. What is the traffic generation expected to be?
13. Please include all necessary buffering, including the area around the proposed pickleball courts.
14. Will there be any tree removal? If so, a heritage tree survey will need to be conducted.
15. Will there be a need for any additional sewer utility?
16. Please be prepared to answer questions involving the operation of the course.
17. Would the project be completed all at once, or would phasing be utilized?

Brandon Eaton – Town Planner - beaton@townofshallotte.org

Robert Waring- Planning Director/Assistant Town Administrator rwaring@townofshallotte.org

Stormwater

1. No Town stormwater comments at this time.

David Bowman – Town of Shallotte Engineer - dbowman@atmc.net

Zoning

1. Must complete Zoning permit application and all fees must be paid prior to zoning permit approval.
2. Sign permit will be reviewed and issued separately.

Zoning/Utilities

1. Will the swimming pool have a bath house? What is the maximum occupancy of the pool?
2. Need to know the total square footage of the clubhouse and the maximum occupancy.
3. The restaurant will most likely need their sewer to be upgraded to a duplex grinder system.
4. How many Pickle Ball Courts will there in total.
5. All sewer/duplex pumps must be permitted by the state prior to construction of any sewer.
6. You must have an Authorization to Construct letter from the state prior to beginning any digging or installing of sewer lines, pumps, lift-stations, etc.
7. A final for the state permits will be required prior to Final Plat or any sewer connections.
8. Correct As-builts in CAD form need to be submitted to the Town’s engineer prior to c/o.
9. Detailed utility plans must be submitted to the town engineer (dbowman@atmc.net) for his comments.
10. Any damage to pavement, concrete, etc. due to removing/replacing sewer tank or lines will not be the responsibility of the town.
11. Landscape cannot block access sewer meter and lines or lift station(s).

Debra White, CZO, Development & Regulatory Compliance Manager - Town of Shallotte PO Box 2287
Shallotte, NC 28459 – (910) 754-4032 debratos@outlook.com

Brunswick County Utilities

1. Brunswick County Utilities did not submit comments to TRC.

William L. Pinnix, P.E. - Director of Engineering, Brunswick County - Office: 910.253.2408 - Cell: 910.409.2557 - Fax: 910.253.2704 - william.pinnix@brunswickcountync.gov

Shalotte FD

1. The Brunswick County Fire Code Official will determine a project's compliance with the fire code. The Fire Chief is not authorized by the Town of Shallotte to accept any deficiencies.
2. When improving, designing and engineering new roadways and turnarounds, consideration should be given to the largest fire apparatus requiring access and multiple roadway access points should be considered.

86,000 GVW, 28 feet unobstructed street turning radius, 20 feet unobstructed set-up width and less than 12 inches unobstructed set-up curb height are the access requirements of such a fire apparatus.

3. Should there be a needed reduction in the needed fire flow this could be achieved through the installation of sprinklers when permitted by the Fire Code Official and an official opinion that the improvement will benefit life safety and property conservation. The alternative methods to be considered, only when accompanied by a certified professional engineer's hydraulic data, should include looping/connecting mains, installing fire pumps and/or on-site water storage (elevated or ground level) to meet the needed fire flow requirements.

Paul F. Dunwell, IV, Town of Shallotte Fire/Rescue Chief; Emergency Management Coordinator - pdunwell@townofshallotte.org (910) 754-6262

Shalotte PD

1. Shallotte Police Chief would like to note that due to the parcels being outside of the Town's corporate jurisdiction, yet surrounded by in-town parcels, response times could be significantly extended due to the 911 system's reliance on GIS for dispatch, as well as separate radio frequencies between County deputies and Shallotte PD. Preference would be for annexation into the Town to maximize receipt of Town services.

Brunswick County Plan Review (Fire Inspection & Floodplain)

1. No comments on site due to existing buildings. Roads would have needed to be maintained for fire apparatus if not already.
2. Note- this does not apply if changes are made to the building to require fire protection systems. Any existing fire protection systems will need to be restored back to service if not already maintained.

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

Brunswick County 911 Communications Recommendations and notes:

1. No comment from 911.

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

Brunswick County Floodplain Administration

1. No floodplain comments.

James Paggioli, CFM Floodplain Administrator Brunswick County james.paggioli@brunswickcountync.gov

Brunswick County Building Inspections Plan Review

1. No comment from County Code Department.

Jeff McIntosh, Building Plans Reviewer III Brunswick County - jeff.mcintosh@brunswickcountync.gov

NCDOT

1. Submit cover letter with notification of change of use to include an update of proposed AADT change to NC 179, Village Rd.
2. It is noted that tracking mud, sediment on NCDOT SR is to be minimized during construction.

