



Shallotte Board of Aldermen Regular Meeting Agenda

June 02, 2026 at 5:15 PM

Meeting Chambers – 110 Cheers Street

- I. **CALL TO ORDER**
- II. **INVOCATION & PLEDGE**
- III. **CONFLICT OF INTEREST**
 - [1.](#) Statement
- IV. **AGENDA AMENDMENTS & APPROVAL OF AGENDA**
- V. **PUBLIC COMMENTS (3 minutes or less per person & sign in please)**
- VI. **DEPARTMENT REPORTS**
 - [1.](#) **POLICE**
 - [2.](#) **FIRE**
 - [3.](#) **PLANNING**
 - A. CAT Replacement
 - B. Forest Ridge - Fee In Lieu of Rec. Area
 - C. Smart Moves Consulting Agreement
 - [4.](#) **PUBLIC WORKS**
 - [5.](#) **FINANCE**
 - [6.](#) **PARKS & RECREATION**
 - [7.](#) **ADMINISTRATION**
 - [8.](#) **MAYOR**
- VII. **CONSENT AGENDA**
 - [A.](#) May 5, 2026 Regular Meeting Minutes
 - [B.](#) May 7, 2026 Budget Workshop Minutes
 - [C.](#) May 19, 2026 Work Session Minutes
- VIII. **PUBLIC HEARING**
 - [1.](#) **ORD 26-08 (Future Land Use Map Update 2026)**

1. Motion to open public hearing
2. Public Comments/Questions
3. Motion to close public hearing
4. Board Comments/Questions
5. Motion to approve Ordinance 26-08, approving updates to the Town's Future Land Use Map.
6. Motion to approve Resolution 26-06, approving updates to the Town's Future Land Use Map.

2. Annexation 26-06 (Omnistorage)

Parcel ID # 1970007504

Omnistorage, Inc.

5.06 Acres +/-

1 Commercial Parcels

1. Motion to open public hearing
2. Public Comments/Questions
3. Motion to close public hearing
4. Board Comments/Questions
5. Motion to approve Annexation Ordinance 26-06, annexing PID 1970007504
6. Motion to approve the Board of Aldermen Zoning Statement of Consistency
7. Motion to approve rezoning PID 1970007504 to HB

3. The Tides Multi-Family (*tabled from 5/5/26 meeting*)

Revisions to Approved SUP # 21-52

Request to Amend Phased Construction

(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)

1. Motion to open public hearing
2. Swear in parties
3. Public Comments/Questions
4. Motion to close public hearing
5. Motion to approve/deny the Specific Findings of Fact
6. Applicant agreement to conditions

7. Motion to approve/deny SUP

IX. DISCUSSION

X. ADJOURN

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

§ 160D-109. Conflicts of interest.

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

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

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

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

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

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

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



TOWN OF SHALLOTTE

Police Department

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

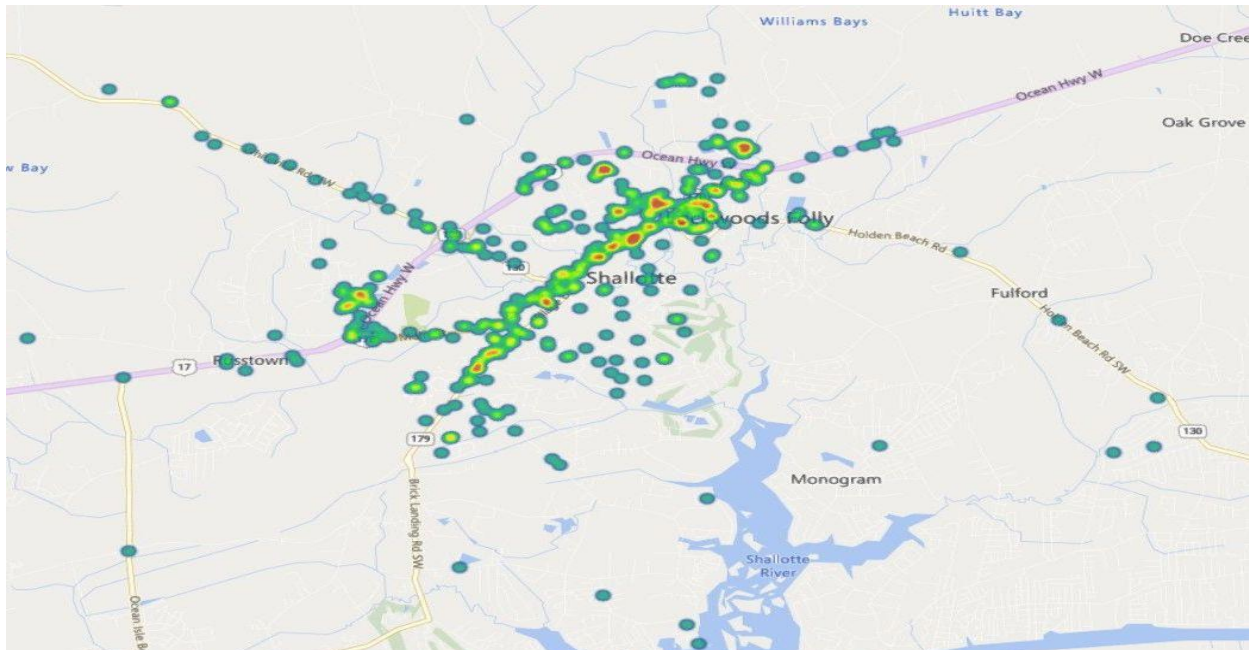


Section VI, Item 1.

Monthly Police Report

April 25 – May 24, 2026

- Completed 1372 calls for service
- Investigated 35 motor vehicle collisions
- Took 55 Incident Reports
 - Recovered ~ \$13,000 worth of property
- Effected 19 arrests including 6 warrant services
- Issued 130 State Citations w/ 156 total charges
- Received just over 133 hours of volunteer service



NC Traffic Crash Statistics for 2024

- 284,546 collisions
- 1,732 fatalities
- 21.4% of fatalities were related to speed
- 72% of crashes happen between 7a – 7p





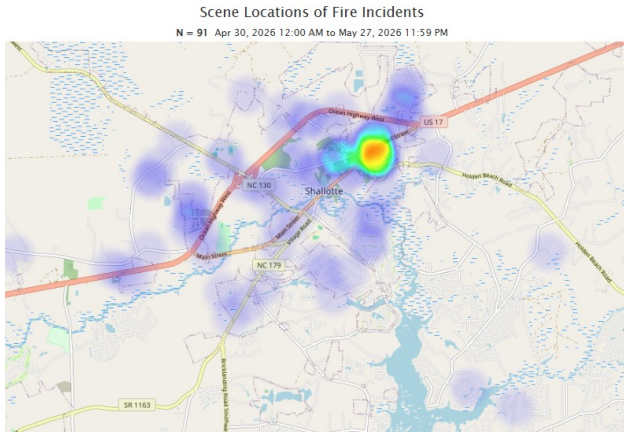
TOWN OF SHALLOTTE FIRE/RESCUE

Monthly Activity Report

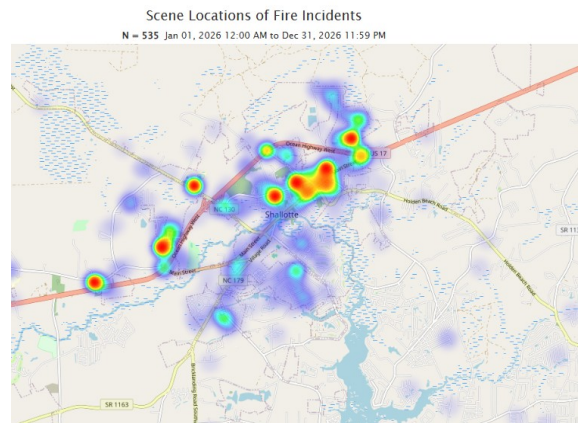
FISCAL YEAR ENDING 30 JUN 2026
 Reporting Period: 27 MAY 2026 – 27 JUN 2026

NCGS § 58-79-45: Incident Reports...

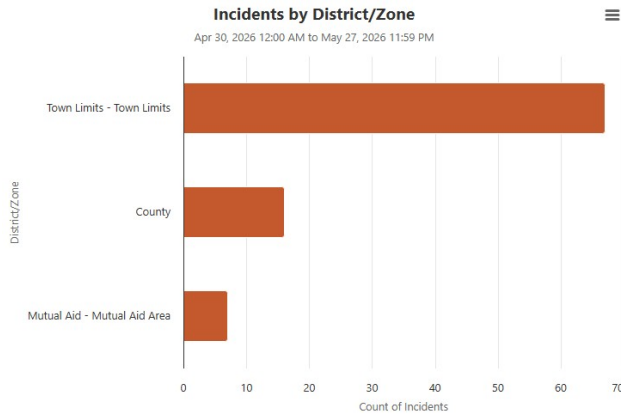
Incident Map Overview (Past 4 weeks)



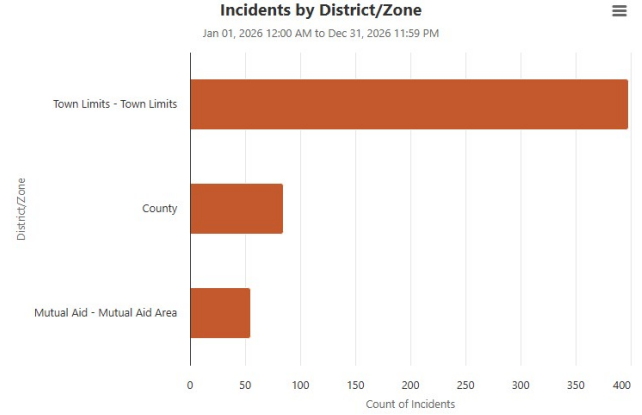
Incident Map Overview (YTD)



(Past 4 weeks) Town 67; County 16; Mutual Aid 7



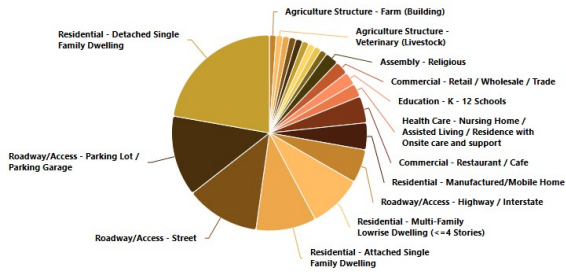
(YTD) Town 398; County 85; Mutual Aid 55



(Past 4 weeks)

Incidents by Location Use Category

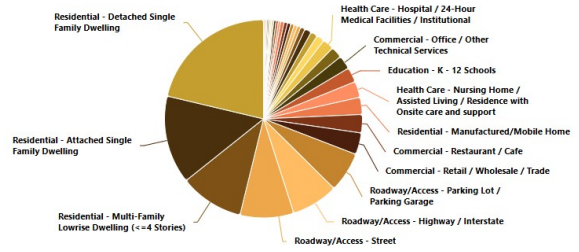
Apr 30, 2026 12:00 AM to May 27, 2026 11:59 PM



(YTD)

Incidents by Location Use Category

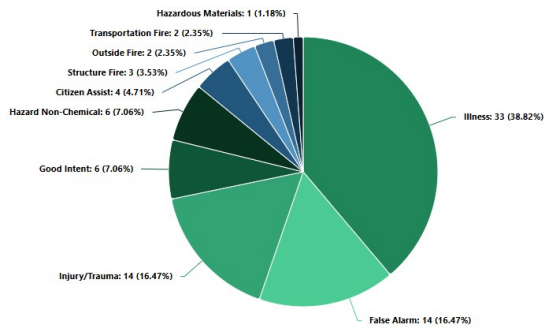
Jan 01, 2026 12:00 AM to Dec 31, 2026 11:59 PM



(Past 4 weeks)

Incidents by Type

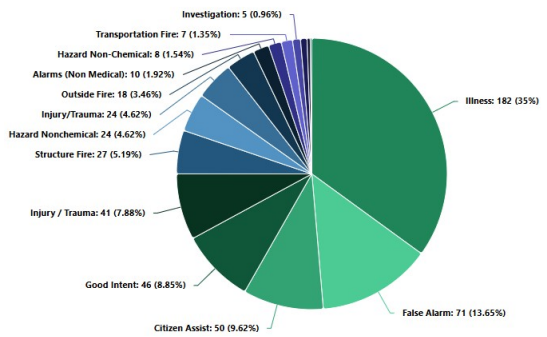
Apr 30, 2026 12:00 AM to May 27, 2026 11:59 PM



(YTD)

Incidents by Type

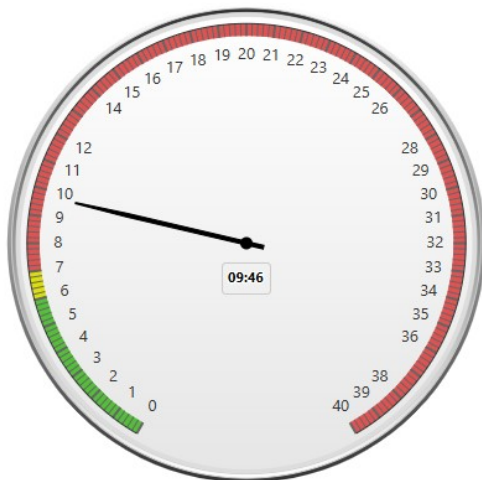
Jan 01, 2026 12:00 AM to Dec 31, 2026 11:59 PM



(Past 4 weeks) PSAP to Arrival

Average Total Response Time (MM:SS)

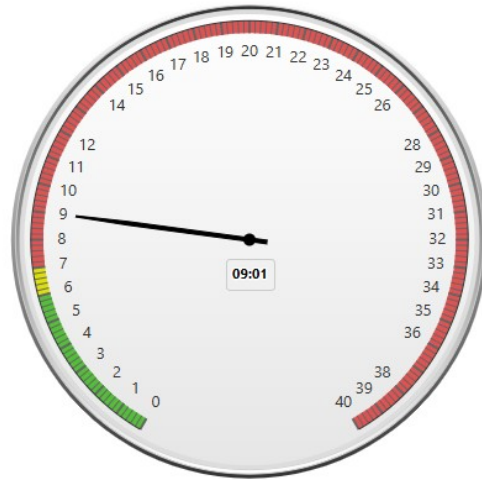
Date Reported: Apr 30, 2026 12:00 AM to May 27, 2026 11:59 PM



(YTD) PSAP to Arrival

Average Total Response Time (MM:SS)

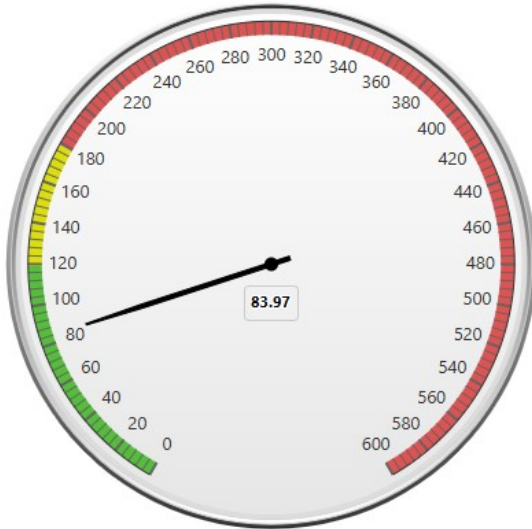
Date Reported: Jan 01, 2026 12:00 AM to Dec 31, 2026 11:59 PM



(Past 4 weeks)

Unit Average Turnout Time (Seconds)

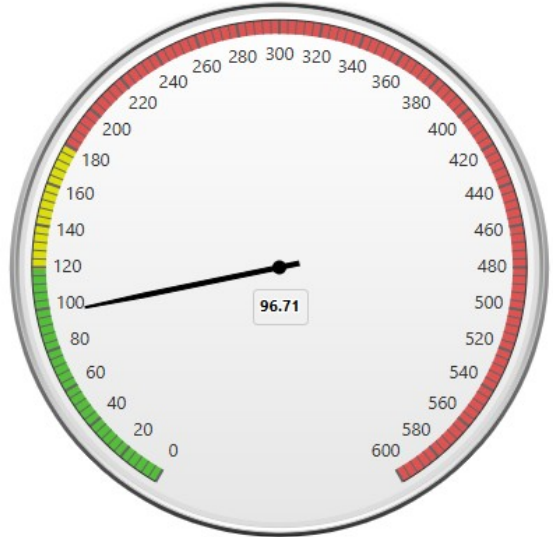
Apr 30, 2026 12:00 AM to May 27, 2026 11:59 PM



(YTD)

Unit Average Turnout Time (Seconds)

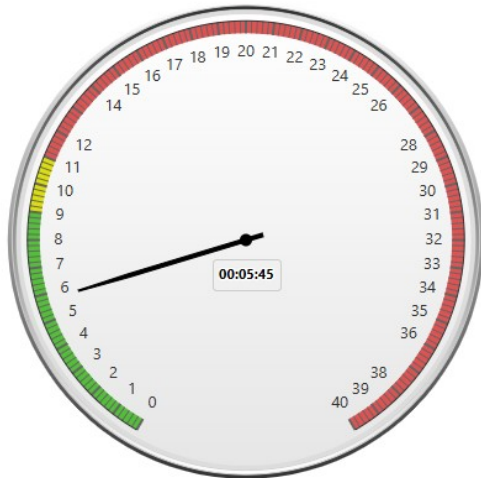
Jan 01, 2026 12:00 AM to Dec 31, 2026 11:59 PM



(Past 4 weeks)

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

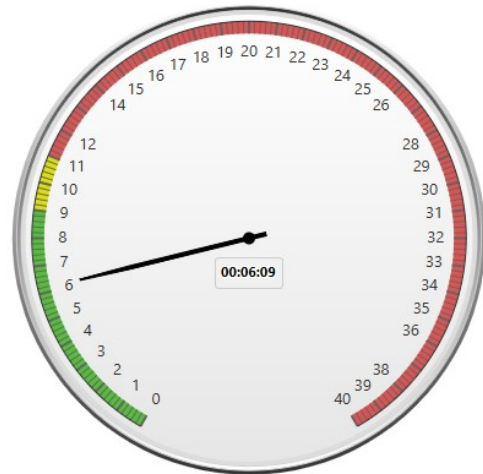
Apr 30, 2026 12:00 AM to May 27, 2026 11:59 PM



(YTD)

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

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



Past 4 weeks	Zone Reference by Number of Incidents from Greatest to Lowest	YTD
#1 Zone One = 45	#1 Zone One = Wall St Station (Town Central Commercial District)	#1 Zone One = 214
#2 Zone Four = 22	#2 Zone Four = Red Apple Station area (Rourke Woods/Brierwood/River's Edge/Shallotte Point area)	#2 Zone Four = 112
#3 Zone Three = 14	#3 Zone Three = Naber Dr Station (Shallotte District Park/Wildwood/Union School/McMilly Rd area)	#3 Zone Three = 77
#4 Zone Two = 7	#4 Zone Five = (Green Bay Village/Cardinal Point/Highlands/N Mulberry/Express Dr area)	#4 Zone Five = 64
#5 Zone Five = 9	#5 Zone Two = HWY 130 Station (WBHS/McMilly Rd/Industrial Park area)	#5 Zone Two = 33
#6 Zone Six = 5	#6 Zone Six = (Greybridge Rd/Red Bug Rd/Holden Beach Rd/Solserra area)	#6 Zone Six = 27
#7 Zone Seven = 1	#7 Zone Seven = (SECU/Ford & Chevy/Cumbee Rd areas)	#7 Zone Seven = 10

NCRRS 5: Training...**882:00 hours**

- (EMT) Pediatric Burns (BLS)
- (EMT) Scene Safety at MCI (BLS)
- (EMT) Street Drug Abuse (BLS)
- (ISO) FF: Haz-Mat Absorbents and Spills
- (ISO) Company Training
- (ISO) Facility Training
- (ISO) Community Outreach
- Hurricane Conference

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

- Technical Review – WAWA
- Technical Review – Laydown Yard/Storage HWY 17
- Site Visits – Village Point Rd
- Site Visits – Greybridge Rd
- Site Visits – Creek Tide Landing

Staffing Notes

- Two staff position on light-duty
- One staff position open
 - Chief and Deputy Chief covering staffing shortages when part-time staff are unavailable.
 - New Position Jan 01.
 - On-boarding of one
 - One staff positions reintegrating

Other Notables

- Open Investigation
 - Al Street
 - SBI Report Cause and Origin Report Pending
 - Met with the Medical Examiner's Office
- Open Investigations
 - Milliken Street
 - SBI Report Cause and Origin Report Pending
 - Pending Medical Examiner's Office findings
- PFAS/PFOS Mitigation
 - AFFF Fire Suppression Foam
 - Coordinating with NCOSFM for disposal
 - Will finalize mitigation efforts



TOWN OF SHALLOTTE

PLANNING & ZONING DEPARTMENT

TO: Board of Aldermen
 FROM: Robert Waring, Planning Director
 DATE: June 2, 2026
 RE: Monthly Planning Department Report

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

1. The Planning Board met on May 12
 - a. Reviewed the zoning portion of a voluntary annexation
 - b. The Board's next meeting is scheduled for June 16.
2. TRC met May 21:
 - a. The committee reviewed a SUP & a revised application for a gas station
 - b. The next meeting will be on June 18
3. The quarterly Zoning Board of Adjustment meeting was not held for lack of business
4. Staff attended multiple meetings/calls regarding the Price Landing park project
5. The Town's 3rd CAT meeting was held May 12 to discuss data/plan review & community outreach
 - a. Mr. Jay Murrey has stopped attending the CAT meetings, staff would request the Board replace him with Mr. Ron Johnson from the Town's Planning Board
6. Staff attended the bi-monthly TIA review with NCDOT
7. Staff reviewed potential locations for mono-pol cell towers with Verta, a company interested in potential long-term lease of Town property
8. Staff attended the Cape Fear COG regional managers' meeting to discuss IT vulnerabilities
9. Staff attended a meeting with County Reps & a consultant to discuss potential opportunities with the Gulla Geechee Heritage Trail (grant)
10. Staff attended the County's hurricane season kickoff
11. Please forward any zoning or nuisance complaints to Brandon Eaton, Planner, beaton@townofshallotte.org Phone: (910) 754-4032
12. The Town collected \$142,851 for May 2026
 - a. Fees collected in May 2025 totaled \$86,448

Permit Report

5/1/2026 - 5/27/2026

Permit #	Permit Date	Permit Type	Parcel Address	Total Fees
4279	5/27/2026	Building	14 Country Club Dr.	\$14,958.00
4278	5/27/2026	Building	12 COuntry Club Dr.	\$13,446.00
4277	5/20/2026	Building	530 Glitter Bay Ct	\$13,686.00
4276	5/20/2026	Building	3423 Discovery Bay Rd	\$13,686.00
4275	5/18/2026	Sign	4600 Main St Unit #8	\$75.00
4274	5/18/2026	Building	556 Glitter Bay Ct	\$15,198.00
4273	5/15/2026	Building	2188 Arnold Palmer Dr	\$100.00
4272	5/15/2026	Zoning	4425 Main St	\$50.00
4271	5/14/2026	Building	4741 Pine Lake Dr.	\$100.00
4270	5/14/2026	Sign	253 Holden Beach Rd	\$75.00
4269	5/14/2026	Building	511 Getaway Ln	\$7,196.00
4268	5/14/2026	Building	593 Summers Walk Rd	\$7,196.00
4267	5/14/2026	Building	508 Getaway Ln	\$8,708.00
4266	5/14/2026	Building	512 Getaway Ln	\$8,708.00
4265	5/14/2026	Building	2020 Snipe Ln	\$8,708.00
4264	5/14/2026	Building	384 Laurel Valley Dr	\$8,648.00
4263	5/13/2026	Sign	5002 Main St	\$75.00
4262	5/13/2026	Sign	4540 Main St	\$75.00
4261	5/12/2026	Building	188 Country Club Dr Sw	\$100.00
4260	5/12/2026	Building	3 Deep Branch Rd Sw	\$100.00
4259	5/7/2026	Pool	4280 Frogie Ln.	\$100.00
4258	5/5/2026	Building	2007 Snipe Ln	\$7,196.00
4257	5/5/2026	Building	4406 East Coast Ln	\$7,196.00
4256	5/5/2026	Building	4324 Frogie Ln	\$7,196.00
4255	5/4/2026	Change of Use	4647 Main St Unit # 5	\$100.00
4254	5/4/2026	Building	1652 Village Point Rd Sw	\$100.00
4253	5/4/2026	Sign	5145 Sellers St	\$75.00
				\$142,851.00

Total Records: 27

5/27/2026

Monthly Code Report (Town of Shallotte, NC) 5/2026
Prepared by Brandon Eaton, CZO, CCEO (Planner II/Code Enforcement)

Public Nuisances

1. Case Number: PN-24-005 (4450 Main Street)

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

Latest Update: 5/05/26

- Code enforcement is researching abatement contractors at the suggestion of the Town Attorney. Previously used contractor would not contract with the Town due to scheduling.
- Talks with the developer have not provided real traction. CE suggests moving forward with town abatement.
- Conference call with developer on moving forward with project.
- (Currently In talks) Waiting on potential application for commercial project on property that may eliminate the violation without cost to the Town.
- CE preparing for contract abatement of property.
- Property owner has still not completed abatement. Code Enforcement has no new word on judgement. Public records show that property was recently arrested and has a court hearing scheduled for December of 2025. Mr. Simmons is out on a secured bond, so CE believes service of judgement information should be able to be accomplished.
- BOA addressed the case at their 8/5/25 meeting. Town attorney informed that service has not been made on issued injunction. CE is unaware if service has been made since 8/5/25.
- The time allotted for abatement during the judgement has passed without any compliance.
- The case was heard by Brunswick County District Court on 5/28/2025.
- A judgment was issued in favor of the Town to compel the property owner to comply with the Town’s order of abatement and payment of civil penalties issued in the amount of \$20,000 (\$10,000 per parcel in violation).
- The property owner has 30 days to comply. After 30 days, the Town may abate the violations in full, charging the property owner for any related expenses.
- The Town was awarded attorney fees related to the motion.

2. Case Number: PN-24-006 (4479 Main Street)

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

Latest Update: 5/05/26

- Code enforcement is researching abatement contractors at the suggestion of the Town Attorney. Previously used contractor would not contract with the Town due to scheduling.
- CE suggests moving forward with town abatement for all properties under injunction.
- No changes
- CE has reached out to property owners again to see if they intend to comply with order.
- CE preparing for contract abatement of property.
- Property owner has still not completed abatement. Code Enforcement has no new word on judgement. Public records show that property owner was recently arrested and has a court hearing scheduled for December of 2025. Mr. Simmons is out on a secured bond, so CE believes service of judgement information should be able to be accomplished.
- BOA addressed the case at their 8/5/25 meeting. Town attorney informed that service has not been made on issued injunction. CE is unaware if service has been made since 8/5/25.
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- A judgment was issued in favor of the Town to compel the property owner to comply with the Town’s order of abatement and payment of civil penalties issued in the amount of \$20,000 (\$10,000 per parcel in violation).
- The property owner has 30 days to comply. After 30 days, the Town may abate the violations in full, charging the property owner for any related expenses.
- The Town was awarded attorney fees related to the motion.

3. Case Number: PN-25-013 (103 Forest Dr.)

Original Complaint: Tall grass/weeds, potential nuisance structure.

Latest Update: 4/29/26

- Property owner has demolished and cleared violations. **Case closed 5/27/2026.**
- Property owner was issued a demolition permit to remove structures and clean up property. They are now working with Brunswick County to receive a County permit.
- CE spoke with property owner who said they would get someone out to clean up.
- Violation notice to mail 2/27/26.
- CE has not received response from property owner. One more attempt will be made to address nuisance issues before violation notice is mailed.
- Courtesy contact made.

4. Case Number: PN-26-001 (Edom Ln.)

Original Complaint: Residents filed complaints regarding construction debris and litter.

Latest Update: 5/25/26

- Final inspection shows no debris or tall grass. **Case closed 5/25/26.**
- Follow-up Inspection scheduled for 4/30.
- Havenn Homes contacted about violations.
- Neighbors reported construction crews leaving trash and debris on lots and discarding items into adjacent property owners’ yards.

5. Case Number: PN-26-002 (Edom Ln. Grass)

Original Complaint: Residents filed complaints regarding tall grass.

Latest Update: 5/25/26

- Final inspection shows no debris or tall grass. **Case closed 5/25/26.**

Zoning Violations

1. 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: 5/05/26

- Code enforcement is researching abatement contractors at the suggestion of the Town Attorney. Previously used contractor would not contract with the Town due to scheduling.
- Talks with the developer have not provided real traction. CE suggests moving forward with town abatement.

- *Conference call with developer on moving forward with project.*
- *(Currently in talks) Waiting on potential application for commercial project on property that may eliminate the violation without cost to the Town.*
- *CE preparing for contract abatement of property.*
- *Property owner has still not completed abatement. Code Enforcement has no new word on judgement. Public records show that property was recently arrested and has a court hearing scheduled for December of 2025. Mr. Simmons is out on a secured bond, so CE believes service of judgement information should be able to be accomplished.*
- *BOA addressed the case at their 8/5/25 meeting. Town attorney informed that service has not been made on issued injunction. CE is unaware if service has been made since 8/5/25.*
- *The time allotted for abatement during the judgement has passed without any compliance.*
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- *The case was heard by Brunswick County District Court on 5/28/2025.*
- *A judgment was issued in favor of the Town to compel the property owner to comply with the Town's order of abatement and payment of civil penalties issued in the amount of \$20,000 (\$10,000 per parcel in violation).*
- *The property owner has 30 days to comply. After 30 days, the Town may abate the violations in full, charging the property owner for any related expenses.*
- *The Town was awarded attorney fees related to the motion.*

2. 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: *5/05/26*

- *Code enforcement is researching abatement contractors at the suggestion of the Town Attorney. Previously used contractor would not contract with the Town due to scheduling.*
- *CE suggests moving forward with town abatement.*
- *No changes.*
- *CE has reached out to property owners again to see if they intend to comply with order.*
- *CE preparing for contract abatement of property.*
- *Property owner has still not completed abatement. Code Enforcement has no new word on judgement. Public records show that property was recently arrested and has a court hearing scheduled for December of 2025. Mr. Simmons is out on a secured bond, so CE believes service of judgement information should be able to be accomplished.*
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- *The time allotted for abatement during the judgement has passed without any compliance.*
- *The case was heard by Brunswick County District Court on 5/28/2025.*
- *A judgment was issued in favor of the Town to compel the property owner to comply with the Town's order of abatement and payment of civil penalties issued in the amount of \$20,000 (\$10,000 per parcel in violation).*
- *The property owner has 30 days to comply. After 30 days, the Town may abate the violations in full, charging the property owner for any related expenses.*
- *The Town was awarded attorney fees related to the motion.*

3. Case Number: Z-24-009

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

Latest Update: *4/29/26*

- CE is still waiting on court date and information. Property owner becomes more non-compliant as time moves on.
- Property owner has filed an appeal in Superior Court.
- Town Clerk mailed Board Findings to property owner via certified mail
- Board of Adjustment hearing was conducted on 2/27/2025.

4. Case Number: Z-25-017 (Southeastern Christian Academy)

Original Complaint: Shipping/cargo containers being used as accessory structures.

Latest Update: 1/22/26

- Town management reached out to the property owner and has given the owner six months to comply with Town ordinance. CE will check back in six months for compliance.
- Notice of violation drafted to issue on 12/31/25.
- Site inspection conducted on 12/19.

5. Case Number: Z-26-003 (422 Village Rd.)

Original Complaint: Former residential structure located in the HB zoning district potentially being used as an event center.

Latest Update: 5/27/26

- Application and plans still not received. CE is reaching out to see if project intends to move forward.
- Project engineer in talks with staff.
- Planning staff are waiting for application submittal. Talks with the property owner’s engineer to inform that some of the proposed uses are not permitted.
- The property owner has retained an engineering firm that is in the early stages of site plan creation.
- CE reached out to the owners to inform them that zoning approval would be needed before using the home as commercial property. A site and landscape plan is required. The owners protested to CE, explaining that they were living in the home part time, and were only having guests over. CE will monitor.
- The property owner has been using social media to promote “open houses” to view the home’s renovations and the potential for its use as an event center/AirBnB.

6. Case Number: Z-26-004 (4710 Main St.)

Original Complaint: Structure in disrepair that has submitted an application for a building permit but does not have zoning approval.

Latest Update: 5/22/26

- Property owner has obtained a permit to begin interior demolition and to close the back portion of the building to temporarily halt violation status.
- Staff has spoken to the property owner. Property owner asked for more time to figure out plans for the structure. Three weeks have gone by without action. CE to contact owner on 4/30 and then issue violation notice if no action is immediately taken.
- Staff has reached out to the developer. Notice of violation is being drafted to mail.

7. Case Number: Z-26-005 (2159 Ocean Highway)

Original Complaint: Reported development without zoning approval.

Latest Update: 5/27/26

- TRC complete. Project engineer was reminded that all violations must be removed before the special use permit hearing.
- Project scheduled for May TRC.
- CE has spoken with the project engineer. An application is in process and the project lead has informed the property owner that no work can be completed until approval has been given.

8. Case Number: Z-26-008 (PID# 2132A001)

Original Complaint: Reported development without zoning approval. Kevin Blum/repeat offender.

Latest Update: 5/14/26

- 5/14/26, at the direction of CE, the property owner returned the site to its original state. **Case closed**
5/14/26.
- Owner issued a Final Notice of Violation on 4/29/2026.

Vehicles

Currently no cases



Town of Shallotte Board of Aldermen
ACTION AGENDA ITEM
2026

Section VI, Item 3.

TO: Board of Aldermen

ACTION ITEM #: _____

FROM: Robert Waring, Planning Director

MEETING DATE: 06/02/2026

DATE _____

SUBMITTED: _____

ISSUE/ACTION REQUESTED:

PUBLIC YES NO

To evaluate a request for a Fee In Lieu of Recreation area dedication for a proposed residential subdivision.

HEARING:

BACKGROUND/PURPOSE OF REQUEST:

The Forest Ridge is an 80-lot subdivision proposed for a 15.8-acre tract located along Forest St. Ext. The property was rezoned to MF-14 in 2025. The preliminary subdivision plans will go to Planning Board for approval once the fee in-lieu of rec area is determined.

The zoning allows for residential lots by right at 3,000 ft² with a max density of 14 units/acre. The site is not encumbered by any significant wetlands or flood plain.

The Town’s UDO requires that developers dedicate a minimum of 2,178 ft² (.05acre) of rec. area per lot; this land is to be available and suitable for recreation for the residents of that subdivision. This would total 174,240 Ft² (4 acres) of dedicated/suitable rec area.

Sec 29-6 details standards for the payment of a fee in lieu of construction for recreation area (open space) within residential subdivisions. This would require an appraisal of the land that could be applied to the area needed. The Board may agree with this appraisal or commission an appraisal of their own. There is language that determines what value to use if there is a significant difference in appraised value.

The property owner’s attached appraisal values the total property at \$510K. The plans show provision of 3.22 acres rec area, leaving a need for .78 acres.

The appraised value would yield a fee in lieu of totaling \$25,209.

It should be noted that the Town does not have program in place to identify where these funds could be used. In lieu of fees must be spent on the type of infrastructure that is not being built and should be spent on a project that is in proximity to the subdivision. The Town’s UDO language does not include these details.

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:

1. Approve the fee in lieu of and hold the funds for an appropriate recreation project.
-

FINANCE RECOMMENDATION: NA

ATTACHMENTS:

1. Section 29-6, Shallotte UDO
2. Preliminary subdivision plan, Forest Ridge (located along Forest St. Ext.)
3. Appraisal

ACTION OF THE BOARD OF ALDERMEN

APPROVED:

ATTEST:

CLERK TO THE BOARD

DENIED:

**DEFERRED
UNTIL:**

SIGNATURE

OTHER:

Section 29-6: Payments in Lieu of Dedication

Any subdivider required to dedicate recreation area pursuant to this Ordinance may, with the approval of the Board of Aldermen, make a payment in lieu of dedication or make a combination of land dedicated and payment.

The payment in lieu of dedication shall be equal to the appraised value of the required acreage of land within the subdivision based on an appraisal prepared by a licensed appraiser and submitted by the developer. If the Town disagrees with the submitted appraisal, it may have a second appraisal prepared. If the appraisals are within 15% of each other, the developer's appraisal will be utilized to establish value. If the appraisals differ by more than 15%, the value will be based on the average of the two appraisals.

Where a combination of land dedication and payments in lieu are approved, the subdivider shall be given a credit equivalent to the appraised value per acre of land dedicated for recreation purposes. The credit amount shall be determined by multiplying the number of acres to be dedicated by the appraised value per acre.

If the total payment in lieu as determined above is larger than the credit amount, the subdivider shall pay the difference between the two amounts. If the credit amount is larger than the total payment in lieu as determined above, no additional payment in lieu is required. However, the subdivider may not transfer the excess credit from one subdivision to another.

Upon approval by the Board of Aldermen, payment in lieu of dedication shall be made at the time of final plat approval or within twenty-four (24) months of approval of the preliminary plat, whichever occurs first. All monies received by the Town of Shallotte pursuant to these requirements shall be used only for the acquisition and development of recreation, park, and open space sites to serve the residents of the development and the residents of the immediate neighborhood within which the development is located. The Board of Aldermen shall also have the authority to sell land dedicated pursuant to these provisions with the proceeds of any such sale used solely for the acquisition of other recreation, park, or open space sites within the immediate neighborhood within which the development is located.

(Ord. 7-14, 3/07; Ord. 20-05, 7/7/20)

**A Restricted Appraisal Report Of
A 15.78+/- acre Tract of Vacant Land
Located at 570 Forest St Ext NW
Shallotte, NC 28470**

As of March 3, 2026



Prepared For:

**Mr. Michael Norton
1340 Sunnyside St NW
Shallotte, NC 28470-5274**

Prepared By:

**G. Brad White, MAI
G. Brad White and Associates
8718 Ramsbury Way
Wilmington, North Carolina 28411**

G. Brad White and Associates, LLC

Professional Appraisal and Consulting Services

8718 Ramsb

Section VI, Item 3.

Wilmington, NC 28411

Phone (910) 612.2478

bwhite@gbwvaluations.com

April 7, 2026

Mr. Michael Norton
1340 Sunnyside St NW
Shallotte, NC 28470-5274

RE: Real Property Appraisal
570 Forest St Ext NW
Shallotte, NC 28470

Dear Client:

At your request and authorization, the following is an opinion of the market value of the above referenced property. Mr. Michael Norton is considered my client and intended user of this report. Additionally, the Town of Shallotte is considered an intended user of the report as well. This report cannot be relied upon by any other parties other than the intended user(s) named herein.

The following estimate is based on a thorough observation and analysis of the subject property and the comparable market data.

This restricted appraisal report (evaluation as defined under the FDIC Interagency Appraisal and Evaluation Guidelines) provides a minimal presentation and description of the subject property, comparable sales data and general analysis utilized to form the opinion of market value. This restricted appraisal report is intended to comply with the requirements set forth under Standards Rule 2-2 (B) of the Uniform Standards of Professional Appraisal Practice as well as under Standard VIII of the Interagency Appraisal and Evaluation Guidelines published by the FDIC.

I have conducted an investigation and analysis necessary to form an opinion of the market value of the subject property by utilizing the Sales Comparison Approach to Value. All estimates and conclusions are subject to the Limiting Conditions and Extraordinary Assumptions in which context the report has been written.

The appraisal report is qualified by the statement of Limiting Conditions located in the Addenda, as well as any Extraordinary Assumptions or Hypothetical Conditions, if utilized, which may impact the results of the appraisal.

Based on my analysis, the requested valuations scenario(s) for the subject property are as follows:

APPRAISAL CONCLUSIONS			
REQUESTED VALUE	PROPERTY RIGHTS APPRAISED	EFFECTIVE DATE	VALUE OPINION
Market Value	Fee Simple	3/3/2026	\$510,000

The value opinion(s) above are based on the following **Extraordinary Assumptions**, if any:



None

The value opinion(s) above are based on the following **Hypothetical Conditions**, if any:

None

Thank you for allowing me to assist you with your real estate appraisal and consulting needs. Should you have any questions, please do not hesitate to call.

Sincerely yours,

G. Brad White, MAI
 NC Certified General Appraiser No. A5053
 bwhite@gbwvaluations.com

File No.: 26-036

EXECUTIVE SUMMARY

Property Identification

Name	15.78 acre vacant tract
Address/Location	570 Forest St Ext NW
City, State, Zip	Shallotte, NC 28470
County	Brunswick
Tax Parcel Number	18200177
Owner of Record	Michael A. Norton and Carolina Strand Properties, LLC

Physical Descriptors

Land Area	Acres: 15.78	Square Feet	687,377
Zoning	Multi-Family Residential, MF-14		
Highest and Best Use	Single-family Residential Development due to oversupply of multi-family apartment units		
As If Vacant	N/A		
As Improved	N/A		
As to be Improved	N/A		
Existing Improvements	None		
Proposed Improvements	N/A		
Exposure Time	6 months		
Marketing Time	6 months		

Assignment Details

Clients File ID	N/A
Type of Report	Restricted Appraisal Report (USPAP Standard 2-2(b))
Effective Date of Value	
As Is	3/3/2026
At Completion	N/A
At Stabilization	N/A
Interest Appraised	Fee Simple
Type of Value	Market Value
Hypothetical Conditions	None
Extraordinary Assumptions	None

PURPOSE, INTENDED USE AND INTENDED USER OF THE APPRAISAL

USPAP Standard 2-2b (i) (ii) (iii) and (v)

Client	Mr. Michael Norton
Intended use	Use – Internal Accounting/decision making The intended use of this appraisal is for internal accounting/decision making purposes
Intended user(s)	User – Use of this appraisal is restricted to the client, Mr. Michael Norton, as well as the Town of Shallotte
Purpose of the appraisal	Estimate the market value of the real estate as of March 3, 2026.

Use Restriction: As stated above, in accordance with USPAP standard 2-2(b)(iii), Use of this restricted appraisal report is restricted to the client, Mr. Michael Norton as well as the Town of Shallotte, named by Mr. Norton as an additional intended user at the time of engagement. This report is not likely to be understood by others unfamiliar with the property without additional information in my work file.

DESCRIPTION OF A RESTRICTED APPRAISAL REPORT

USPAP Standard 2-2b(iv)

This report is classified as both (1) a Restricted Appraisal Report prepared in accordance with Standard 2-2(b) of the Uniform Standards of Professional Appraisal Practice published by the Appraisal Foundation, authorized by congress as the source of appraisal standards and appraiser qualifications and (2) An Evaluation as described in the Interagency Appraisal and Evaluation Guidelines published by the Federal Deposit Insurance Corporation (FDIC). As such, it is a minimal presentation as well as a minimal description and analysis of the data collected and analyzed. This report is not likely to be understood by others unfamiliar with the property without additional information in my work file.