Angela Hammers - Engineering Technician III, NCDOT Div. 3 District 3 – (910) 398-9100 / 9119 - akhammers@ncdot.gov.

Shallotte Public Utilities

1. Pressure sewer service for the existing club house and maintenance building will need to be brought up to the current standards for equipment. This means control panels, basins, pumps etc.
2. The addition of any more pressure sewer services will incur the appropriate costs.
3. Further comments to be provided with next round of information.

See Also Appendix A “General Utility Notes Pertaining to TRC Review”

Town of Shallotte – Public Works Utility Supervisor - dformyduval@townofshallotte.org



January 14, 2025

Brandon Eaton / Robert Waring
Shallotte Planning
Town of Shallotte

RE: Special Use Permit Application
Brierwood Club
Shallotte, NC

Dear Brandon and Robert,

Please see below responses to TRC comments;

Town of Shallotte Planning

1. Please define parking based on use(s) and list on plans. See Section 20-6: Parking Requirements for parking ratios.

- A parking table defining parking based on use has been added to the plans.

2. Please include parking for additional parcels used for pickleball/ other recreation.

- The parking for recreation uses proposed has been added to the parking table.

3. Please provide lighting plan details in accordance with Article 19.

- The applicant is aware he may need to provide a lighting plan of any existing / proposed outdoor lighting to show compliance with Article 19 of the Shallotte UDO prior to obtaining zoning compliance. This has been noted on the plans.

4. Please note the location of any dumpster enclosure(s) on plans.

- The dumpster location has been added to the plan.

5. Please Include a landscape plan. See Article 17.

- The existing vegetation (based on aerial photography) should meet the requirements of the existing parking lot for phase 1, and the existing vegetation should meet any buffer requirements for phase 2. The client is aware that this will need to be confirmed in the field or with a landscape plan prior to the issuance of zoning compliance. A phase 3 landscape plans will be provided if required.

6. Please include dimensions/ total floor area of all subject buildings/ structures. See included Appendix B.

- The square footage of existing structures has been added the plans.

7. Please detail and include the location of any cart paths, trails, ped. Crossings, etc.

- The existing cart paths have been labeled on the plans.



8. *There is an encroachment issue with one of the existing cart paths.*

- The plan has been updated to show the cart path to Hole #1 rerouted around the existing pond and off of the parcel that has been sold and currently causes an encroachment.

9. *Please include the location and dimensions of existing and proposed sidewalks*

- The existing sidewalks as digitized from aerial photography are shown on the plans and a label has been added. The client is aware that he may need to demonstrate that the existing sidewalks are ADA compliant.

10. *Is the golf portion a par-3 or “executive course”, or an update of the existing 9 holes? If an update, the site plan should detail this. If not, will the course be reconfigured in any way?*

- The developer is looking to re-open the existing first 9 holes of the golf course with the same layout, which is the layout shown on the plans. The label on the plans has been updated for clarity.

11. *Please include elevations and note any required screening of HVAC, etc.*

- An elevation view photograph of the existing from Goggle Earth is attached

12. *What is the traffic generation expected to be?*

- Based on ITE Trip Generation Rates – 11th Edition, the Total Generated Trips for Phase 1, Daily from Avg Rate are 273 for the 9 golf course holes, 182 for a 70 seat restaurant. Pickleball courts are not listed and would need to be coordinated with NCDOT but 9 tennis courts would results in 273 daily trips.

13. *Please include all necessary buffering, including the area around the proposed pickleball courts.*

- The existing vegetation should provide required buffering, and has been added to the plan.

14. *Will there be any tree removal? If so, a heritage tree survey will need to be conducted.*

No tree removal is proposed for Phases 1 or 2. A full site and landscape plan along with any tree removal proposal will be required prior to phase 3 development.

15. *Will there be a need for any additional sewer utility?*

No additional sewer utilities are needed for phases 1 or 2 unless it is determined that current services are not up to the required code, although it was operating as a restaurant 5 years ago. If needed for Phase 3, it will be shown on a site specific site and landscape plan.