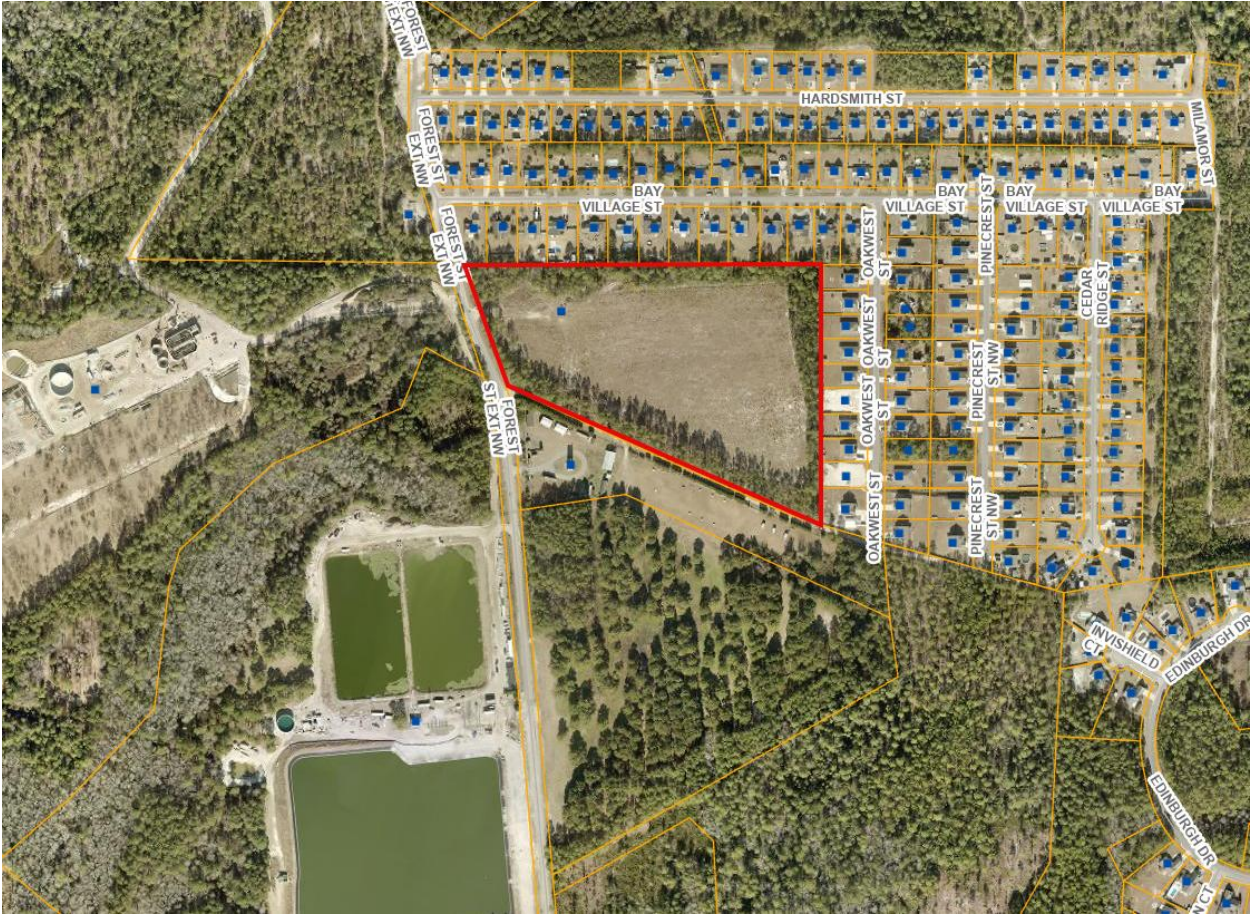
IDENTIFICATION OF THE PROPERTY

USPAP Standard 2-2b (vi)

The property consists of 15.78+/- acres of vacant land. It is identified as Brunswick County Tax Parcel 18200177 with a street address of 570 Forest St Ext SW, Shallotte, NC 28470.

For illustrative purposes, the property is identified in the following aerial photograph.

**Aerial Photo of Subject
Credit Brunswick County GIS**



PROPERTY RIGHTS APPRAISED
USPAP Standard 2-2b (vii)

This appraisal/evaluation considers all rights which are held in fee simple.

The fee simple estate is defined in *The Dictionary of Real Estate Appraisal, 5th edition, 2010*, as follows: “absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.”

DEFINITION OF MARKET VALUE*USPAP Standard 2-2b (viii)*

This appraisal report utilizes the following definition of **market value**, as defined in the Interagency Appraisal and Evaluation Guidelines (December 2, 2010):

"The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised, and acting in what they consider their best interests;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."

EFFECTIVE DATE AND DATE OF REPORT*USPAP Standard 2-2b (ix)*

The effective date of appraisal is March 3, 2026 the date of last site visit by the appraiser. On this date, the site boundaries were located and photographs were taken of the subject property.

This restricted appraisal report/evaluation was completed and dated April 7, 2026 (revised).

SCOPE OF THE APPRAISAL

USPAP Standard 2-2b (x)

To gather, confirm and analyze the data I performed the following steps:

- Collected information at the time of the engagement to sufficiently
 - a) identify the property to be appraised
 - b) identify the client any other intended user(s)
 - c) identify the intended use
 - d) identify the type and definition of value to be appraised
 - e) identify the effective date of my opinion and conclusions
 - f) identify property characteristics relevant to the type of value and intended use of the appraisal
 - g) identify any hypothetical conditions or extraordinary assumptions upon which the appraisal is based
- Based on this information, in accordance with USPAP standard rule 1-4 as it pertains to developing a real property appraisal with a sufficient scope necessary to produce a credible assignment result, the following Approaches to Value are utilized:

- Cost Approach
- Sales Comparison Approach
- Income Approach

- The following approach(es) to value have been excluded from this analysis

- Cost Approach
- Sales Comparison Approach
- Income Approach

- Reconciled the findings of the applicable approaches to value into a final value opinion;
- Prepared a restricted appraisal report summarizing the conclusions derived in this analysis as well as the information upon which the conclusions are based, in accordance with USPAP standard rule 2-1 and 2-2(b).

The reasoning for the omission of any approach(es) is as follows:

The cost and income approaches are not deemed applicable to the appraisal assignment and were omitted.

REAL PROPERTY APPRAISAL ASSISTANCE

USPAP Standard 2-2b (xi)

No one provided significant real property appraisal assistance to the person signing this certification.

VALUATION OF THE SUBJECT PROPERTY

USPAP Standard 2-2b (xii)

The appraisal methods and techniques employed include the following:

- Sales Comparison Approach

The following approaches to value were omitted.

- Cost Approach
- Income Approach

Please refer to the Scope of Work section on page 5 for reasoning to their exclusion.

The final process in forming an opinion of market value is the reconciliation of the approaches employed into a single value opinion. This may or may not coincide with one of the approaches. However, it represents the best judgment of the appraiser after consideration of the available data and the results of the appraisal techniques employed.

The development of this report is intended to be fully compliant with Standards Rule 1-4 of USPAP with regards to the development of credible assignment results. The sources used in the analysis include, but are not limited to, external data sources such as market sales databases, multiple listing service (MLS)

The appraisal methods and techniques employed, the value opinion and conclusions are communicated in this Restricted Appraisal Report/evaluation.

A Restricted Appraisal Report sets forth only the appraiser’s conclusions and presents minimal discussions of the data, reasoning and analyses that were used in the appraisal process to develop the appraiser’s opinion of value. Supporting documentation concerning the data, reasoning and analyses is retained in the appraiser’s file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated. The appraiser is not responsible for unauthorized use of this Restricted Appraisal Report.

HISTORY OF THE PROPERTY

Sales History

In accordance with USPAP 1-5 (b), when the value opinion to be developed is market value, an appraiser must, if such information is available to the appraiser in the normal course of business, (b) analyze all sales of the subject property that occurred within the three (3) years prior to the effective date of the appraisal.

The following sale(s) have occurred within the prior three years (This prior sale lies just outside the three-year time frame, but is included herein for reference):

Sale Date:	April 25, 2023
Sale Price:	\$450,000
Deed Record:	5004/177
Grantor:	Carolina Creations Landscape, Inc.
Grantee:	Michael A. Norton, married and Carolina Strand Properties, LLC
Remarks:	The property was zoned for Industrial use at the time of sale and, according to the grantee, the price included entitlements in place for industrial development. The property was rezoned after sale for multi-family use that would allow density up to 14 units per acre max.

Analysis of any Pending Contracts, Options or Listings

In accordance with USPAP 1-5 (a), when the value opinion to be developed is market value, an appraiser must, if such information is available to the appraiser in the normal course of business, (b) analyze all agreements of sale, options, and listings of the subject property current as of the effective date of the appraisal.

None known to the appraiser.

VALUE OPINION(S) AND CONCLUSION(S)

Indications of market value by the various approaches employed have been estimated as follows:

Cost Approach	Not Utilized
Sales Comparison Approach	\$510,000
Income Approach	Not Utilized

From this analysis, the appraiser reconciles to a final opinion of market value of the fee simple estate, as of March 3, 2026 of **\$510,000**.

USE OF THE REAL ESTATE

USPAP Standard 2-2b (xiii)

As of the effective date of this appraisal, the property was vacant land.

This is consistent with the use of the real estate reflected in this appraisal.

HIGHEST AND BEST USE

USPAP Standard 2-2b (xiv)

As if vacant

Due to oversupply of multi-family apartment units, the highest and best use is considered for less-dense, single-family residential development.

As improved

N/A.

EXTRAORDINARY ASSUMPTIONS AND HYPOTHETICAL CONDITIONS

USPAP Standard 2-2b (xv)

The Assumptions and Limiting Conditions that restrict this report are included in the Addenda.

An **extraordinary assumption** is defined by *Uniform Standards of Professional Appraisal Practice* as: “an assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser’s opinions or conclusions.”

None.

A **hypothetical condition** is defined by *Uniform Standards of Professional Appraisal Practice* as: “a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.”

None.

The use of extraordinary assumptions and hypothetical conditions may affect assignment results

ADDENDA

- Certification of Appraiser
- Limiting Conditions
- Appraisal Qualifications
- Photographs of the Subject
- Zoning District Purpose Statement
- Comparable Land Sales Summaries that were utilized by appraiser
- Deed of Record
- Miscellaneous Exhibits

Certification

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- I have made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the persons signing this certification.
- I have have not performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, I, G. Brad White, MAI, have completed the continuing education program of the Appraisal Institute.



Signature

April 7, 2026

Date

LIMITING CONDITIONS

Unless specifically stated otherwise in this report, this appraisal is contingent upon the following premises and conditions:

I assume no responsibility for legal matters nor do I render any opinion as to the title, which is assumed to be good. Any existing liens or encumbrances, now securing the payment of money, have been disregarded.

The parcel dimensions have either been taken from the plat furnished or the deed of record. They are assumed to be accurate. I have made no survey of the property. The plats in the report are included only to assist the reader in visualizing the property.

The opinions, estimates, data and statistics furnished by others are assumed to be correct. I assume no responsibility for errors or omissions, nor for undisclosed information, which might otherwise affect the valuation estimate.

I am not required to give testimony or to appear in a court of law by reason of this appraisal with reference to the property in question. These services must be contracted for separately.

The undersigned appraiser reserves the right to alter the opinion of value on the basis of information withheld and/or not discovered in the course of diligent investigation.

In the event that any material data provided to the appraiser is found to be erroneous, the sole liability of the appraiser is to provide an amended appraisal report based upon the correct data.

The liability of the appraiser and/or his employees is limited to fee collected for the report. There is no accountability or liability to any third party.

Values are reported in dollars based on currency prevailing on the effective date of the appraisal.

Inflation has been a fact of life in our economy for decades. Its erosive effect on purchasing power has been more apparent in the past decade. The appraiser is faced with a choice between constant or changing dollars, in conducting the various analyses. Constant dollars implies a constant purchasing power regardless of the time frame. Changing dollars are those expected to be paid or recovered. Rates of return on realty investments are typically quoted in changing dollars, particularly mortgage interest rates and land yield rates. It is neither customary nor convenient to convert future income estimates to constant dollar equivalents with the passage of time. Thus, the analyses and value estimates are conducted in the context of changing dollars.

It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structure which would make it more or less valuable. Unless otherwise stated on this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such material on or in the property. The appraiser, however, is not qualified to detect such substances.

The appraisal assignment was not based on a requested minimum valuation, a specific valuation, or approval of a loan.

The presence of substances such as asbestos, urea-formaldehyde foam insulation, fuel in underground storage tanks, or other potentially hazardous material may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

I have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the Americans with Disabilities Act (ADA). It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since I have no direct evidence relating to this issue, I did not consider possible non-compliance with the requirements of ADA in estimating the value of the property.

This report is based on the Hypothetical Conditions and Extraordinary Assumptions found herein. If it is later determined that this information is incorrect, the estimate of value, as reported herein, may vary.

Acceptance of and/or use of this report constitutes acceptance of these conditions.

APPRAISAL QUALIFICATIONS

G. BRAD WHITE, MAI
8718 RAMSBURY WAY
WILMINGTON, NORTH CAROLINA 28411
PHONE 910-612-2478
E-MAIL: *bwhite@gbwvaluations.com*

EDUCATION

B.S.B.A. EAST CAROLINA UNIVERSITY, 1998
Introduction to Income Property Appraisal (G-1) 3/00
Income Capitalization Procedures (G-2) 9/00
Applied Income Property Valuation (G-3) 9/00
Advanced Income Capitalization 510 5/05
Market Analysis/Highest and Best Use 520 3/06
Advanced Sales Comparison & Cost Approaches 530 6/07
Report Writing & Valuation Analysis 540 6/08
Advanced Applications 550 7/09
Certified under North Carolina Real Estate Appraisal Board
Continuing Education Program

EMPLOYMENT HISTORY

Owner, G. Brad White and Associates, LLC 2017 to present
Worsley Real Estate Company, 1998 to 2017
Worsley & Glenn, Intern 1993

PROFESSIONAL AFFILIATIONS

N. C. State Certified General Real Estate Appraiser
Certification Number A5053, (2002)
Appraisal Institute, MAI Designation (2015)
Chairman of the New Hanover County Board of Equalization
and Review (2025)

APPRAISAL EXPERIENCE

Private and For Fee Golf Courses
Hotel, Motels, Restaurants, Resort Developments
Single and Multi-Family Residential Projects
Apartment Complexes, Townhouses, Condominiums
Office Buildings, Shopping Centers, Day Care Centers
Warehouses, Industrial and Manufacturing Buildings
Agricultural Land, Conservation and Historical Properties,
Marinas, Tank Farms, Deep-Water Port-Related Properties
and Wetland Mitigation Banks

FINANCIAL CLIENTELE

Bank OZK
Branch Bank & Trust Company
Carolina Farm Credit
Corning Federal Credit Union
Dogwood State Bank
First Bank
First Community Bank
First National Bank
North State Bank
Old National Bank
Paragon Bank
Park Sterling Bank
PNC Bank
Red River Bank
Select Bank
South State Bank
Southern Bank
Union Bank and Trust
United Bank
Wells Fargo Bank

INSTITUTIONAL CLIENTELE

Elliott & Company Appraisers, Inc.
N. C. Department of Transportation
Duke Energy Progress, Inc.
Cape Fear Public Utility Authority
Telics, Inc.

PROFESSIONAL CLIENTELE

Osprey Lands, LLC
Crocker Brothers, LLC
Par 5 Development Group, LLC
JBS Industrial Properties, LLC
Nicholls & Crampton, P.A.
Block, Crouch, Keeter, Behm and Sayed, LLP
Marshall, Williams & Gorham, LLP
JTV Business Consultant, Inc
The Cameron Company, Inc.
Brunswick Corporation/Hatteras Yachts



SUBJECT PHOTOGRAPHS



Street view (subject on right)



Interior view



Interior view near southern property line



Interior view



Interior view



Street view (subject on left)



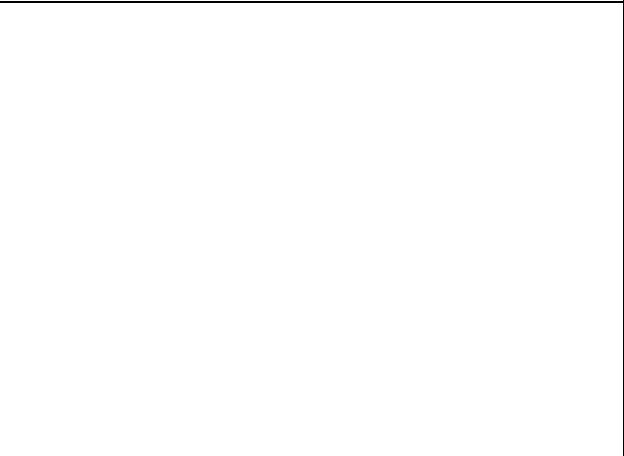
Interior view



Interior view



Interior view



Rear



East side



Rear

MF-14 Zoning Purpose Statement

ARTICLE 9. ZONING DISTRICTS AND ZONING MAP

PART I. ZONING DISTRICTS

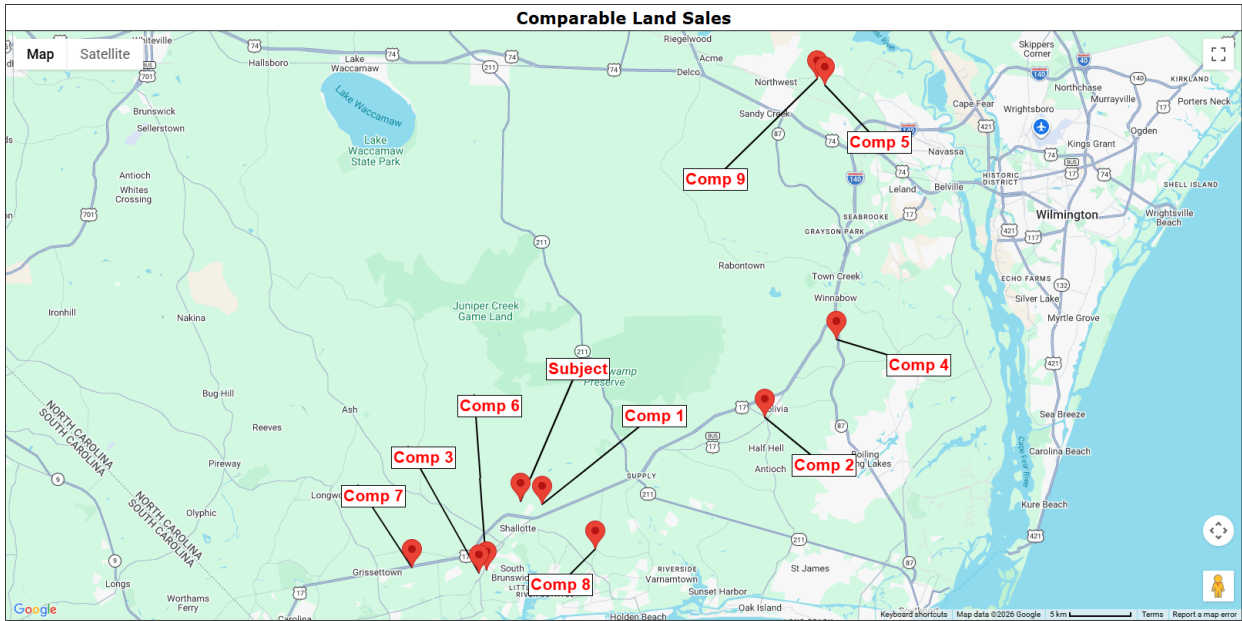
Section 9-1: Establishment of Zoning Districts, and the Purpose Thereof

For the purpose of this Ordinance, the Town of Shallotte and its extraterritorial jurisdiction is divided into the following classes of zones:

- (A) MF-14 Multi-Family Residential District. This district is established in which the principal use is for single-family and multi-family development. The regulations in this district allow for intensive development provided the necessary public or community water and sewer systems are available. MF-14 Multi-Family Residential Districts shall serve as transitional zones between high intensity and low intensity land uses. MF-14 shall permit a maximum of 14 dwelling units per acre.

COMPARABLE LAND SALES SUMMARY TABLE

No.	Location	Sale Date	Price	Size in Acres	Price/Acre
1.	221 Royal Oak Road NW	07/11/2025	\$4,295,000	71.090	\$60,416
2.	Gallow Rd and US 17B	03/11/2025	\$564,000	30.490	\$18,498
3.	570 Bricklanding Rd (NC 179)	02/25/2025	\$10,000,000	308.540	\$32,411
4.	George II Highway (NC 87)	10/15/2024	\$1,617,500	41.060	\$39,394
5.	Clearwell Drive	09/27/2024	\$500,000	66.500	\$7,519
6.	Bricklanding Road	06/10/2024	\$1,000,000	62.720	\$15,944
7.	Ocean Hwy W (US 17)	09/01/2023	\$6,378,000	162.530	\$39,242
8.	1251 Mt Pisgah Rd SW	07/18/2023	\$3,651,500	51.880	\$70,384
9.	Butler Road and Mt Misery Rd	06/16/2023	\$1,200,000	75.910	\$15,808



Land Sale No. 1



Property Identification

Record ID 4018
Property Name Holden Oaks entitled subdivision tract
Address 221 Royal Oak Road NW, Shallotte, Brunswick County, North Carolina 28470
Location NE corner of Royal Oak Rd NW and Sanders Forest Dr NW
Tax ID 1820008306
Latitude, Longitude N33.996827, W-78.354939

Sale Data

Grantor Royal Oak Development, LLC
Grantee Millrose Properties North Carolina, LLC
Sale Date July 11, 2025
Deed Book/Page 5384/1324
Property Rights Fee Simple
Financing market; cash to seller
Sale History \$2,125,000 in 7/2024 deed 5200/870 and \$1,350,000 in 9/2021 deed 4702/919

Sale Price \$4,295,000
Cash Equivalent \$4,295,000

Land Sale No. 1 (Cont.)

Land Data

Zoning	R-60, Residential
Topography	level
Utilities	all municipal services; water and sewer provided by Brunswick County
Shape	irregular
Flood Info	out

Land Size Information

Gross Land Size	71.090 Acres or 3,096,680 SF
Planned Units	220 lots or 3.09 lots per acre

Indicators

Sale Price/Gross Acre	\$60,416
------------------------------	----------

Remarks

220 single-family lots approved by Brunswick County on 9/12/22. Purchaser is a division of Lennar Carolinas, Inc.

Average lot area is 8,244 sf per approved site plan.

Land Sale No. 2



Property Identification

Record ID	4013
Property Type	Residential, subdivision development tract
Property Name	Pinecrest subdivision tract
Address	Bolivia, Brunswick County, North Carolina 28422
Location	SW corner of Galloway Rd and US 17 business
Tax ID	1390005501
Latitude, Longitude	N34.060931, W-78.156879

Sale Data

Grantor	Pioneer Companies, LLC
Grantee	Aston Holding, LLC
Sale Date	March 11, 2025
Deed Book/Page	5318/917
Property Rights	Fee Simple
Conditions of Sale	arm's length
Financing	market; cash to seller
Sale History	\$280,000 in 4/2023 deed 5003/872
Verification	Erin Rhodes of the Grantor

Land Sale No. 2 (Cont.)

Sale Price \$564,000
Cash Equivalent \$564,000

Land Data

Zoning AF and C3 by Town of Bolivia
Topography level
Utilities all municipal services; see remarks
Shape irregular
Landscaping wooded
Flood Info out

Land Size Information

Gross Land Size 30.490 Acres or 1,328,144 SF
Planned Units 71 lots or 2.33 lots per acre
Front Footage 1,655 ft Galloway Rd; 600 ft US 17 Business;

Indicators

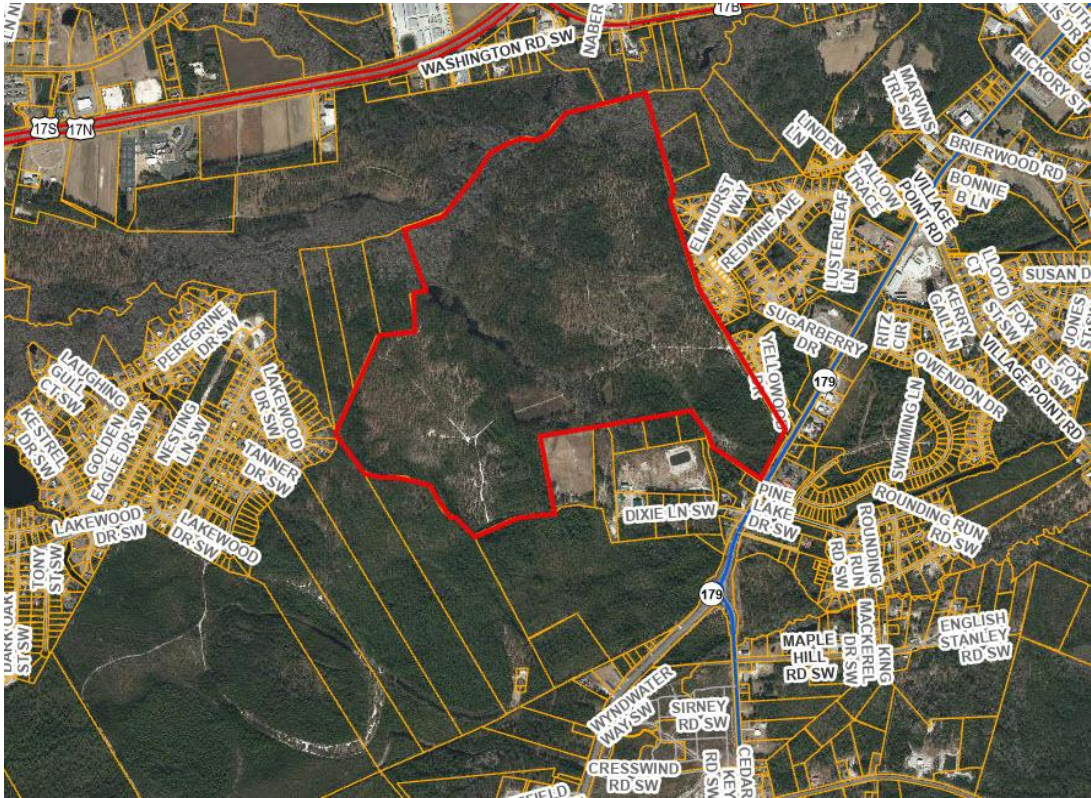
Sale Price/Gross Acre \$18,498

Remarks

All municipal services available. Sewer force main located along Galloway Rd. Brunswick County Engineering Dept has approved water, sewer and stormwater permits for 71 lots to be known as Pinecrest. Subdivision will require a pump station for affluent into this force main.

Of the total acreage, 0.73 ac is a remnant piece on the opposite side of Hwy 17B of very little contributing value.

Land Sale No. 3



Property Identification

Record ID 3901
Property Name Brunswick Pines subdivision development tract
Address 570 Bricklanding Rd (NC 179), Shallotte, Brunswick County, North Carolina 28470
Location West side of NC 179 just north of Old Georgetown Rd roundabout
Tax ID 21300006
Latitude, Longitude N33.946074, W-78.411639

Sale Data

Grantor BRDL SPE 3, LLC
Grantee Lennar Carolinas, LLC
Sale Date February 25, 2025
Deed Book/Page 5311/1010
Recorded Plat N/279
Property Rights Fee Simple
Conditions of Sale arm's length
Financing market; cash to seller
Sale History \$4,000,000 on 2/25/25 deed 5311/991

Land Sale No. 3 (Cont.)

Verification	Kelly Stuart, broker
Sale Price	\$10,000,000
Cash Equivalent	\$10,000,000
<u>Land Data</u>	
Zoning	PUD (by Town of Shallotte), Planned Unit Development
Topography	level with substantial wetlands
Utilities	All municipal services
Shape	irregular
Landscaping	wooded; no landscaping
Flood Info	northern boundary in AE and AEFW

Land Size Information

Gross Land Size	308.540 Acres or 13,440,002 SF
Planned Units	570 lots or 1.85 lots per acre

Indicators

Sale Price/Gross Acre	\$32,411
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Remarks

The seller, BRDL SPE 3, LLC placed the property under contract in early 2021 for an agreed-upon price of \$4,000,000. During the period of time that the property was under contract, the buyer was successful in having the tract annexed into the Town of Shallotte and appropriately zoned for a Planned Unit Development of 570 homes as well as obtaining all entitlements necessary for the proposed planned unit development to be known as Brunswick Pines.

After obtaining all entitlements, a simultaneous closing occurred in which BRDL SPE 3, LLC acquired the property in deed 5311/991 for the contract price of \$4,000,000 and sold the property, fully entitled, to Lennar Carolinas, LLC in deed 5311/1010 for a price of \$10,000,000.

The broker indicated that there was substantial wetlands on the site and that the seller installed the necessary lift stations for sewer.

Land Sale No. 4



Property Identification

Record ID 3912
Property Type Residential, subdivision development tract
Property Name Subdivision Development Tract (entitled)
Address George II Highway (NC 87), Bolivia, Brunswick County, North Carolina 28422
Location West side of NC 87, 1.0+/- mi south of US 17
Tax ID 0980002005
Latitude, Longitude N34.118704, W-78.092938

Sale Data

Grantor Tina Young Jackson, successor trustee
Grantee GDC of North Carolina, LLC
Sale Date October 15, 2024
Deed Book/Page 5250/1311
Property Rights Fee Simple
Conditions of Sale arm's length
Financing market; cash to seller
Verification Jeff Earp of the Grantee; 910-262-5764

Land Sale No. 4 (Cont.)

Sale Price \$1,617,500
Cash Equivalent \$1,617,500

Land Data

Zoning RR, Rural Residential
Topography level
Utilities all municipal services
Shape irregular
Landscaping wooded; no landscaping
Flood Info out

Land Size Information

Gross Land Size 41.060 Acres or 1,788,574 SF
Planned Units 98 lots or 2.39 lots per acre
Front Footage 931 ft NC 87;

Indicators

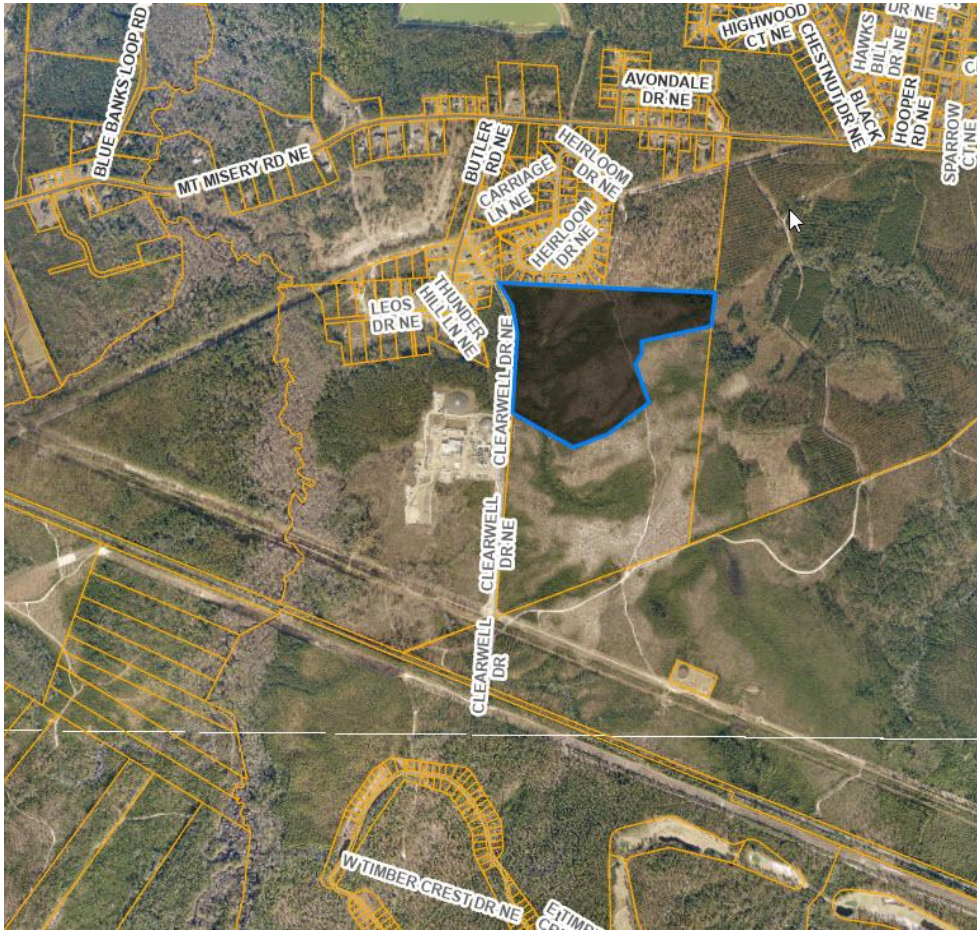
Sale Price/Gross Acre \$39,394

Remarks

This tract sold fully entitled for 98 lots as part of the Saltgrass Landing subdivision, which originally included 258 lots. D.R. Horton, Inc. is developing 160 lots on the east side of NC Highway 87.

This transaction includes entitlements for the 98 lots to be located on the west side of NC Highway 87.

Land Sale No. 5



Property Identification

Record ID	3798
Address	Clearwell Drive, Leland, Brunswick County, North Carolina 28451
Location	Off of Clearwell Drive, south of Barrington subdivision
Tax ID	Part of 01600058
Latitude, Longitude	N34.305880, W-78.103087

Sale Data

Grantor	Carol Redmond, et al
Grantee	Pickett Development, LLC
Sale Date	September 27, 2024
Deed Book/Page	5243/280
Property Rights	Fee Simple
Conditions of Sale	arm's length

Land Sale No. 5 (Cont.)

Financing market; cash to seller
Verification Grantee; appraisal files

Contract Price \$500,000
Cash Equivalent \$500,000

Land Data

Zoning RR, Rural Residential
Topography gently rolling
Utilities T, E, W, septic
Shape irregular
Landscaping cutover timberland
Flood Info out

Land Size Information

Gross Land Size 66.500 Acres or 2,896,740 SF
Planned Units 79 lots or 1.19 lots per acre

Indicators

Sale Price/Gross Acre \$7,519

Remarks

The contract is for 174 acres to be purchased in two phases. This represents Phase I consisting of 66.5 acres with a planned subdivision with 79 lots in Phase I.

The contract price for Ph 1 is \$500,000. Phase 2, of 107.5+/- acres is \$1,400,000. If the buyer obtains final plat approval for more than 100 lots in section 2, the purchase price shall be increased \$10,000 for every lot in excess of 100.

This land was ultimately not developed and sold to the Lower Cape Fear Water and Sewer Authority on March 4, 2026 for \$1,490,000.

Land Sale No. 6



Property Identification

Record ID 3790
Property Name Summers Walk development tract
Address Bricklanding Road, Shallotte, Brunswick County, North Carolina 28470
Tax ID 21300038; 2130003805; 2130003806; 2130004105; 2130003807 and 2130003808
Latitude, Longitude N33.948217, W-78.404702

Sale Data

Grantor LDI Shallotte 179 Holdings, LLC
Grantee DFC Summers Walk, LLC
Sale Date June 10, 2024
Deed Book/Page 5190/537
Property Rights Fee Simple
Conditions of Sale arm's length
Financing market; cash to seller
Verification public record

Sale Price \$1,000,000
Cash Equivalent \$1,000,000

Land Sale No. 6 (Cont.)

Land Data

Zoning	PUD (Town of Shallotte), Planned Development
Topography	level
Utilities	all municipal services
Shape	irregular
Landscaping	wooded; no landscaping
Flood Info	out

Land Size Information

Gross Land Size	62.720 Acres or 2,732,083 SF
Planned Units	145 lots or 2.31 lots per acre
Front Footage	1,187 ft NC 179;

Indicators

Sale Price/Gross Acre	\$15,944
------------------------------	----------

Remarks

Summer's Walk, a PUD, has been approved for 145 units.

Land Sale No. 7



Property Identification

Record ID 3897
Property Name Osprey Isle subdivision tract
Address Ocean Isle Beach, Brunswick County, North Carolina 28469
Location South side of US 17 just west of Mintz Cemetery Rd NW
Tax ID 21200027, 21200028, 2120000503, 2120002501 and 2120002801
Latitude, Longitude N33.950314, W-78.471229

Sale Data

Grantor Lennar Carolinas, LLC
Grantee Jen Holdco 23, LLC
Sale Date September 01, 2023
Deed Book/Page 5068/591
Recorded Plat 147/64-69
Property Rights Fee Simple
Conditions of Sale arm's length
Financing market; cash to seller

Land Sale No. 7 (Cont.)

Sale History 5048/750; 7/2023 for \$6,074,000
Verification third party;

Sale Price \$6,378,000
Cash Equivalent \$6,378,000

Land Size Information

Gross Land Size 162.530 Acres or 7,079,807 SF
Planned Units 345 lots or 2.12 lots per acre

Indicators

Sale Price/Gross Acre \$39,242

Remarks

Osprey Isle was approved by Brunswick County in June 2022. It consists of 81 single-family lots and 264 semi-attached lots. The site plan includes 115 acres of dedicated open space - significantly over the required amount of 31 acres for this project - and 4.8 acres of recreational area. (Port City Daily, June 10, 2022 "3 Major developments proposed for Calabash, Ocean Isle, Winnabow areas, plus 4 rezonings.")

Land Sale No. 8



Property Identification

Record ID	3911
Property Type	Residential, subdivision development tract
Property Name	Fox Run subdivision tract (fully entitled)
Address	1251 Mt Pisgah Rd SW, Supply, Brunswick County, North Carolina 28462
Location	West side of Mt Pisgah Rd at intersection with Cedar Grove Rd SW
Tax ID	1990012701
Latitude, Longitude	N33.964086, W-78.307680

Sale Data

Grantor	R&S Development and Holdings, LLC
Grantee	DR Horton, Inc.
Sale Date	July 18, 2023
Deed Book/Page	5045/598
Recorded Plat	147/52
Property Rights	Fee Simple
Conditions of Sale	arm's length
Financing	market; cash to seller

Land Sale No. 8 (Cont.)

Sale Price \$3,651,500
Cash Equivalent \$3,651,500

Land Data

Zoning R-7500, Residential
Topography level
Utilities all municipal services
Shape irregular
Flood Info out

Land Size Information

Gross Land Size 51.880 Acres or 2,259,893 SF
Planned Units 212
Front Footage 1,170 ft Mt Pisgah Rd; 585 ft Empire Rd SW;

Indicators

Sale Price/Gross Acre \$70,384

Remarks

This is the sale of a fully-entitled tract for development of the Fox Run Subdivision, approved for 212 lots on 51.88 acres.

Purchased by DR Horton, Inc. in two separate transactions.

Tract 1 sold on 7/18/23 recorded in Deed 5045/598.
R&S Development and Holdings, LLC sold to DR Horton Inc.
Sales Price of \$2,726,000

Tract 2 sold on 7/18/24 recorded in Deed 5208/403
R&S Development and Holdings, LLC sold to DR Horton Inc.
Sales Price of \$925,500

Total price of \$3,651,500 for 212 lots or \$17,224 per lot, fully entitled.

Land Sale No. 9



Property Identification

Record ID 3795
Property Name Hood Creek subdivision tract
Address Butler Road and Mt Misery Rd, Leland, Brunswick County, North Carolina 28451
Tax ID part of 0090012822
Latitude, Longitude N34.310805, W-78.109953

Sale Data

Grantor Advance Design Build, LLC
Grantee Widows Court, LLC
Sale Date June 16, 2023
Deed Book/Page 5031/238
Recorded Plat 146/68
Property Rights Fee Simple
Conditions of Sale arm's length
Financing market; cash to seller
Sale History parent parcel acquired 2/8/22 for \$530,000 4793/820
Verification Public record

Sale Price \$1,200,000
Cash Equivalent \$1,200,000

Land Data

Zoning SBR-6000 (Brunswick County), Site Built Residential

Land Sale No. 9 (Cont.)

Topography	level
Utilities	T, E, W
Shape	irregular
Landscaping	wooded; no landscaping
Flood Info	40%+/- in Zone AE

Land Size Information

Gross Land Size	75.910 Acres or 3,306,640 SF
Allowable Units	128 lots or 1.69 lots per acre
Front Footage	1,409 ft Mt. Misery Road;

Indicators

Sale Price/Gross Acre	\$15,808
------------------------------	----------

Remarks

This is a tract entitled for development of a subdivision to be known as Hood Creek. Hood Creek Landing, consisting of 128 lots, was approved by Brunswick County, prior to this sale on May 17, 2022. Minimum lot sizes of 10,000 sf each serviced by water and septic.



BOOK:5004 PAGE:177

04/25/2023
10:48:20.000
Page 1 of 3

Brenda M. Clemmons, Brunswick County, NC Register of Deeds

Brenda M. Clemmons, Brunswick County, NC Register of Deeds
04/25/2023 10:48:20.000 NC REVENUE STAMP \$900.00

NORTH CAROLINA GENERAL WARRANTY DEED

This instrument prepared by Geddings & Kleva, PLLC, licensed North Carolina attorneys. Delinquent taxes, if any, to be paid by the closing attorney to the Brunswick County Tax Collector upon disbursement of closing proceeds.

Excise Tax: \$ 900⁰⁰

Parcel ID: 18200177

Brief Description For The Index: 15.62 AC PL 26/97 SR 1363

THIS DEED made by and between,

GRANTOR

Carolina Creations Landscape, Inc.
A North Carolina Business Corporation
Post Office Box 2327
Shallotte, NC 28459

GRANTEE

Michael A. Norton, Married
~and~
Carolina Strand Properties, LLC
A North Carolina Limited Liability Company
1340 Sunnyside Street SW
Shallotte, NC 28470

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple all that certain lot or parcel of land situated in Brunswick County, North Carolina and more particularly described in EXHIBIT A, attached hereto and made a part hereof.

Geddings & Kleva, PLLC
8721 East Oak Island Drive, Oak Island, North Carolina 28465

DEED (5004/177)



TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee that the Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the following exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

- 1- Ad valorem taxes for the current year;
- 2- Restrictions, easements and rights-of-way of record.

The property being conveyed is ___/ is not ___ the seller's primary residence.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal.

Carolina Creations Landscape, Inc.

 _____ (SEAL)
 By: Arthur B. Miller, II, President

STATE OF NORTH CAROLINA
COUNTY OF BRUNSWICK

I, a Notary Public in and for the State and County aforesaid certify that the following personally appeared before me this day and being authorized to do so, acknowledged to me that he signed the foregoing document for and in behalf of Carolina Creations Landscape, for the purpose stated therein and in the capacity indicated and I either have personal knowledge of the identity of the person or I have seen satisfactory evidence of identity by current state or federal identification with the person's photograph: Arthur B. Miller, II, President.

WITNESS my hand and official seal or stamp this the 17 day of April, 2023.





 NOTARY PUBLIC
 My Commission Expires: 3/25/2026



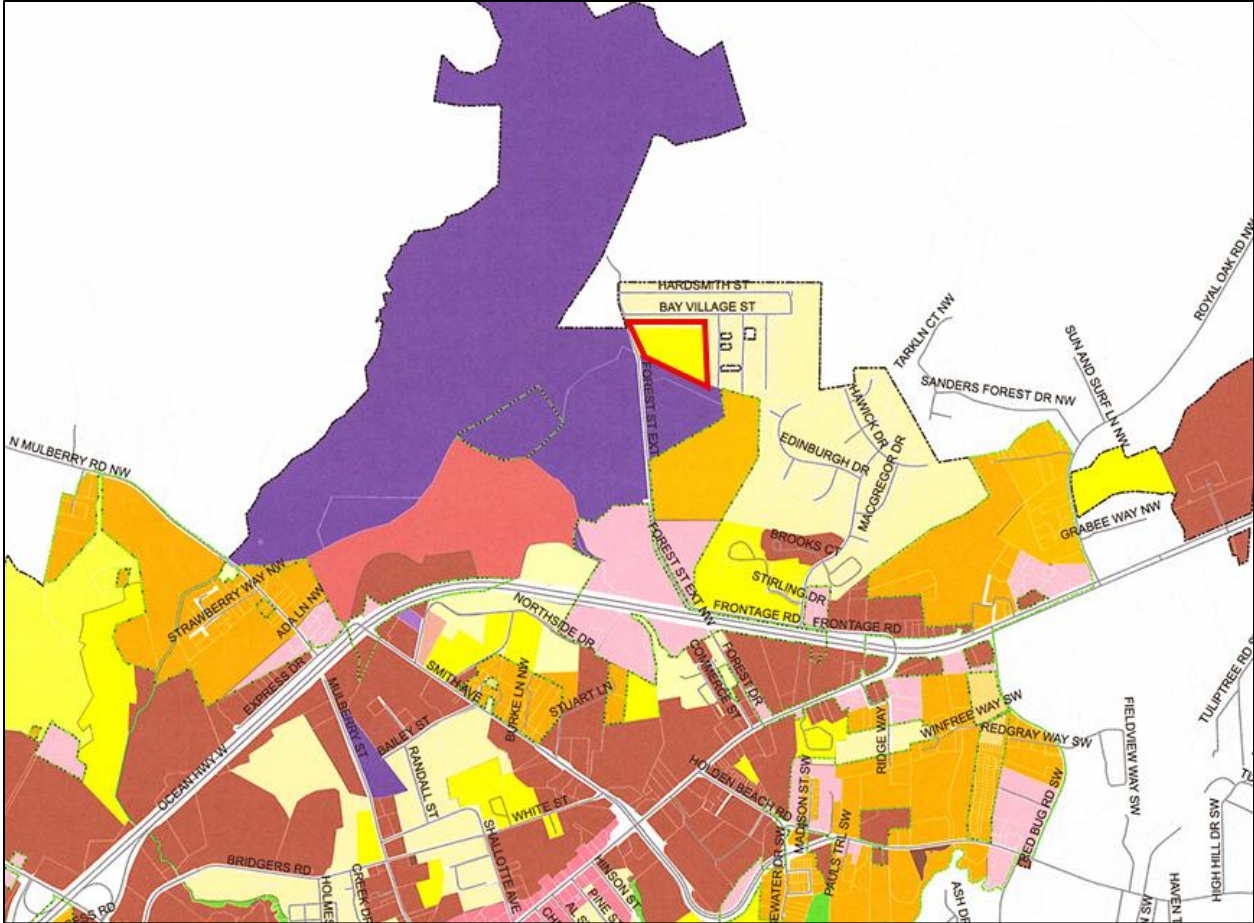
EXHIBIT A

BEING ALL of that certain tract or parcel of land containing 16.088 ACRES, more or less, as shown on SURVEY FOR IP TIMBERLANDS OPERATING Co. LTD., AND PCG OF THE GOLDEN STRAND, INC., dated November 1, 1993, prepared by Stuart Gooden, Registered Land Surveyor, as conveyed to Gary E. Burns by Deed of NANBECL, LLC, dated April 25, 2002 and recorded in Book 1580 at Page 1406 in the Office of the Register of Deeds for Brunswick County, and being more particularly described as follows:

BEGINNING at an iron stake set at the northwest corner of Lot 15 of Green Bay Village as recorded in Map Cabinet L, Page 247, said stake also being the northeast corner of the G.A. Rourk Tract including a plat of the E.V. Leonard/G.W. Brooks/G.A. Rourk tracts as recorded in Map Cabinet 3 at Page 141, and running thence South 89 degrees 42 minutes 42 seconds west 1183.87 feet to an existing iron stake; thence continuing South 89 degrees 42 minutes 42 seconds West 37.00 feet to a P.K. nail set in the center of Forest Street; thence as the center of Forest Street South 09 degrees 23 minutes 18 seconds East 158.90 feet to a P.K. nail set; thence South 30 degrees 39 minutes 19 seconds East 269.63 feet to an existing iron pipe, control corner; thence with New Britain Road South 65 degrees 51 minutes 29 seconds East 484.17 feet to an existing iron pipe; thence South 66 degrees 30 minutes 15 seconds East 567.57 feet to an existing iron pipe; thence South 72 degrees 58 minutes, 09 seconds East 97.02 feet to an existing iron pipe; thence leaving New Britain Road and running North 00 degrees 09 minutes 33 seconds East 847.58 feet to the point and place of beginning.