16. *Please be prepared to answer questions involving the operation of the course.*

- The developer and/or his attorney shall be prepared to answer questions involving the operation of the course.

17. *Would the project be completed all at once, or would phasing be utilized?*

- There will be 3 phases. The plan has been updated to reflect the phasing.

Zoning

1. *Must complete Zoning permit application and all fees must be paid prior to zoning permit*



approval.

- Noted

2. *Sign permit will be reviewed and issued separately.*

- Noted

Zoning/Utilities

1. *Will the swimming pool have a bath house? What is the maximum occupancy of the pool?*

- It is unknown at this time. Upon receipt of the Special Use Permit, a site specific site, utility, landscape and lighting plan will have to be submitted for zoning compliance.

2. *Need to know the total square footage of the clubhouse and the maximum occupancy.*

- This will need to be confirmed by an inspection..

3. *The restaurant will most likely need their sewer to be upgraded to a duplex grinder system.*

- The restaurant was operating 5 years ago, but the owner has been advised that he will need to coordinate with the Town regarding the existing sewer service and determine if an upgrade is necessary.

4. *How many Pickle Ball Courts will there in total.*

- There could be as many as nine (9) pickleball courts and one (1) full size basketball court within the footprint shown. This note has been added to the plan.

5. *All sewer/ duplex pumps must be permitted by the state prior to construction of any sewer.*

The owner has been advised that if a sewer service upgrade is required, a permit from the State may also be required.

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

The owner has been advised that if a sewer service upgrade is required, a permit from the State may also be required.

7. *A final for the state permits will be required prior to Final Plat or any sewer connections.*

The owner has been advised that if a sewer service upgrade is required, a permit from the State may also be required and that the system must be certified to the State prior to use.

8. *Correct As-builts in CAD form need to be submitted to the Town's engineer prior to c/o.*

- Noted.

9. *Detailed utility plans must be submitted to the town engineer (dbowman@atmc.net) for his comments.*

- Noted

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



- Noted.

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

- Noted.

Shallotte FD

1. The Brunswick County Fire Code Official will determine a project's compliance with the fire code. The Fire Chief is not authorized by the Town of Shallotte to accept any deficiencies.

- Noted

2. When improving, designing and engineering new roadways and turnarounds, consideration should be given to the largest fire apparatus requiring access and multiple roadway access points should be considered. 86,000 GVW, 28 feet unobstructed street turning radius, 20 feet unobstructed set-up width and less than 12 inches unobstructed set-up curb height are the access requirements of such a fire apparatus.

- Noted

3. Should there be a needed reduction in the needed fire flow this could be achieved through the installation of sprinklers when permitted by the Fire Code Official and an official opinion that the improvement will benefit life safety and property conservation. The alternative methods to be considered, only when accompanied by a certified professional engineer's hydraulic data, should include looping/ connecting mains, installing fire pumps and/ or on-site water storage (elevated or ground level) to meet the needed fire flow requirements.

- Noted

Shallotte PD

1. Shallotte Police Chief would like to note that due to the parcels being outside of the Town's corporate jurisdiction, yet surrounded by in-town parcels, response times could be significantly extended due to the 911 system's reliance on GIS for dispatch, as well as separate radio frequencies between County deputies and Shallotte PD. Preference would be for annexation into the Town to maximize receipt of Town services.

- Noted

Brunswick County Plan Review (Fire Inspection & Floodplain)

1. No comments on site due to existing buildings. Roads would have needed to be maintained for fire apparatus if not already.

- Noted

2. Note- this does not apply if changes are made to the building to require fire protection systems. Any existing fire protection systems will need to be restored back to service if not



already maintained.

- Noted

NCDOT

1. Submit cover letter with notification of change of use to include an update of proposed AADT change to NC 179, Village Rd.

- This is reopening a previous use. The AADT is listed above in response, but the client is aware he may need to coordinate with NCDOT prior to a certificate of occupancy.
- 2. *It is noted that tracking mud, sediment on NCDOT SR is to be minimized during construction.*
- Noted

Shallotte Public Utilities

1. *Pressure sewer service for the existing club house and maintenance building will need to be brought up to the current standards for equipment. This means control panels, basins, pumps etc.*

- It was operating about 5 years ago, but it is noted if required.

2. *The addition of any more pressure sewer services will incur the appropriate costs.*

- Noted, not proposed at this time.