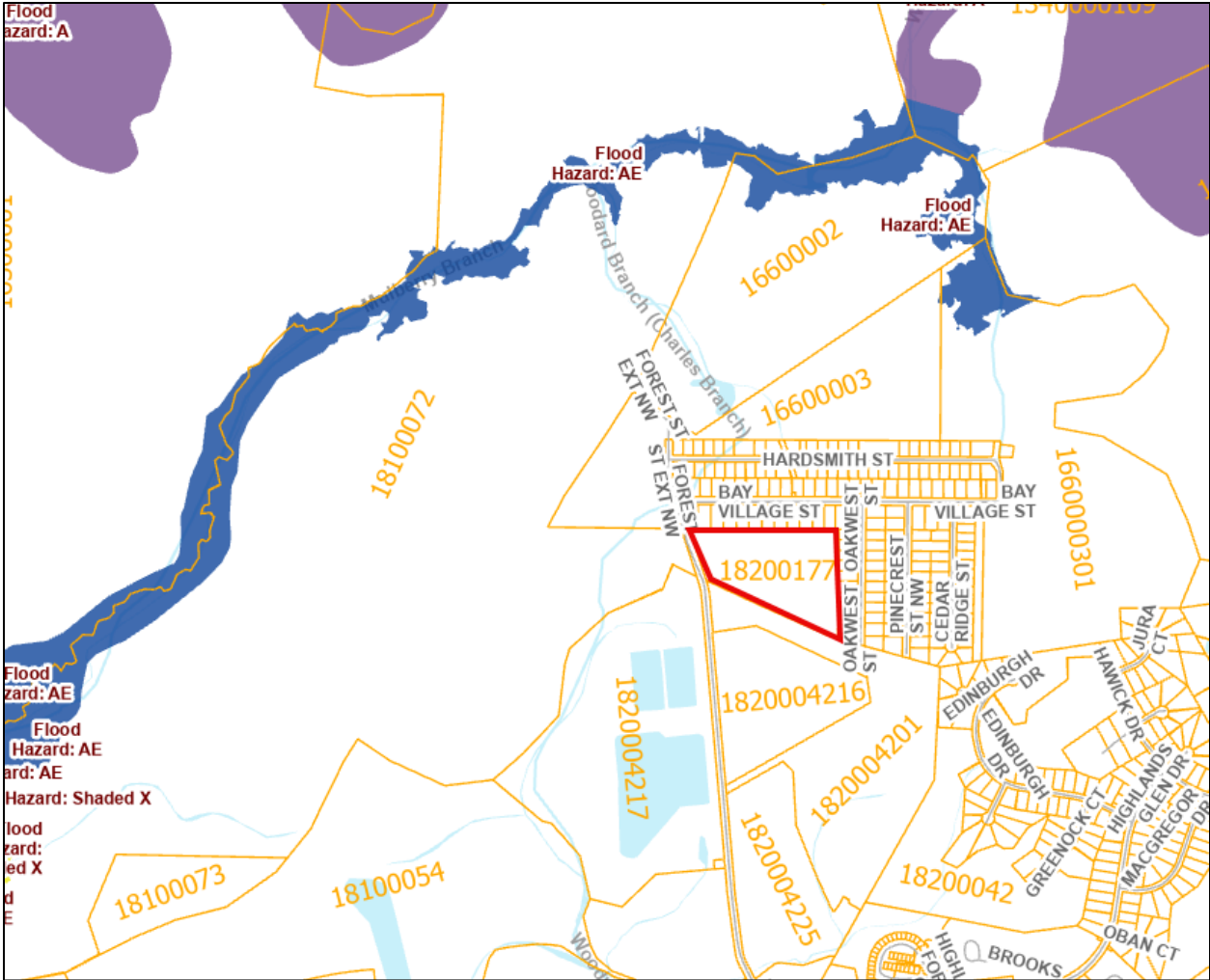
Further reference is made to that plat of survey dated October 12, 1993, entitled "Plat of Survey for PARTECK COMM. WDZD" prepared by Thomas W. Morgan, R.L.S. and recorded in Map Cabinet 26 at Page 97, in the Office of the Register of Deeds for Brunswick County, North Carolina, to which plat reference is made for greater certainty of description.

For back reference see Deed recorded in Book 4665, Page 0623 of the Brunswick County Registry.

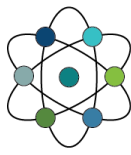


- Zoning**
- Residential**
 - SH-R-10/PRD
 - SH-LI-CZ
 - SH-
 - SH-PUD
 - R-10: Single Family Residential
 - R-15: Single Family Residential
 - RA-15: Single Family Residential
 - RAM-15: Single Family Residential
 - RM-10: Single Family Residential
 - MF-6: Multi-Family Residential
 - MF-10: Multi-Family Residential
 - MF-14: Multi-Family Residential
 - SH-MF-14-CZ
 - Commercial**
 - B-2: Business
 - CB: Central Business
 - CW: Commercial Waterfront
 - HB: Highway Business
 - O&I: Office and Institutional
 - Industrial**
 - LI: Light Industrial
 - HI: Heavy Industrial
 - Other**
 - CON: Conservation

ZONING MAP



FLOOD MAP



GRANT & PROJECT MANAGEMENT AGREEMENT

Client Name	Town of Shallotte, NC
Client Contact	Robert Waring, Assistant Town Manager
Project	Grant & Project Management
Timeframe	Through April 30, 2027
Date Agreement Prepared	April 28, 2026
Total Cost	Not to Exceed \$7,500 (or 62 hours)
Hourly Rate	\$120/hour

PROJECT

The Town of Shallotte has been awarded Direct Attributable funds from GSATS for the design and construction of approximately 800 linear feet of sidewalk on Mulberry Street, providing a pedestrian connection between the park and high-density residential area. This project is federally funded, as the DA funds are allocated from USDOT to GSATS to be awarded to its member jurisdictions for high priority projects. Federally funded projects require extensive project management, reporting, and coordinating with various public agencies. It must follow strict guidelines for spending federal funds.

ACTIVITY

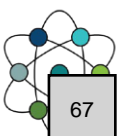
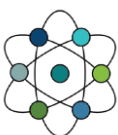
Grant & Project Management:

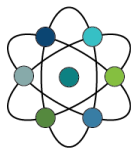
- Meetings with NCDOT, GSATS, the Town of Shallotte, and contracted firms.
- Guiding the Town of Shallotte through the management of the Mulberry Street Sidewalk Project funded by GSAT’s Direct Attributable grant program through preliminary engineering (PE), right-of-way (ROW), and construction phases through project close out.
- Submit reimbursement requests, certification documents, change requests, draft bid documents, and other required information; and request funding authorization and contract approvals.
- Provide project updates including next steps to the Town, NCDOT, GSATS, and other project partners.
- Assist with the development of Requests for Proposals for the PE, ROW, and CON phases.
- Assist with the Town of Shallotte responsibilities as outlined in their agreements with NCDOT and GSATS.
- Coordinate between the Town and its contractors.
- Other tasks as needed to keep the project on track and in compliance with Federal and State standards and regulations.

TIMEFRAME & COST

This contract is for work through April 30, 2027. Smart Moves will invoice \$120/hour for all hours worked. This agreement is not to exceed 62 hours of work (or \$7,500). Prior to contract expiration, it can be reviewed and increased/extended.

Additional expenses (printing, supplies, materials) will be minimal, but if incurred, a receipt will be submitted for reimbursement. Travel costs will not be incurred/charged for this project; it will be billed as time for travel. The Town will be invoiced monthly when a reasonable amount of time has been worked to justify the invoicing process.





Signature will confirm the Notice to Proceed (NTP).

Signature of Authorized Person Approving NTP

Printed Name

Date

TERMS AND CONDITIONS

1. Term. The term of this Agreement shall be through April 30, 2027, approximately one year from the agreement draft date. It may be renewed for additional terms as agreed-to by both parties. Written notice of intent to renew shall be given by the Town to Smart Moves no later than thirty days before the expiration of the then operative term. Any such renewal shall be in the form of an addendum hereto signed by the parties.

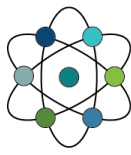
2. Termination of Agreement. This Agreement may be terminated by either party for any reason provided the terminating party provides the other party with written notice of termination at least thirty days prior to the effective date of termination.

3. Notices. All notices, reports, and other communications given pursuant to this Agreement shall be in writing and shall be deemed to have been duly given upon delivery if delivered by hand (against receipt for same), electronic mail, or mailed by certified mail with a return receipt to the intended addressee at the address set forth below. Notice sent by hand delivery or electronic mail shall be effective upon delivery and notice by certified mail shall be effective upon the date of delivery as indicated on the return receipt.

Smart Moves: Adrienne Harrington
Smart Moves Consulting
3808 New Holland Drive
Wilmington, NC 28412

Town: Assistant Town Manager
Town of Shallotte
106 Cheers Street
Shallotte, NC 28470





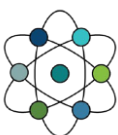
4. Assignment. Neither party shall assign this Agreement as a whole or in part without the written consent of the other party. If either party attempts to make an assignment without such consent, then that party shall nonetheless remain legally responsible for all of its obligations hereunder.

5. No Deemed Waiver. The failure of a party to exercise any right under this Agreement, or the waiver by either party of a default or breach of any provision of this Agreement shall not operate as nor be construed to be a waiver of any such right or of any other provision herein.

6. Severability. If any term or provision of this Agreement shall be judicially determined to be void or of no effect, such determination shall not affect the validity and enforceability of the Agreement's remaining terms and provisions and the balance of the Agreement shall remain in full force and effect.

7. Entire Agreement; Modification. This Agreement constitutes the complete, entire, and final agreement of the parties with respect to the subject matter hereof, and supersedes any and all previous communications, statements, and representations, oral or written, with respect to the subject matter hereof. This Agreement may not be modified, amended, or revised except by further written agreement by and between the parties.

8. Counterpart Copies. This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, and alt of which, taken together, shall constitute one and the same instrument which may be sufficiently evidenced by one complete counterpart. Signed digital copies shall be deemed to constitute original copies.



Public Works Monthly Report

May 2026

To: *Board of Aldermen*

From: *Dan Formyduval, Director of Public Services*

Sewer

- Responded to **10** sewer calls during the day and **9** after hours.
- Randomly inspected **69** pressure sewer services.
- Replaced **5** sewer control panels.
- Performed weekly mainline sewer lift station cleanings and inspections.
- Installed **2** residential pressure sewer services.
- Pressure test for NCDOT sewer line relocation.
- Assist with NCDOT sewer line relocation.
- Spot town sewer utility for NCDOT.
- Replace contactors and phone modem at Mintz Lift station.

Parks & Streets

- Proof roll last section of third phase of Creek Tide Landing
- Assist BEMC with sidewalk removal on Main St.
- Right of way vegetation clearing on Holmes St.
- Pothole patching on Froggie and Cockatoo.

Construction & Engineering

- Responded to **213** NC811 locate tickets.
- NCDOT Preconstruction meeting for the remainder of the Hwy 17 Force Main project..

- Participated in the Wastewater Partners Quarterly meeting.

Fleet Maintenance

- Continuing annual generator servicing.
- Completed 3 upfits and repairs and one service on Fire vehicles.
- Serviced 3 Public Services vehicles.
- 9 mower repairs
- 5 Repairs on Public services vehicles.



TOWN OF SHALLOTTE

Monthly Financial Dashboard

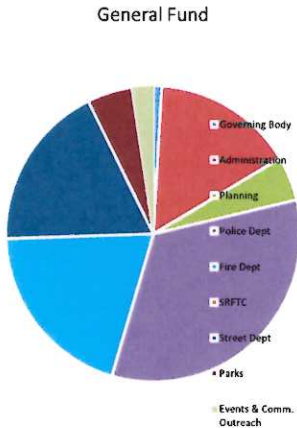
FISCAL YEAR ENDING June 30, 2026

Reporting Period: May 31, 2026

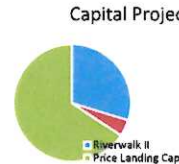
SPECIFIC REVENUE COLLECTIONS AT A GLANCE...			
General Fund	Collected YTD	FY Budget	Total Budget
PROPERTY TAX		\$ 3,781,720	\$ 10,523,487
Revs YTD/% Coll/% of Budget	\$ 3,817,421	100.94%	35.94%
SALES & USE TAX			
Fiscal Year Budget	\$ 2,120,223	\$ 10,523,487	
Revs YTD/% Coll/% of Budget	\$ 1,439,256	67.88%	20.15%
UTILITY FRANCHISE TAX			
Fiscal Year Budget	\$ 552,973	\$ 10,523,487	
Revs YTD/% Coll/% of Budget	\$ 261,923	47.37%	5.25%
FIRE FEES			
Fiscal Year Budget	\$ 1,302,407	\$ 10,523,487	
Revs YTD/% Coll/% of Budget	\$ 1,271,114	97.60%	12.38%
OTHER REVENUES			
Fiscal Year Budget	\$ 2,766,164	\$ 10,523,487	
Revs YTD/% Coll/% of Budget	\$ 1,205,458	43.58%	26.29%
Enterprise Fund			
OTHER REVENUES		\$ 4,246,912	\$ 7,864,629
Revs YTD/% Coll/% of Budget	\$ 3,785,485	89.13%	54.00%
SYSTEM DEV FEES		\$ 439,707	\$ 7,864,629
Revs YTD/% Coll/% of Budget	\$ 854,612	194.36%	5.59%
Revs YTD/% Coll/% of Budget	\$ -	0.00%	0.00%
SEWER CHARGES		\$ 3,178,010	\$ 7,864,629
Revs YTD/% Coll/% of Budget	\$ 2,454,052	77.22%	40.41%
FUND TOTALS			90% of Budget
General Fund		\$ 10,523,487	\$ 9,471,138
Revenues FYTD	\$ 7,995,172	76%	
Enterprise Fund		\$ 7,864,629	\$ 7,078,166
Revenues FYTD	\$ 7,094,149	90%	

EXPENDITURES AT A GLANCE...			
GENERAL FUND	Fiscal Year	YTD Expenses	
DEPARTMENTS	25/26 Budget	Current FY	Current FYTD%
Governing Body	\$ 100,820	\$ 69,501	68.94%
Administration	1,720,059	1,655,238	96.23%
Planning	535,281	444,550	83.05%
Police Dept	3,687,413	3,157,755	85.64%
Fire Dept	2,206,187	1,894,526	85.87%
SRFTC	8,039	6,443	80.15%
Street Dept	1,456,880	513,884	35.27%
Parks	549,578	439,744	80.01%
Events & Comm. Outreach	259,230	225,049	86.81%
	\$ 10,523,487	\$ 8,406,690	79.89%
Fiscal Year Budget	\$ 10,523,487	\$ 8,406,690	
Unspent Budget Remaining	\$ 2,116,797	20.11%	
ENTERPRISE FUND	Fiscal Year	YTD Expenses	
DEPARTMENTS	25/26 Budget	Current FY	Current FYTD%
Sewer Department	\$ 7,864,629	\$ 6,600,612	83.93%
	\$ 7,864,629	\$ 6,600,612	83.93%
Fiscal Year Budget	\$ 7,864,629	\$ 6,600,612	
Unspent Budget Remaining	\$ 1,264,017	16.07%	

OUR CASH AND INVESTMENTS			
Balances on May 22, 2026 in whole dollars - Bold - As of 4.30.26			
CASH & INVESTMENTS BY FUND			
GENERAL FUND		June 2025	May 2026
General Fund	\$ 967,876	\$ 930,738	
NCCMT	9,222,400	9,592,763	
General Fund Savings	49,619	25,011	
TOTAL GENERAL FUND	\$ 10,239,895	\$ 10,548,512	
ENTERPRISE FUNDS		June 2025	May 2026
Sewer Fund	\$ 1,069,349	\$ 1,472,366	
NCCMT	3,862,465	4,506,633	
Sewer Fund Savings	86,636	25,012	
TOTAL OTHER FUNDS	\$ 5,018,450	\$ 6,004,011	
Fines & Forfeitures Fund	\$ 100	\$ 20,923	
Police Evidence Acct	313	119	
Capital Project Acct	1,861,172	537,428	
TOTAL CASH & INVESTMENTS TOWN-WIDE			
		June 2025	May 2026
ALL FUNDS	\$ 17,119,930	\$ 17,110,993	



Capital Project - Riverfront Project		
CP Expenditures	FY Budget	Current Exp
Mulberry Park	\$ 1,162,873.00	\$ 826,144.80
Riverwalk II	\$ 1,132,300.20	\$ 367,898.96
Professional Svc	\$ 170,178.95	\$ 4,700.00
Price Landing Cap	\$ 2,500,000.00	\$ 2,266,177.60
New Town Hall	\$ 17,494,785.00	\$ 508,463.77
Cheers St Parking	\$ 337,396.00	\$ -
Mulberry Park-ParF	\$ 500,000.00	\$ 500,000.00
Total	\$ 23,297,533.15	\$ 4,473,385.13
CP Revenues	FY Budget	Current Rev
ParF Grant	\$ 500,000.00	\$ 500,000.00
Transfer from GF	\$ 2,982,177.16	\$ 834,608.57
SCIF Grant-Riverw	\$ 815,355.99	\$ 372,598.96
SCIF Grant-Mulb	\$ 3,000,000.00	\$ 2,766,177.60
USDA Loan	\$ 16,000,000.00	\$ -
Total	\$ 23,297,533.15	\$ 4,473,385.13



Cash:	May-25	May-26
General Fund	\$ 11,323,070	\$ 10,548,512
Sewer Fund	5,112,028	6,004,011
Special Revenue Fd	100	20,923
Police Evidence Acct	313	119
Capital Account	1,869,406	537,428
	\$ 18,304,917	\$ 17,110,993

Difference
(1,193,924)

NCCMT Interest Rate May 25	4.28%
NCCMT Interest Rate June 25	4.14%
NCCMT Interest Rate July 25	4.30%
NCCMT Interest Rate August 25	4.30%
NCCMT Interest Rate September 25	4.11%
NCCMT Interest Rate October 25	4.13%
NCCMT Interest Rate November 25	3.85%
NCCMT Interest Rate December 25	3.82%
NCCMT Interest Rate January 26	3.68%
NCCMT Interest Rate February 26	3.30%
NCCMT Interest Rate March 26	3.63%
NCCMT Interest Rate April 26	3.50%



Town Of Shallotte Expenditure Statement : 2025 - 2026 for Accounting Period 5/31/2026

GENERAL FUND								
Dept #	Department	Approp Amount	Activity this Period	Expenditure YTD	Encumbrance YTD	Unencumbered Balance	% Exp. & Enc.	
4100	Governing Body	\$100,820.00	\$69,500.62	\$69,500.62	\$0.00	\$31,319.38	68.94	
4200	Administration	\$1,720,058.85	\$1,655,202.41	\$1,655,202.41	\$35.89	\$64,820.55	96.23	
4300	Planning Department	\$535,281.04	\$444,550.14	\$444,550.14	\$0.00	\$90,730.90	83.05	
4400	Events & Community Outreach	\$259,230.00	\$206,540.55	\$206,540.55	\$18,508.92	\$34,180.53	86.81	
5100	Police	\$3,687,412.97	\$3,132,616.61	\$3,132,616.61	\$25,138.72	\$529,657.64	85.64	
5300	Fire	\$2,206,187.31	\$1,911,108.73	\$1,911,108.73	(\$16,582.87)	\$311,661.45	85.87	
5400	SRFTC	\$8,038.87	\$5,905.12	\$5,905.12	\$537.64	\$1,596.11	80.15	
5600	Streets	\$1,456,880.00	\$470,764.38	\$470,764.38	\$43,119.49	\$942,996.13	35.27	
5700	Parks	\$549,577.59	\$439,455.69	\$439,455.69	\$287.98	\$109,833.92	80.01	
Total Fund	GENERAL FUND	\$10,523,486.63	\$8,335,644.25	\$8,335,644.25	\$71,045.77	\$2,116,796.61	79.89	



Town Of Shallotte
Expenditure Statement : 2025 - 2026
for Accounting Period 5/31/2026

ENTERPRISE FUND								
Dept #	Department	Approp Amount	Activity this Period	Expenditure YTD	Encumbrance YTD	Unencumbered Balance	% Exp. & Enc.	
8200	Sewer	\$7,864,628.92	\$6,439,953.58	\$6,439,953.58	\$160,658.33	\$1,264,017.01	83.93	
	Total Fund	\$7,864,628.92	\$6,439,953.58	\$6,439,953.58	\$160,658.33	\$1,264,017.01	83.93	
	Grand Total	\$18,388,115.55	\$14,775,597.83	\$14,775,597.83	\$231,704.10	\$3,380,813.62	81.61	



June Board Report

May Recap

Attended Walmart renovation Ribbon Cutting with Staff

Acknowledged all departments with Breakfast for Public Service Recognition with the help of staff

Price Landing Outdoor Equipment was delivered

Attended Budget Workshop

Attended New Beginnings DARE graduation with PD

TDA met to discuss advertising, upcoming budget, funding requests, etc.

Megan/Sheila/Jeff met with Kiwanis regarding flag placement at Mulberry Park

Met with HR & Town Manager in regards to Stay Interviews/summery of my department

Recycling Notice website/social media went out

MayFest Market/Touch a Truck went very well. All staff on board for this event including all Dpts. 50+ vendors, various businesses with trucks, demos, giveaways and more!

Public Notices- sewer spills, sewer cutoffs, etc.

CodeRed Teams with staff - staying up to date with new portal, ADA etc.

Began process of converting all Documents on Website to ADA compliant- PDF & Fillable. This will be ongoing.

Attended Dpt Head meeting with Staff

Teams Meeting with Dan/Robert with Shallotte RCCP/Outreach Strategy to discuss a plan to market a website, survey etc for this project.

Met with Maint regarding summer schedule for Streets Dpt, Mowing, upcoming projects, etc.

Attended Hurricane Conference with staff

GARDENING *Update*

TIPS, PLANTS & INSPIRATION FOR A
BEAUTIFUL GROWING SEASON

June is Planting Time!

If you have not already planted your summer garden, June is the perfect time to get started with some garden favorites! Warm soil and longer days make this an ideal planting season for many vegetables and herbs.



VEGETABLES TO PLANT IN JUNE

Some great vegetables to plant in June include:

- Okra
- Eggplant
- Cucumbers
- Squash
- Zucchini
- Lima Beans



ADD COLOR TO YOUR GARDEN

June is also a wonderful time to plant flowers such as:

- Zinnias
- Marigolds (a great natural mosquito deterrent)
- Sunflowers

Happy Planting!



GARDEN TIPS FOR JUNE

- Water early in the morning to help reduce evaporation and prevent plant stress.
- Mulch heavily around your plants to help retain moisture and keep roots cooler during the summer heat.



THINKING AHEAD TO FALL?

Begin preparing seedlings inside your greenhouse for:



BROCCOLI



CABBAGE



COLLARDS

A little planning now means a bountiful harvest later!





MEMORANDUM

TO: BOARD OF ALDERMEN
FROM: MIMI GAITHER, TOWN MANAGER
SUBJECT: MANAGER'S REPORT - JUNE 2, 2026 MEETING
DATE: 5.27.26

- Walmart reopening 5.1.26
- Met with McGill and staff at Price Landing Park 5.4.26
- Phone conference BEMC Re streetlights 5.5.26
- BOA Meeting 5.5.26
- Budget Workshop 5.7.26
- Budget work 5.11.26 and 5.12.26
- Met with P & R regarding stay interviews 5.13.26
- Managers Meeting with COG 5.15.26
- Phone Conference with M. Bouchard re Cinderella 5.18.26
- Budget Workshop 5.19.26
- Out of Office 5.20-5.22.26
- Town Hall Closed – Memorial Day 5.25.26
- Correspondence with attorney re Cinderella and CO 5.26.26
- Budget Work 5.26 – 5.29.26
- Teams Call with Old Republic Surety, Matt Bouchard, Vertex Engineer Reps. 4.29.26
- Staff Meeting 4.30.26

Project Update – Price Landing

The Town sent a Default letter with intent to Termination to Cinderella and the Surety April 2, 2026. Subsequent requests for a delay on intentions have been requested by the surety and recommended by the attorney. Cinderella did obtain a certificate of occupancy on May 20. Punch list items and decisions on the north lot are still open. McGill is working on getting estimate of value for the north lot bid for a counter of Cinderellas proposal of \$85,000 credit.

Town Hall Complex

The BOA had a Teams meet with Creech and Samet to go over the surveys and come up with some cost saving ideas. The Samet contract needed some wording required by USDA and we believe we have those issues worked out. Waiting for the attorney to send corrected contract to Samet for approval. Then Samet will give estimates for removal of items as suggested by the Board questionnaires.

Budget Adoption scheduled for June 18, 2026, at 5:15

Town of Shallotte Mayor Report

To: Board of Aldermen
From: Art Dornfeld Mayor
cc:
Date: 2 June 2026
Re: Mayor report for May 2026

May 1- Attended Wal-Mart grand reopening

May 5- BOA meeting

May 7- Attended Brunswick County Sheriffs office Prayer Breakfast and Calvary Baptist church Prayer lunch. GSMA (Greater Shallotte Ministerial Association)

May 12- Attended Fire fee meeting

May 13- Attended Brunswick County Veterans coalition meeting Bolivia

May 15- Guest speaker for the Calvary Baptist church deacons widow luncheon

May 18- Spoke at the Brunswick County BOC public hearing in favor of school bond

May 19- GSATS Meeting BOA work shop

May 23- Attended the Tri-Beach Cruisers car show Coastal Church

SHALLOTTE BOARD OF ALDERMEN

REGULAR MEETING

May 5, 2026

5:15 P.M.

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

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

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

I. CALL TO ORDER

Mayor Dornfeld called the meeting to order. A motion was made by Jimmy Bellamy seconded by Gene Vasile to open the meeting. Motion carried 5 yes 0 no.

II. INVOCATION & PLEDGE

Rev. Mark Betti delivered the invocation followed the Board and audience reciting the Pledge of Allegiance.

III. CONFLICT OF INTEREST

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

IV. AGENDA AMENDMENTS & APPROVAL OF AGENDA

A motion was made by Bobby Williamson seconded by Karmen Custer to make the following amendments and approve the amended agenda:

Under VI. Department Reports, remove 7B. Samet Contract.

Motion carried 5 yes 0 no.

V. PUBLIC COMMENTS

VI. DEPARTMENT REPORTS

1. POLICE

2. FIRE

A. Sutphen Contract

A motion was made by Larry Harrelson seconded by Bobby Williamson to approve the contract for a Sutphen pumper in the amount of \$995,794.25. Estimated delivery time 32-34 months. Motion carried 5 yes 0 no.

B. Declare Apparatus Surplus

A motion was made by Gene Vasile seconded by Jimmy Bellamy to approve the declaration of a 1995 commercial water tender as surplus and authorize its sale on GovDeals. Motion carried 5 yes 0 no.

3. PLANNING

Planning Director Robert Waring informed the Board that BEMC responded back that they will install street lights as developers pay for them.

4. PUBLIC UTILITIES

A. Mulberry Street Project Change Orders

A motion was made by Bobby Williamson seconded by Gene Vasile to approve change orders submitted by JP Russ for multiple items associated with the Mulberry Street project. \$72,684.70 - \$35,000.00 (allowance) = \$37,684.70

B. Hannah Wilson – Riverview Professional Centre (Sewer Adjustments)

A motion was made by Gene Vasile seconded by Karmen Custer to approve sewer bill adjustments for Hannah Wilson (11 Sandtrap Dr.) and Riverview Professional Centre (4902 Main St.). Motion carried 5 yes 0 no.

5. FINANCE

A. GFOA Certification

Finance Director Isaac reported that the Town received the Government Finance Officers Association (GFOA) Certificate of Achievement for Excellence in Financial Reporting for the sixth consecutive year. The Mayor and Board extended congratulations to Isaac and all staff who contributed to the achievement.

B. Audit Contract

A motion was made by Karmen Custer seconded by Bobby Williamson to approve the audit contract from Thompson, Price, Scott, Adams & Co. for the fiscal year ending 6/30/26. Motion carried 5 yes 0 no.

6. PARKS & RECREATION

7. ADMINISTRATION

A. Old Republic Request

A motion was made by Bobby Williamson seconded by Karmen Custer to approve granting an extension to May 12, 2026, allowing Vertex Engineering time to assess the Price Landing project and present a completion plan to the Board. Motion carried 5 yes 0 no.

8. MAYOR

VII. CONSENT AGENDA

A motion was made by Jimmy Bellamy seconded by Gene Vasile to approve the following consent agenda items. It was noted that the Forest Run Performance Guarantee (Item H) approval is contingent upon the bond being reissued to reference the associated agreement. Motion carried 5 yes 0 no.

A. April 7, 2026 Regular Meeting Minutes

- B. April 9, 2026 Budget Workshop Minutes
- C. April 16, 2026 Budget Workshop Minutes
- D. April 21, 2026 Work Session Meeting Minutes
- E. Personnel Policy Updates
 - Article III Section 13: Standby and Call-back Pay
 - Article IV Section 4: Probationary Period
 - Article VII Section 26: Adverse Weather Conditions
- F. National Fallen Firefighters Memorial Weekend Proclamation
- G. National Police Week & Peace Officers Memorial Day Proclamation
- H. Forest Run Performance Guarantee
 - Sidewalks
 - \$147,546
 - Surety
- I. Direct the Clerk to “Investigate the Sufficiency Thereof and to Certify the Result of the Investigation” for the Following Annexation Request:
 - Annexation Petition: ANX 26-06
 - Parcel ID's: 1970007504
 - Omnistorage, Inc.
 - 5.06 Acres +/-

VIII. PUBLIC HEARING (Quasi-judicial)

1. The Tides Multi-Family

Revisions to Approved SUP # 21-52
Request to Amend Phased Construction

1. A motion was made by Larry Harrelson seconded by Karmen Custer to open the public hearing. Motion carried 5 yes 0 no.
2. A motion was made by Gene Vasile seconded by Jimmy Bellamy to continue the public hearing to the June 2, 2026 meeting at 5:15 p.m. Motion carried 5 yes 0 no.

2. TXT 26-03 (Recreational Vehicle Sales & Service)

Town Planner Brandon Eaton gave an overview of the proposed amendment to the Town’s UDO, updating language to establish the retail sale of golf carts, ATVs, UTVs, etc. as a permitted land use in designated zoning districts.

1. A motion was made by Jimmy Bellamy seconded by Karmen Custer to open the public hearing. Motion carried 5 yes 0 no.
2. Public Comments/Questions
3. A motion was made by Gene Vasile seconded by Bobby Williamson to close the public hearing. Motion carried 5 yes 0 no.
4. Board Comments-Questions
5. A motion was made by Larry Harrelson seconded by Karmen Custer to approve the Board of Aldermen Statement of Consistency. Motion carried 5 yes 0 no.
6. A motion was made by Bobby Williamson seconded by Gene Vasile to approve Ordinance 26-03

amending the Town of Shallotte Unified Development Ordinance, specifically Article 10, Section 10-3(GG). Motion carried 5 yes 0 no.

3. TXT 26-05 (Gas Stations and Truck Stops)

Town Planner Brandon Eaton gave an overview of the proposed amendment which establishes supplemental regulations and standards for all new construction of convenience stores and truck stops with fuel pumps within the town's zoning jurisdiction.

1. A motion was made by Jimmy Bellamy seconded by Gene Vasile to open the public hearing. Motion carried 5 yes 0 no.
2. Public Comments/Questions
3. A motion was made by Karmen Custer seconded by Gene Vasile to close the public hearing. Motion carried 5 yes 0 no.
4. Board Comments-Questions
5. A motion was made by Gene Vasile seconded by Bobby Williamson to approve the Board of Aldermen Statement of Consistency. Motion carried 5 yes 0 no.
6. A motion was made by Gene Vasile seconded by Karmen Custer to approve Ordinance 26-05 amending the Town of Shallotte Unified Development Ordinance, specifically Article 2, Section 2 and Article 10, Section 10-3(H). Motion carried 5 yes 0 no.

IX. DISCUSSION

Fire Chief Paul Dunwell thanked the Mayor and Board for the proclamation recognizing National Fallen Firefighters Memorial Weekend.

X. ADJOURN

A motion was made by Jimmy Bellamy seconded by Gene Vasile to adjourn the meeting at 5:57 p.m. Motion carried 5 yes 0 no.

Respectfully submitted,

Natalie Goins,
Town Clerk

**SHALLOTTE BOARD OF ALDERMEN
BUDGET WORKSHOP
MAY 7, 2026
5:15 P.M.**

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

Aldermen present: Gene Vasile, Bobby Williamson, Karmen Custer, Larry Harrelson and Jimmy Bellamy (5:28)

Staff present: Mimi Gaither, Robert Waring, Isaac Norris, Dan Formyduval, Megan Bellamy and Natalie Goins

I. CALL TO ORDER

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

II. DEPARTMENTS

3% COLA and 2% merit increases applied across all departments

EVENTS & COMMUNITY OUTREACH

Most line items consistent with the prior year

Increase in subscriptions

ADA website compliance deadline extended one year, deferring an estimated \$10K–\$20K expense

Anticipated \$10,000 donation from Capital Chevrolet for the concert series

Live bands at each market; Increase in traffic requires new expenditures such as portable restrooms

STREETS

Noted several line-item reductions

Continued increases in paving materials and repair parts

Primary funding source for street projects is 2 cent dedicated street tax

Carryover funds being preserved for larger future projects

Wildwood streets require full reconstruction due to original construction inadequacies

\$50K request to cover half the cost of new dump truck (share with Sewer dept.)

PARKS

No significant changes noted

Reductions due to completed projects that are not recurring

Staffing now fully in place

Known operational costs, with the exception of new Price Landing facility

GENERAL FUND REVENUES

Proposed budget balanced with a 3 cent property tax rate increase.
COLA, merit, retirement, and health insurance total about \$527,000.
One penny of tax rate equates to around \$114,000 in revenue.

Options discussed to reduce the tax increase:

- Discontinuing recycling service (\$135,000) Convert recycling to a fee-based service?
- Removal of contract code enforcement position (\$26,000).
- Removal of police officer position
- Removal of fire fighter position
- Shifting the dump truck purchase entirely to the Sewer fund

SEWER

- Increase parts new installations – new developments
- Two new fleet vehicles \$140K (\$190K if dump truck completely Sewer funded)
- A \$1.96 per 1,000-gallon rate increase for the biosolids project, expected to start in July
- Additional allocation capacity costs anticipated as new developments require expanded sewer service
- Lift station repairs nearing completion

SEWER REVENUES

- Balanced without any fund balance appropriation
- Commercial sewer charge noted as productive revenue stream
- Only proposed increase associated with biosolids project
- New sewer tap fee collections exceeded projections

III. DISCUSSION

Town Manager Mimi Gaither reported on ongoing negotiations regarding the Cinderella construction project. A motion was made by Karmen Custer seconded by Gene Vasile to extend the Cinderella termination decision to the May 19, 2026 Board Work Session. Motion carried 5 yes 0 no.

IV. ADJOURN

A motion was made by Jimmy Bellamy seconded by Gene Vasile to adjourn the meeting at 6:42 p.m. Motion carried 5 yes 0 no.

Respectfully submitted,

Natalie Goins
Town Clerk

SHALLOTTE BOARD OF ALDERMEN

WORK SESSION MEETING

MAY 19, 2026

5:15 P.M.

The Shallotte Board of Aldermen met for a work session on May 19, 2026 at 5:15 p.m. in the meeting chambers located at 110 Cheers Street with Mayor Art Dornfeld presiding.

Aldermen present: Larry Harrelson, Bobby Williamson, Jimmy Bellamy and Karmen Custer

Aldermen absent: Gene Vasile

Staff present: Mimi Gaither, Robert Waring, Dan Formyduval, Isaac Norris, Natalie Goins, Paul Dunwell and Brandon Eaton

I. CALL TO ORDER

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

II. CONFLICT OF INTEREST

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

III. AGENDA AMENDMENTS & APPROVAL OF AGENDA

A motion was made by Bobby Williamson seconded by Karmen Custer to approve the agenda as submitted. Motion carried 4 yes 0 no.

IV. CLOSED SESSION

Pursuant to N.C.G.S. 143-318.11 (a) (3), a motion was made by Jimmy Bellamy seconded by Bobby Williamson to go into closed session to consult with the Attorney in order to protect the attorney-client privilege. Motion carried 4 yes 0 no. Attorney Matt Bouchard joined the meeting via Teams to discuss the Price Landing construction contract with Cinderella Partners.

A motion was made by Jimmy Bellamy seconded by Bobby Williamson to resume regular session. Motion carried 4 yes 0 no. A motion was made by Bobby Williamson seconded by Karmen Custer to defer action on the matter until the June 2, 2026 meeting, at which time the Board will consider next steps. Motion carried 4 yes 0 no.

V. ANNEXATION DISCUSSION

A. Gray Bridge Road Development

Andy Mills of Colliers Engineering and Design presented a proposed annexation for an approximately 98-acre parcel located on Gray Bridge Road. The site is currently in Brunswick County under R-7500 zoning. The plan includes up to 500 single-family homes at 4.15 units

per acre. Development would occur in two phases of around 200 lots each, spanning six to eight years, with home prices estimated between \$400,000 and \$500,000.

B. Royal Oak Development

Andy Mills also presented a preliminary concept for a development consisting of approximately 1,570 acres on both sides of Royal Oak Road, north of US-17. Hal Workman of Workman Properties described the project as a high-end, master-planned community targeting approximately 3,800 lots across roughly six phases over an estimated ten to twelve years. Projected average home prices are \$500,000. The development would include national builders such as Toll Brothers, Del Webb, and Schell Brothers.

Town Planning Director Robert Waring thanked the Board for hearing the preliminary discussions and indicated that both projects, if formally submitted, would follow the standard technical review, Planning Board, and public hearing process.

VI. USDA

Town Manager Mimi Gaither discussed timing for a USDA loan application for the Samet contract (town hall project), noting that an active application would be required before USDA could review specific contract language. It was the consensus of the Board to defer the application until July or August, after pricing from design changes is better established.

VII. DISCUSSION

No additional items were discussed.

VIII. ADJOURN

A motion was made by Jimmy Bellamy seconded by Karmen Custer to adjourn at 7:22 p.m. Motion carried 4 yes 0 no.

Respectfully submitted,

Natalie Goins
Town Clerk

**ORDINANCE 26-08 OF THE BOARD OF ALDERMEN OF
THE TOWN OF SHALLOTTE, NORTH CAROLINA
AMENDING THE SHALLOTTE 2016 COMPREHENSIVE LAND USE PLAN
(Map 5.4 Future Land Use Classification Map)**

WHEREAS, from October 2025 through March 2026, the Town of Shallotte reviewed and updated the Future Land Map within the Land Use Plan with the assistance of Anchorpoint Planning; and

WHEREAS, the Comprehensive Land Use Plan is intended to provide policy guidance for future decisions regarding the growth and development of the Town and comply with North Carolina General Statute 160D-501; and

WHEREAS, the Land Use Plan amendment was recommended for approval by the Town’s Planning Board in March 2026; and

WHEREAS, at a duly advertised meeting compliant with the notice requirements of North Carolina General Statute 160D-601, the Board of Aldermen held a public hearing on the draft Land Use Plan on June 2, 2026; and

NOW, THEREFORE, BE IT ORDAINED THAT the Board of Aldermen in a meeting duly noticed and assembled hereby adopts the amendment to the 2016 Comprehensive Land Use Plan, specifically an updated Map 5.4 Future Land Use Classification Map, effective immediately.

Adopted this 2nd day of June 2026.

TOWN OF SHALLOTTE

Mayor

ATTEST:

SEAL:

Town Clerk



To: Town of Shallotte Board of Aldermen
From: Wes MacLeod, AICP, ASLA – Anchorpoint Planning
Date: May 27, 2026
Re: Proposed Amendments to Chapter 5 – Land Use and Growth Management and Map 5.4 (Future Land Use Classification Map)

Introduction

This memo summarizes proposed amendments to Chapter 5 of the 2016 CAMA Land Use Plan and revisions to Map 5.4 – Future Land Use Classification Map. Attached to the memo please find the currently adopted Future Land Use Classification Map and also the proposed revised map denoted by the map title including the word (draft).

The purpose of these amendments is to update the Future Land Use framework to reflect substantial changes in market conditions, development trends, infrastructure investment, and regional growth patterns that have occurred since the Plan’s adoption in 2018. The proposed changes do not alter the Town’s core land use philosophy or environmental protections; rather, they recalibrate the location and intensity of future growth to better align with present-day realities. At their meeting held on March 10th, the Planning Board unanimously recommended approval of the updated and revised Future Land Use Map.

Background: Future Land Use and Growth Management

Chapter 5 of the 2016 Land Use Plan establishes the Town’s land use and growth management framework by:

- Documenting existing land use conditions
- Identifying development capacity and build-out potential
- Recognizing environmental constraints and land use conflicts
- Establishing future land use classifications
- Providing policy direction for zoning and development decisions

Since adoption growth in Brunswick County and the greater coastal region has continued to accelerate. Shallotte’s role as a commercial, medical, and service hub has intensified, and development pressures have shifted both in scale and in character. The proposed amendments respond to these changed conditions.

Summary of Key Changes

The proposed amendments focus on targeted refinements to the Future Land Use Map to better align with demonstrated housing demand, corridor development trends, and the Town's evolving role as a regional commercial center.