3. *Further comments to be provided with next round of information.*

- Noted

Please contact me at Elizabeth@EliEngineering.net or (910) 279-3033 if you need any additional information to process this request.

Thanks,


Elizabeth Nelson, PE



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Brierwood Club Special Use Standards

That the use will not materially endanger the public safety and health. The Brierwood Golf Club and restaurant have operated in the recent past without endangering public safety and health. The Applicant will obtain liability insurance policies and implement standard amenity safety precautions through staff training and quality assurance programs. Reasonable safety protocols as dictated by insurers and management staff will be established by the Applicant in order to address potential health and safety concerns.

That the use will not substantially injure the value of adjoining or abutting property. In reopening the golf course and restaurant along with enhancing the neighborhood's recreational amenities, the value of adjoining property owners will be enhanced. A golf course, restaurant and recreational amenities improves the desirability of the neighborhood and provides dining and recreational opportunities to the public and the neighborhood residents.

That the use will be in harmony with the area in which it is to be located. The Brierwood golf course was one of the original golf courses in Brunswick County. The neighborhood's connection to the golf course and restaurant has existed over the past several decades. The neighborhood was developed as a golf course community and the reopening of the course and restaurant along with recreational amenities provides for natural harmony within the neighborhood.

That the use will be in general conformity with the Land Use Plan, Thoroughfare Plan or other plans officially adopted by the Board of Alderman. As addressed in the prior responses, the Brierwood community was developed as a golf course community. Reopening the facilities will be in conformity with the existing Town Land Use Plan.

That the use will have adequate facilities to provide ingress and egress designed to minimize traffic congestion on public street and also have adequate utilities, access roads, drainage, sanitation or other necessary infrastructure. The Brierwood neighborhood roads will not be negatively impacted by the golf course and restaurant reopening. Traffic volume will naturally increase as the public and neighborhood residents frequent the facilities during peak golfing and dining time frames. This increased volume will not be a burden on the ingress and egress on neighborhood roads due to the facility's central location and the existing roads in and out of the neighborhood. As a result of the golf course and restaurants' previous existence, infrastructure, drainage and sanitation services have been addressed and are in place to handle the property's use as a golf course and restaurant.

That the use meets all required conditions and specifications established by the Board of Alderman. The applicant along with Professional Engineer Elizabeth Nelson have worked with the Town and Staff to address all conditions and specifications in the facilities reopening process. The Applicant and Ms. Nelson are committed to cooperating with all Town requirements to allow for the successful reintroduction of the golf course and restaurant to the neighborhood and surrounding community.



**Town of Shallotte
Board of Aldermen
Special Use Permit Findings**

The Town of Shallotte Board of Aldermen met and considered the following application on the 4th day of February, 2025.

File Number:	SUP #24-12
Final Action Date:	2/04/2025
Formal Hearing Date:	2/04/2025
Project Name:	Brierwood Golf Club
Applicant:	Blum Investments Golf
Location:	27 Brierwood Rd.
Tax Parcel Number:	2132B00101, 2132B001, 2141A001, 2141A092, & 2132A038
Acreage:	+/- 76.5 ac
Zoning District:	RA-15
Proposed Use:	Golf course with clubhouse and other amenities.

Section 1 - Application

Having reviewed the application materials submitted by the applicant, the Board of Aldermen finds that the following regarding the completeness of the application and its compliance with the technical requirements of the Shallotte Unified Development Ordinance (UDO):

Completeness of Application [check one]:

- The application is complete.
- The application is incomplete in the following way(s):

Compliance with the UDO requirements [check one]:

- The application complies with all applicable requirements of the UDO.
- The application is *not* in compliance with the following requirement(s) of the UDO:

Section 2 – Specific Findings of Fact

The Board of Aldermen must find as a specific finding of fact that the proposed use will comply with *all* of the following standards. Otherwise, the permit must be denied. In making their findings, the Board of Aldermen may impose conditions which, in its opinion, assure that the use in its proposed location will satisfy all of the following standards.