Mixed Use areas have been expanded along portions of the US 17 corridor, both east and west of town, to recognize continued commercial growth and increasing demand for integrated residential and commercial development along this primary transportation route. Adjustments have also been made to residential density categories, particularly along NC 130 and east of town bordering US 17, to better reflect current housing needs. The primary modification in these areas is a transition from Low Density Residential to Medium Density Residential, allowing for more flexible housing types while remaining compatible with surrounding development patterns. In addition, the Industrial tract located north of US 17 has been revised to Low Density Residential to support changing market dynamics and long-term compatibility considerations. Finally, the Mixed Use framework has been modestly expanded within the town center and commercial area along Bridgers and Mulberry to reinforce the established pattern of commercial activity and encourage coordinated, walkable redevelopment.

Summary of Proposed Map Adjustments:

- Expanded Mixed Use areas along portions of the US 17 corridor, east and west of town.
- Adjustments to residential density classifications along NC 130 and east of town bordering US 17, primarily shifting from Low Density Residential to Medium Density Residential.
- Reclassification of the Industrial tract north of US 17 to Low Density Residential.
- Slight expansion of the Mixed Use framework in the town center/commercial area along Bridgers and Mulberry.

Importantly, these proposed adjustments do not introduce high-density development into established low-density neighborhoods. Rather, they concentrate higher intensity uses where infrastructure, access, and commercial activity already exist.

Consistency with Adopted Policies

The proposed amendments remain consistent with the Land Use Compatibility Management Goal of balancing natural resource protection with economic development.

Specifically, the amendments:

- Maintain environmental protections and floodplain sensitivity
- Continue to protect established single-family neighborhoods
- Reinforce walkability and Town Center development
- Encourage appropriate industrial clustering

The revisions adjust land use intensity guidance in targeted areas but do not alter the Plan’s underlying development philosophy. These updates modernize the Future Land Use Map to better align long-term policy guidance with present-day realities. The revisions provide clearer direction for managing current development pressures while continuing to protect environmentally sensitive areas and maintain compatibility with established neighborhoods.

Process

The amendment process will proceed in accordance with the requirements of the CAMA Land Use Planning Guidelines. Following review of the proposed amendments at their March meeting, the Planning Board the Planning Board recommend approval of the revised map to the Board of Aldermen. Following the public hearing and consideration of any input received, the Board of Aldermen may take action to adopt the amendments.

We appreciate your time and consideration in reviewing the draft map updates and welcome any comments, questions, or suggestions. Please feel free to contact our office at any time during your review.

Best Regards,

Wes MacLeod, AICP, ASLA
Principal
Anchorpoint Planning
wes@anchorpointplanning.com

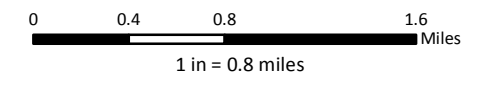
Town of Shallotte



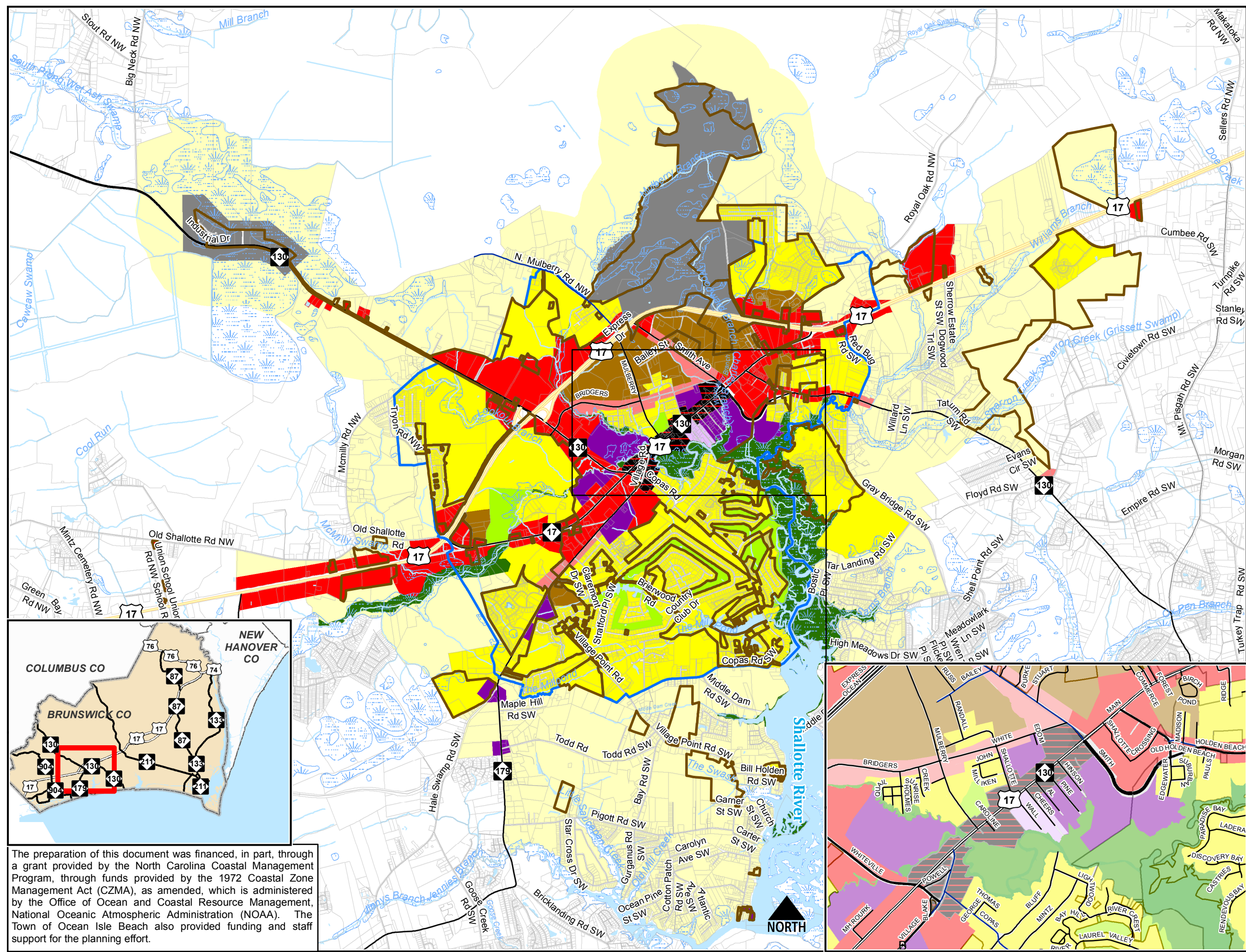
2016 Land Use Plan Map 5.4 Future Land Use Classification Map

- Waterbody
- Swamp/Marsh
- Municipal Boundaries**
 - Corporate Limits
 - ETJ
- Future Land Use**
 - General Commercial
 - Light Commercial
 - Main Street Commercial
 - Riverfront Mixed Use
 - Mixed Use
 - Industrial
 - High Density Residential
 - Medium Density Residential
 - Low Density Residential
 - Recreation
 - Conservation

Map is to be used for general purposes only. Spatial data used to generate this map was gathered from disparate sources and represent a condition at a fixed period in time. 100% accuracy of spatial data to current circumstances cannot be guaranteed. The Cape Fear Council of Governments is not legally responsible for the misuse of this map.



Map prepared by Cape Fear Council of Governments. Data sources: Brunswick Co., NCDEQ, NCDOT, USGS.

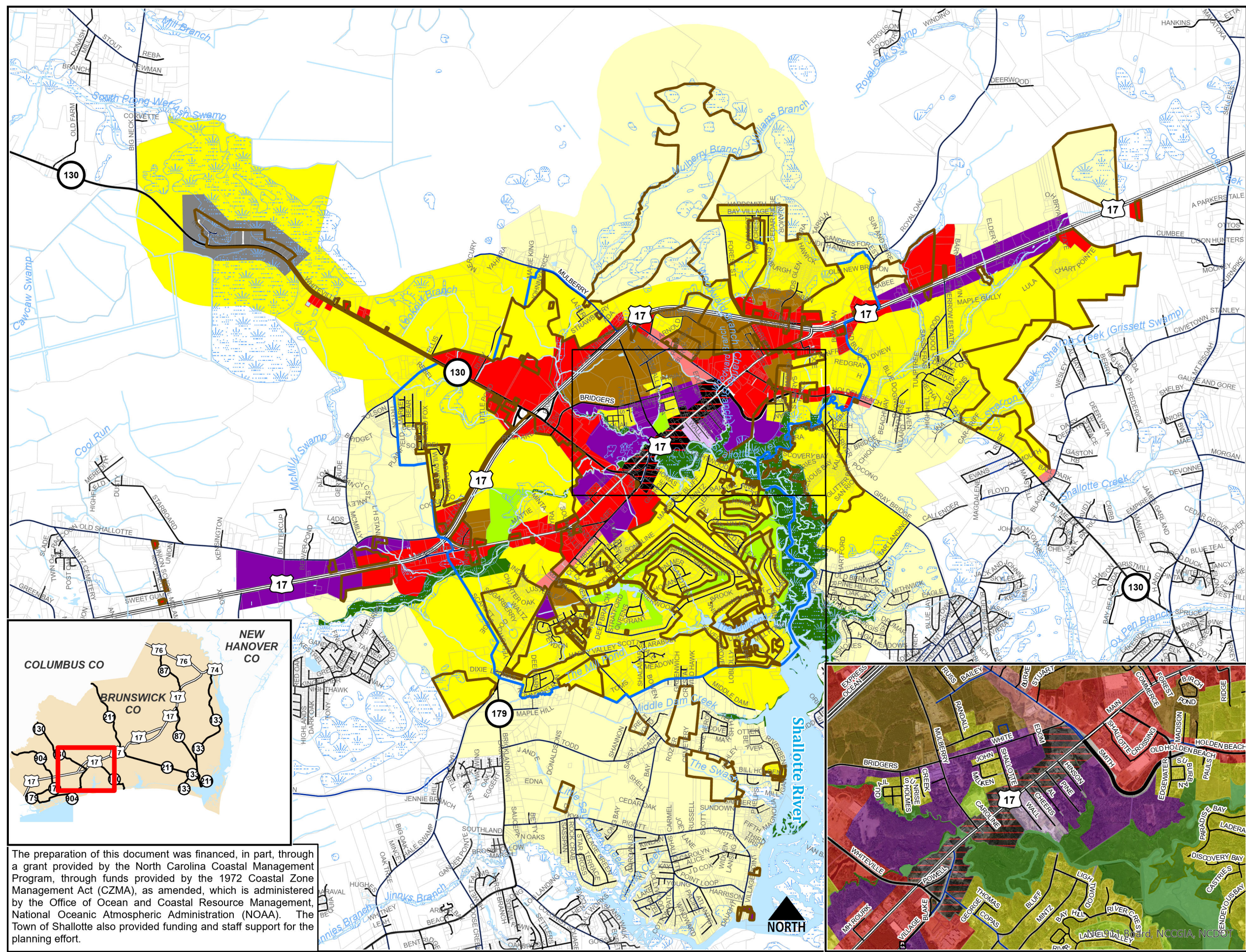


The preparation of this document was financed, in part, through a grant provided by the North Carolina Coastal Management Program, through funds provided by the 1972 Coastal Zone Management Act (CZMA), as amended, which is administered by the Office of Ocean and Coastal Resource Management, National Oceanic Atmospheric Administration (NOAA). The Town of Ocean Isle Beach also provided funding and staff support for the planning effort.

Town of Shallotte

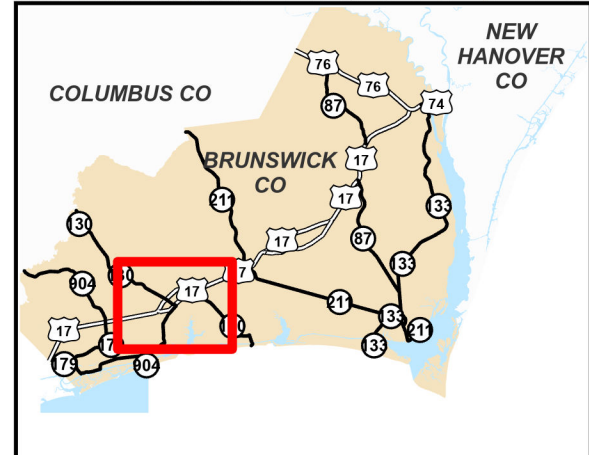
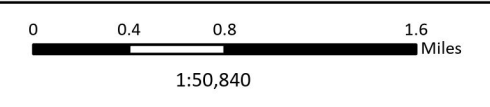


2016 Land Use Plan Map 5.4 Future Land Use Classification Map (draft)



- Waterbody
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Map prepared by Cape Fear Council of Governments and revised by Anchorpoint Planning. Data sources: Brunswick Co., NCDEQ, NCDOT, USGS.

**RESOLUTION 26-05 OF THE BOARD OF ALDERMEN OF
THE TOWN OF SHALLOTTE, NORTH CAROLINA
AMENDING THE SHALLOTTE 2016 COMPREHENSIVE LAND USE PLAN
(Map 5.4 Future Land Use Classification Map)**

WHEREAS, from October 2025 through March 2026, the Town of Shallotte reviewed and updated the Future Land Map within the Land Use Plan with the assistance of Anchorpoint Planning; and

WHEREAS, the Comprehensive Land Use Plan is intended to provide policy guidance for future decisions regarding the growth and development of the Town and comply with North Carolina General Statute 160D-501; and

WHEREAS, the Land Use Plan amendment was recommended for approval by the Town’s Planning Board in March 2026; and

WHEREAS, at a duly advertised meeting compliant with the notice requirements of North Carolina General Statute 160D-601, the Board of Aldermen held a public hearing on the draft Land Use Plan on June 2, 2026; and

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Aldermen in a meeting duly noticed and assembled hereby adopts the amendment to the 2016 Comprehensive Land Use Plan, specifically an updated Map 5.4 Future Land Use Classification Map, effective immediately.

BE IT FURTHER RESOLVED that the Town Manager is hereby authorized to submit the adopted Plan to the State for certification as described above.

Adopted this 2nd day of June 2026.

TOWN OF SHALLOTTE

Mayor

ATTEST:

SEAL:

Town Clerk



Town of Shallotte Board of Aldermen
ACTION AGENDA ITEM
2025

TO: Board of Aldermen

ACTION ITEM #: ANX 26-06

FROM: Brandon Eaton, Planner II

MEETING DATE: 6/2/2026

DATE SUBMITTED: _____

ISSUE/ACTION REQUESTED:

PUBLIC HEARING: YES NO

Review the petition for annexation and rezoning (ANX 26-06), along with the supporting documentation, conduct a public hearing, and take action upon the request.

BACKGROUND/PURPOSE OF REQUEST:

Staff has received an application and petition for voluntary annexation and rezoning for the property located at PID # 1970007504.

The property is currently vacant and is intended for commercial use.

The property in question is a county parcel that is contiguous to the Town’s corporate jurisdiction. As part of this process, the property owner has requested that this parcel be zoned Highway Business (HB). The property is currently zoned Brunswick County Commercial Intensive (CI). The HB district is consistent with the surrounding in-town zoning districts and adjacent parcels.

The Town's 2018 Land Use Plan-Future Land Use Map identifies that area as "General Commercial".

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- CO-CLD

South- CO-CLD

East- HB

West- CO-CI

The Board may:

Vote to approve the rezoning as proposed; or

Vote to deny the rezoning as proposed; or

Continue the item until additional information is presented.

FISCAL IMPACT:

BUDGET AMENDMENT REQUIRED:

YES NO

CAPITAL PROJECT ORDINANCE REQUIRED:

YES NO

PRE-AUDIT CERTIFICATION REQUIRED:

YES NO

REVIEWED BY DIRECTOR OF FISCAL OPERATIONS

YES NO

CONTRACTS/AGREEMENTS:

REVIEWED BY TOWN ATTORNEY:

YES **NO** **N/A**

ADVISORY BOARD RECOMMENDATION:

The Town of Shallotte Planning Board voted to recommend the annexation and rezoning of the parcel at their May 12, 2026, meeting.

STAFF RECOMMENDATION: Staff recommend that the Board approves the annexation and rezoning as presented.

FINANCE RECOMMENDATION: NA

ATTACHMENTS:

1. Petition for Annexation/Rezoning
2. Area map
3. General Commercial Description
4. Table of Permitted Uses
5. Legal Description
6. Clerk Certification
7. Planning Board Statement of Consistency
8. Draft Statement of Consistency
9. Draft Ordinance

ACTION OF THE BOARD OF ALDERMEN

APPROVED:
DENIED:

ATTEST: **CLERK TO THE BOARD**

DEFERRED UNTIL: _____

SIGNATURE

OTHER:

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
OmniStorage Inc. by George H. Holder, President	4712 Goose Lane SW, Shallotte, NC 28470	1970007504	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<i>OmniStorage, Inc. by George H. Holder, President</i> <div style="font-size: small; text-align: right; margin-top: 2px;"> dotloop verified 05/20/26 12:43 PM EDT JVC8-WEBB-TDIE-S1DA </div>	
			<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 parcel 1970007504 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 27th day of May, 2026.



Natalie Goins
Natalie Goins, Town Clerk



Brunswick County GIS Data Viewer

- > BRUNSWICK COUNTY GIS
- PICTOMETRY 2026
- PICTOMETRY 2025
- ORTHOIMAGERY 2024
- PICTOMETRY_2023
- PICTOMETRY_2021
- PICTOMETRY 2019
- PICTOMETRY 2016
- PICTOMETRY 2012
- PICTOMETRY 2010

Parcels: 1970007504

Zoom to

Property Tax Cards

[2025 Tax Card](#)

[2024 Tax Card](#)

[2023 Tax Card](#)

[2022 Tax Card](#)

[2021 Tax Card](#)

Parcel Information

Parcel ID: 1970007504

Parcel PIN: 107711578194

Calc. Acreage: 5.06

Legal Description

TR-P/O 1 5.06 AC PL-Z/163 US 17

Owner Information

Owner Name:
OMNISTORAGE INC

Mailing Address:

4712 GOOSE LN SW

SHALLOTTE, NC 28470-5442

Deed and Plat References

Deed Book: 00964

Deed Page: 0534

Plat Book:0000Z

Plat Page: 00163

[PARCEL PHOTO](#)

- [About This Application](#)
- [Links to helpful information](#)
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Search result

1970007504



**Secretary of
State**
Elaine F. Marshall

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Business Corporation

Actions

- [File an Annual Report/Amend an Annual Report](#)
- [Online Filing](#)
- [Order a Document Online](#)
- [Add Entity to My Email Notification List](#)
- [View Filings](#)
- [Print a Pre-Populated Annual Report form](#)
- [Print an Amended a Annual Report form](#)

Legal name: OMNISTORAGE, INC.

Secretary of State Identification Number (SOSID): 0328213

Status: Current-Active

Citizenship: Domestic

Date formed: 7/23/1993

Fiscal month: December

Registered agent: [G. Houston Holder](#)

Mailing address

4712 Goose Ln SW
Shallotte, NC 28470-5442

Principal Office address

4712 Goose Ln SW
Shallotte, NC 28470-5442

Registered Office address

4712 Goose Ln SW
Shallotte, NC 28470

Registered Mailing address

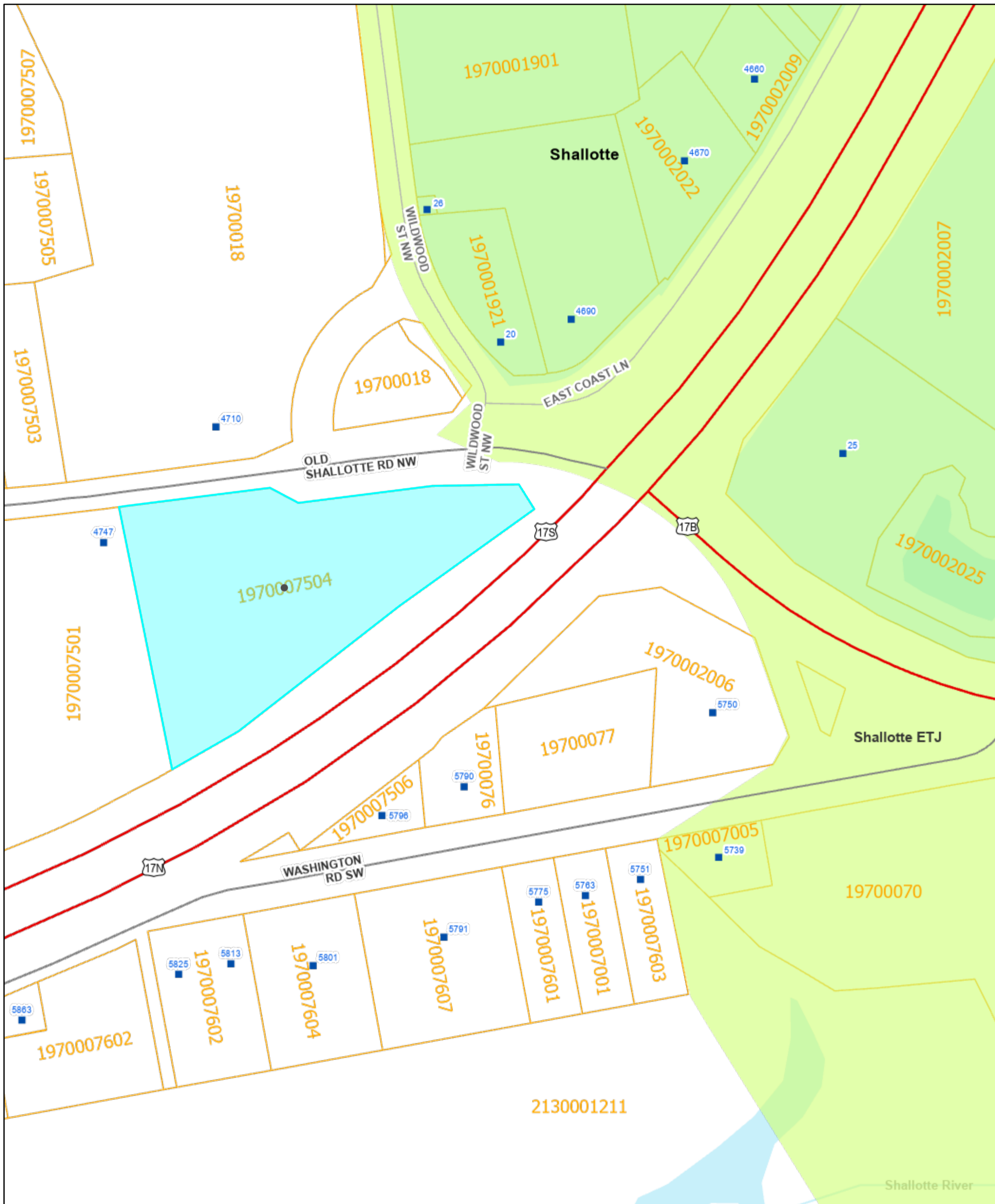
4712 Goose Ln SW
Shallotte, NC 28470

Officers

- **Vice President**
[Mary H Diez](#)
3456 Shunka Rd.
New Ulm TX 78950
- **Secretary**
[Catherine N Holder](#)
4712 Goose Ln SW
Shallotte NC 28470-5442
- **President**
[G. Houston Holder](#)
4712 Goose Ln SW
Shallotte NC 28470-5442

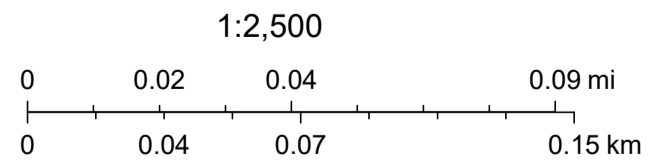
Brunswick County GIS Data Viewer

Section VIII, Item 2.