Having heard all the evidence and arguments presented at the hearing, the Board of Aldermen hereby finds that the proposed use *will* comply with the following standards [check all that apply]:

- That the use will not materially endanger the public health and safety.
The Brierwood Golf Club and restaurant have operated in the recent past without endangering public safety and health. The Applicant will obtain liability insurance policies and implement standard amenity safety precautions through staff training and quality assurance programs. Reasonable safety protocols as dictated by insurers and management staff will be established by the Applicant in order to address potential health and safety concerns.
- That the use will not substantially injure the value of adjoining or abutting property (or alternatively, that it be a public necessity).
In reopening the golf course and restaurant along with enhancing the neighborhood’s recreational amenities, the value of adjoining property owners will be enhanced. A golf course, restaurant and recreational amenities improves the desirability of the neighborhood and provides dining and recreational opportunities to the public and the neighborhood residents.
- That the use will be in harmony with the area in which it is to be located.

The Brierwood golf course was one of the original golf courses in Brunswick County. The neighborhood's connection to the golf course and restaurant has existed over the past several decades. The neighborhood was developed as a golf course community and the reopening of the course and restaurant along with recreational amenities provides for natural harmony within the neighborhood.

- That the use will be in general conformity with the Land Use Plan, Thoroughfare Plan, or other plans officially adopted by the Board of Aldermen.

As addressed in the prior responses, the Brierwood community was developed as a golf course community. Reopening the facilities will be in conformity with the existing Town Land Use Plan.

- That the use will have adequate facilities to provide ingress and egress designed to minimize traffic congestion on public streets and also have adequate utilities, access roads, drainage, sanitation or other necessary infrastructure.

The Brierwood neighborhood roads will not be negatively impacted by the golf course and restaurant reopening. Traffic volume will naturally increase as the public and neighborhood residents frequent the facilities during peak golfing and dining time frames. This increased volume will not be a burden on the ingress and egress on neighborhood roads due to the facility's central location and the existing roads in and out of the neighborhood. As a result of the golf course and restaurants' previous existence, infrastructure, drainage and sanitation services have been addressed and are in place to handle the property's use as a golf course and restaurant.

- That the use meets all required conditions and specifications established by the Board of Aldermen.

The applicant along with Professional Engineer Elizabeth Nelson have worked with the Town and Staff to address all conditions and specifications in the facilities reopening process. The Applicant and Ms. Nelson are committed to cooperating with all Town requirements to allow for the successful reintroduction of the golf course and restaurant to the neighborhood and surrounding community.

The following special conditions are hereby imposed by the Board of Aldermen to ensure compliance with the conditional use standards:

1. A full site and landscape plan application must be submitted; and
2. Plans must include a landscape plan including any required project boundary buffering in accordance with Shallotte UDO Section 17-14; and
3. Parking must be clearly detailed on submitted plans; and
4. Building elevation shall be submitted detailing required screening; and
5. A lighting plan must be submitted, particularly detailing the areas of expanded recreation; and
6. Stormwater drainage crossings proposed for fairways needs to be surveyed and repaired, if necessary, with a copy of the survey provided to the Town; and
7. Any proposed phasing must be shown clearly on final plans; and
8. All required fees shall be paid prior to final zoning approval; and

- 9. Per Sec. 12-12, all required site improvements, shall commence within 12 months of SUP approval date or applicant shall request an extension of up to six months from the Shallotte Board of Aldermen; and
- 10. All required local, state, and federal permits shall be obtained and copies provided prior to final zoning approval; and
- 11. The site be maintained in accordance with the approved site plans.

Section 3 – Final Signature

Based on the evidence presented at the hearing and after careful consideration of the facts, a Conditional Use Permit is hereby:

- Approved subject to the above conditions.
 - Denied for failure to satisfy all of the conditional use standards as indicated above and further described herein:
-

The foregoing decision was rendered by the Board of Aldermen on the 4th day of February, 2025 and a written copy of this decision was filed with the official minutes of that meeting in the Office of the Town Clerk and served by certified mail, return receipt

requested, on the _____ day of _____, 2025.

Mayor, Town of Shallotte

Property Owner

Town Clerk

STATE OF NORTH CAROLINA

COUNTY OF BRUNSWICK

I, _____, a Notary Public of _____ County, do hereby certify that Natalie Goins personally came before me this day and acknowledged that she is the Town Clerk of the Town of Shallotte, and that by authority duly given and as the act of the Town, the foregoing instrument was signed and its name by its Mayor, sealed with its official seal and attested by herself as its Town Clerk.

WITNESS my hand and notarial seal this _____ day of _____, 20____.

Notary Public

(NOTARY SEAL/STAMP)

My commission expires: _____