4/30/2026, 4:41:15 PM

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



GENERAL COMMERCIAL

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

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

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

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

General Commercial

Desired Uses:

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

Inappropriate Uses:

- Industrial uses
- Single-family residential uses & duplexes

Desired Density:

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

Table 10-2: Table of Permitted Uses

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

¹As permitted by CAMA.

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

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

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

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

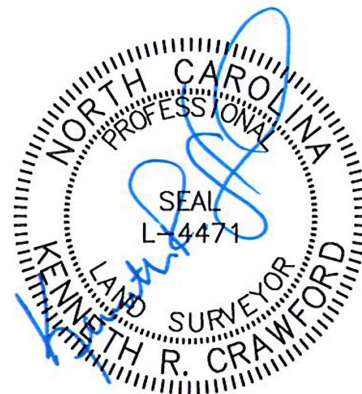
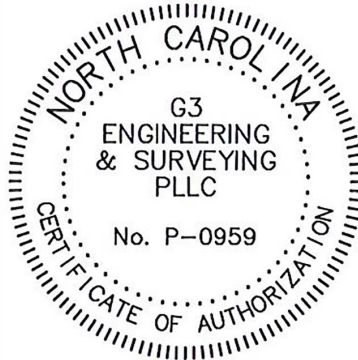
PERMITTED USES	ME-14/10/6	R-10	RM-10	R-15	RA-15	RAM-15	CB	HB	CW	B-2	O/I	LI	HI	C	PUD
MINI-WAREHOUSING AND DRY STORAGE												P	P		
MOVERS, VAN LINES, AND STORAGE								S		S		P	P		
OFF-STREET AUTOMOBILE PARKING							P	P		P		P	P		P
PACKAGE DELIVERY SERVICES, COMMERCIAL								S		S		P			
SHIP CHANDLERS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

¹As permitted by CAMA.

AS-SURVEYED LEGAL DESCRIPTION

ALL AND SINGULAR, THAT CERTAIN PIECE, PARCEL, OR LOT OF LAND, WITH ANY IMPROVEMENTS THEREON, SITUATE, LYING, AND BEING IN SHALLOTTE TOWNSHIP, BRUNSWICK COUNTY, NORTH CAROLINA, BEING BOUND ON THE NORTH BY OLD SHALLOTTE ROAD NW (PUBLIC R/W VARIES), ON THE EAST BY OLD SHALLOTTE ROAD NW (PUBLIC R/W VARIES), ON THE SOUTH BY U.S. HIGHWAY 17 (PUBLIC R/W VARIES), ON THE WEST BY PRIME STORAGE SHALLOTTE, LLC AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" REBAR, ON THE SOUTHERN EDGE OF OLD SHALLOTTE ROAD (PUBLIC R/W VARIES) BEING THE COMMON PROPERTY CORNER WITH PRIME STORAGE, LLC AND OMNISTORAGE, INC. A NORTH CAROLINA BUSINESS CORPORATION THENCE ALONG THE SOUTHERN EDGE OF OLD SHALLOTTE ROAD A BEARING OF N 82°01'12" E, A DISTANCE OF 288.57 FEET TO A N.C.D.O.T. R/W MONUMENT, THENCE A BEARING OF S 62°51'11" E, A DISTANCE OF 61.08 FEET TO A N.C.D.O.T. R/W MONUMENT, THENCE A BEARING OF N 82°09'51" E, A DISTANCE OF 255.82 FEET TO A N.C.D.O.T. R/W MONUMENT, THENCE A BEARING OF N 88°21'31" E, A DISTANCE OF 164.21 FEET TO A N.C.D.O.T. R/W MONUMENT, THENCE A BEARING OF S 33°03'20" E, A DISTANCE OF 25.51 FEET TO A N.C.D.O.T. R/W MONUMENT, THENCE A BEARING OF S 33°03'20" E, A DISTANCE OF 29.87 FEET TO A N.C.D.O.T. R/W MONUMENT, THENCE ALONG THE NORTHERN EDGE OF U.S. HIGHWAY 17 (PUBLIC R/W VARIES) A BEARING OF THENCE A BEARING OF S 53°50'10" W, A DISTANCE OF 50.62 FEET TO A N.C.D.O.T. R/W MONUMENT, THENCE A BEARING OF S 53°50'10" W, A DISTANCE OF 264.47 FEET TO A N.C.D.O.T. R/W MONUMENT, THENCE A BEARING OF S 51°40'30" W, A DISTANCE OF 184.53 FEET TO A N.C.D.O.T. R/W MONUMENT, THENCE A BEARING OF S 51°41'41" W, A DISTANCE OF 201.29 FEET TO A N.C.D.O.T. R/W MONUMENT, THENCE ALONG A CURVE TO THE RIGHT A CHORD BEARING OF S 59°01'06" W, A CHORD DISTANCE OF 104.35 FEET (RADIUS=3,206.06 FEET, DELTA=01°51'54") TO A N.C.D.O.T. R/W MONUMENT, THENCE WITH A COMPOUND CURVE RIGHT A CHORD BEARING OF S 60°27'17" W, A CHORD DISTANCE OF 40.10 FEET (RADIUS=3,206.06 FEET, DELTA=00°43'00") TO A 5/8" IRON REBAR FOUND, THENCE ALONG THE LANDS OF PRIME STORAGE SHALLOTTE, LLC A BEARING OF N 12°10'47" W, A DISTANCE OF 504.63 FEET AND POINT OF BEGINNING AND CONTAINING 5.05 ACRES± (219,902 SQUARE FEET±)



KENNETH R. CRAWFORD
NORTH CAROLINA PROFESSIONAL LAND SURVEYOR
LICENSE NO. L-4471

ORDINANCE 26-06

ORDINANCE OF THE TOWN OF SHALLOTTE, NORTH CAROLINA TO EXTEND THE CORPORATE LIMITS OF THE TOWN OF SHALLOTTE, NORTH CAROLINA (NON-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 June 02, 2026, 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 June 02, 2026;

Parcel ID: 1970007504

ALL AND SINGULAR, THAT CERTAIN PIECE, PARCEL, OR LOT OF LAND, WITH ANY IMPROVEMENTS THEREON, SITUATE, LYING, AND BEING IN SHALLOTTE TOWNSHIP, BRUNSWICK COUNTY, NORTH CAROLINA, BEING BOUND ON THE NORTH BY OLD SHALLOTTE ROAD NW (PUBLIC R/W VARIES), ON THE EAST BY OLD SHALLOTTE ROAD NW (PUBLIC R/W VARIES), ON THE SOUTH BY U.S. HIGHWAY 17 (PUBLIC R/W VARIES), ON THE WEST BY PRIME STORAGE SHALLOTTE, LLC AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" REBAR, ON THE SOUTHERN EDGE OF OLD SHALLOTTE ROAD (PUBLIC R/W VARIES) BEING THE COMMON PROPERTY CORNER WITH PRIME STORAGE, LLC AND OMNISTORAGE, INC. A NORTH CAROLINA BUSINESS CORPORATION THENCE ALONG THE

SOUTHERN EDGE OF OLD SHALLOTTE ROAD A BEARING OF N 82'01'12" E, A DISTANCE OF 288.57 FEET TO A N.C.D.O.T. R/W MONUMENT, THENCE A BEARING OF S 62'51'11" E, A DISTANCE OF 61.08 FEET TO A N.G.D.O. T. R/W MONUMENT, THENCE A BEARING OF N 82'09'51" E, A DISTANCE OF 255.82 FEET TO A N.C.D.O.T. R/W MONUMENT, THENCE A BEARING OF N 88'21'31" E, A DISTANCE OF 164.21 FEET TO A N.C.D.O.T. R/W MONUMENT, THENCE A BEARING OF S 33'03'20" E, A DISTANCE OF 25.51 FEET TO A N.C.D.O.T. R/W MONUMENT, THENCE A BEARING OF S 33'03'20" E, A DISTANCE OF 29.87 FEET TO A N.C.D.O.T. R/W MONUMENT, THENCE ALONG THE NORTHERN EDGE OF U.S. HIGHWAY 17 {PUBLIC R/W VARIES} A BEARING OF THENCE A BEARING OF S 53'50'10" W, A DISTANCE OF 50.62 FEET TO A N.C.D.O.T. R/W MONUMENT, THENCE A BEARING OF S 53'50'10" W, A DISTANCE OF 264.47 FEET TO A N.C.D.O. T. R/W MONUMENT, THENCE A BEARING OF S 51'40'30" W, A DISTANCE OF 184.53 FEET TO A N.C.D.O.T. R/W MONUMENT, THENCE A BEARING OF S 51'41'41" W, A DISTANCE OF 201.29 FEET TO A N.C.D.O.T. R/W MONUMENT, THENCE ALONG A CURVE TO THE RIGHT A CHORD BEARING OF S 59'01'06" W, A CHORD DISTANCE OF 104.35 FEET (RADIUS=3,206.06 FEET, DELTA=01'51'54") TO A N.C.D.O.T. R/W MONUMENT, THENCE WITH A COMPOUND CURVE RIGHT A CHORD BEARING OF S 60'27'17" W, A CHORD DISTANCE OF 40.10 FEET (RADIUS=3,206.06 FEET, DELTA=00'43'00") TO A 5/8" IRON REBAR FOUND, THENCE ALONG THE LANDS OF PRIME STORAGE SHALLOTTE, LLC A BEARING OF N 12'10'47" W, A DISTANCE OF 504.63 FEET AND POINT OF BEGINNING AND CONTAINING 5.05 ACRES± (219,902 SQUARE FEET±)

Adopted this 2nd day of June 2026.

Art Dornfeld, Mayor

ATTEST:

Natalie Goins, Town Clerk

APPLICANT: Danny Hernandez, President of Tanner Postal Commercial Real Estate, LLC, on behalf of Omnistorage, Inc., (PID 1970007504)

I certify that Natalie Goins personally appeared before me this 2nd day of June, 2026 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 26-06 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 2nd day of June, 2026; 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 2nd day of June 2026.

Natalie Goins, Town Clerk
Town of Shallotte

Planning Board Zoning Map Amendment Statement of Consistency

**1.
(Approval)**

The Town of Shallotte *Planning Board* has reviewed in full the petition ANX #26-06 to rezone ±5.06 acres of real property (Parcel ID 1970007504) owned by OMNISTORAGE INC from CO-CI to HB. After review of the petition, the Planning Board hereby *recommends* that the property be rezoned to HB from its current zoning. In making this *recommendation*, the *Planning Board* finds that [check all that apply]:

- The size of the area to be rezoned, which is ±5.06 acres is compatible with the proposed rezoning to CB, HB
The area exceeds the minimum lot size and width in the proposed zoning district and development type.
- All permitted uses in Article 10 Table of Permitted Uses of the Shallotte Unified Development Ordinance have been considered in this decision.
The Table of Permitted Uses was reviewed.
- The proposed rezoning to HB is compatible with the Town of Shallotte Land Use Plan.
The Future Land Use Map identifies this area as General Commercial, and the uses allowed within the HB zoning district are consistent with this description.
- The benefits of rezoning the tract to HB outweigh any detriments.
The zoning change has the potential to add value and commerce to an area that is currently zoned and planned for similar commercial uses.
- The relationship between the uses of the proposed zoning of HB and the surrounding area are either identical or compatible.
The properties adjacent to the parcel are zoned for similar commercial uses currently.
- 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 through the creation of jobs and revenue in an area prime for future commercial growth potential, while appropriately balancing uses of varying intensities.
- Other comments:

Date: 5/12/2026
Richard Cannon
Planning Board Chairman
Town of Shallotte

Board of Aldermen Zoning Amendment Statement of Consistency

**1.
(Approval)**

The Town of Shallotte *Board of Aldermen* has reviewed in full the petition ANX #26-06 to rezone ±5.06 acres of real property (Parcel ID 1970007504) owned by OMNISTORAGE INC from CO-CI to HB. After review of the petition, the Board hereby *approve* the property be rezoned to HB from its current zoning. In this *approval*, the *Board of Aldermen* finds that [check all that apply]:

- The size of the area to be rezoned, which is ±5.06 acres is compatible with the proposed rezoning to HB.
The area exceeds the minimum lot size and width in the proposed zoning district and development type.
- All permitted uses in Article 10 Table of Permitted Uses of the Shallotte Unified Development Ordinance have been considered in this decision.
The Table of Permitted Uses was reviewed
- The proposed rezoning to HB is compatible with the Town of Shallotte Land Use Plan.
The Future Land Use Map identifies this area as General Commercial and the uses allowed within the HB zoning district are consistent with this description.
- The benefits of rezoning the tract to HB outweigh any detriments.
The zoning change has the potential to add value and commerce to an area that is currently zoned and planned for similar commercial uses.
- The relationship between the uses of the proposed zoning of HB and the surrounding area are either identical or compatible.
The properties adjacent to the parcel are zoned for similar commercial uses currently.
- 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 through the creation of jobs and revenue in an area prime for future commercial growth potential, while appropriately balancing uses of varying intensities.
- Other comments: _____

Date

Mayor
Town of Shallotte

**2.
(Denial)**

The Town of Shallotte *Board of Aldermen* has reviewed in full the petition ANX #26-06 to rezone ±5.06 acres of real property (Parcel ID 1970007504) owned by OMNISTORAGE INC from CO-CI to HB. After review of the petition, the Board hereby *denies the request* that the property be rezoned to HB from its current zoning. In making this *decision*, the *Board of Aldermen* finds that [*check all that apply*]:

- The area in question, which is ±5.06 Acres, is NOT compatible with the requested rezoning to HB.
- All permitted uses in Article 10 Table of Permitted Uses of the Shallotte Unified Development Ordinance have been considered in this decision and were found to be inappropriate.
- The requested rezoning to HB is NOT compatible with the Town of Shallotte Land Use Plan.
- The benefits to the requested rezoning to HB DO NOT outweigh any detriments.
- The relationship between the uses of the requested new zoning of HB and the surrounding area are NOT compatible.
- This new zoning does NOT promote the public health, safety, and general welfare of the community.
- Reason for Recommending Denial/Other comments:

Date

Mayor
Town of Shallotte



Town of Shallotte Board of Aldermen
ACTION AGENDA ITEM
2026

Section VIII, Item 3.

TO: Board of Aldermen

ACTION ITEM #: SUP # 21-52

FROM: Robert Waring, Planning Director

MEETING DATE: 06/02/2026

DATE

SUBMITTED:

ISSUE/ACTION REQUESTED:

Continued from the 5.5.26 meeting.

(1) Conduct a quasi-judicial hearing for the proposed revisions to the approved Special Use Permit (SUP) as submitted by the Tides of Shallotte, LLC. to move the construction of a public walking path to the development's final phase.

(2) Consider specific aspects of the proposed revision, consider conditions specific to the revision's impacts, and consider approval of the revised SUP application & plan.

PUBLIC YES NO

HEARING:

6/2/26

BACKGROUND/PURPOSE OF REQUEST:

The Tides project is a multi-phase apartment project consisting of approximately 397 units that are currently being constructed in 7 phases. The initial SUP was approved by the Board of Aldermen on 9/07/2021.

The Board put in place several conditions with the initial SUP approval; one of which that a 10' wide public walking path be constructed with the project. The Town intends to connect to this pathway with a future expansion of the Riverwalk project.

The applicant has proceeded with construction and completed Phase 1 through 4.

The applicant has requested that the phasing plans be revised to allow construction of the walkway shown on their plans to take place in the final phase of construction. Staff felt that the requested change should go back to the Board for their approval. Staff has observed no issues with project construction/development.

The Board should review the six findings and consider their approval of each based upon the material and testimony provided during the hearing. Note, since this is a revision to a project that is well underway, the Board should limit their focus to the changes requested by the applicant and the remaining work.

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

TOWN ADMINISTRATOR'S RECOMMENDATION:

Staff typically develops conditions that may be applied by the Board when reviewing SUP requests. Staff's draft conditions focus on the requested revision.

These conditions can be revised or removed by the Board. The applicant will need to indicate their consent to the conditions at the SUP hearing.

1. The conditions approved with the initial SUP remain in place; and
2. An easement over the area public walking path be recorded prior to additional final approval of future phases; and
3. The applicant indicates acceptance of these conditions.

FINANCE RECOMMENDATION: NA

ATTACHMENTS:

1. Revised SUP Application
2. Revised Phasing Plans
3. Applicants' Supplemental Information
4. Approved findings from 2021 hearing
5. Draft Findings

ACTION OF THE BOARD OF ALDERMEN

APPROVED:

ATTEST:

CLERK TO THE BOARD

DENIED:

DEFERRED

UNTIL:

SIGNATURE

OTHER:

The Tides of Shallotte, LLC
639 Executive Place, Suite 400
Fayetteville, NC 28305

March 25th, 2026

Town of Shallotte, Technical Review Committee,
Planning Board, & Board of Alderman:

Attached is a Special Use Permit application from The Tides of Shallotte, LLC referencing The Tides community located at 4568 Tides Way, Shallotte. The intent of the application to seek approval to reclassify a Proposed 10' Public Path located behind garage #1 from Phase 5 to Phase 7. The reclassification will not modify any design elements of the approved SUP #21-52.

We appreciate your consideration of our request.

Thank you,

Watson Caviness



APPLICATION FOR SPECIAL USE

<i>Official Use Only</i>	
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: <u>The Tides</u>		
SECTION 1: APPLICANT INFORMATION		
Applicant Name: <u>The Tides of Shallotte, LLC</u>		
Mailing Address: <u>639 Executive Place Suite 400 Fayetteville, NC 28305</u>		
Phone: <u>910-481-0503</u>	Fax: _____	Email: <u>casey@cavinessandcates.com</u>
SECTION 2: PROPERTY OWNER INFORMATION (if different from above)		
Owner Name(s): _____		
Mailing Address: _____		
Phone: _____	Fax: _____	Email: _____
SECTION 3: PROPERTY INFORMATION		
Street Address and/or Description of Location: <u>4568 Tides Way Shallotte, NC 28470</u>		
Parcel ID #(s): <u>portion of 108820928230, portion of 109817012327</u>	Total Site Acres or Square Feet: <u>50.301ac</u>	
Current Zoning District(s): <u>Multi-Family Residential MF-10</u>		
SECTION 4: USE INFORMATION		
Detailed Description of Proposed Use (attach additional sheets as necessary): <u>Multi-family dwelling units</u>		

Use Classification (from Table of Uses): multi-family dwellings

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: 3/25/24
Watson Caviness

Official Use Only

TRC Meeting Date: _____ Recommendation: _____ Staff: _____

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

The Tides of Shallotte, LLC

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.

The updated phasing plan will reclassify the walking path located behind garage 1 (see Attached Exhibit) from Phase 5 to Phase 7. This phasing reclassification will not endanger 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).

The update to the phasing plan (see Attached Exhibit) should have no adverse effect on the value of adjoining or abutting properties. The planned site design and previously approved use noted in SUP #21-52 will remain the same.

(3) That the use will be in harmony with the area in which it is to be located.

The updated phasing plan will remain in harmony with the area it is located, the approved walking path will not be removed from the SUP #21-52 plan.

(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.

The phasing plan revision does not remove any design elements from the approved SUP #21-52 and will remain in general conformity with the Land Use Plan, Thoroughfare Plan, or other plans 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 have adequate utilities, access roads, drainage, sanitation, or other necessary infrastructure.

The updated phasing plan will have adequate facilities; the approved design will not change. The phasing plan attached to the Special Use Permit application illustrates the standards are met.

(6) That the use meets all required conditions and specifications established by the Board of Aldermen.

The applicant attests that the previously approved use continues to meet all the required conditions and specifications established by the Board of Aldermen and will demonstrate by the site plan that the use is in keeping with the UDO and other established policies and procedures. The use approved by the Town Board previously with SUP #21-52 is unchanged. The focus of this SUP is to address the phasing of the walking path located behind Garage #1, a minor change that will not have an adverse effect on overall quality of life of residents.

PHASE LEGEND

[Red Hatched]	PHASE 1
[Orange Hatched]	PHASE 2
[Blue Hatched]	PHASE 3
[Purple Hatched]	PHASE 4
[Green Hatched]	PHASE 5
[Pink Hatched]	PHASE 6
[Cyan Hatched]	PHASE 7

SITE DEVELOPMENT DATA

GENERAL NOTES:

OWNER: THE TIDES OF SHALLOTTE, LLC
ADDRESS: 639 EXECUTIVE PLACE, SUITE 400 FAYETTEVILLE, NC 28305
PHONE: (910) 481-0503
APPLICANT: WITHERSRAVENEL
ATTN: WATSON CAVINESS

PARCEL NOS.: 108820928230, 109817012327

PROJECT INFORMATION:
TOTAL TRACT AREA: 112.35 AC +/-
ZONING DISTRICT: MF-10
MAX BUILDING HEIGHT: 40 FEET

PROJECTED WASTEWATER FLOW:
PHASE 1: 295 APARTMENT UNITS = 42,840 GPD
CLUBHOUSE & POOL HOUSE = 3,000 GPD
1 SINGLE FAMILY HOME = 210 GPD
1 MAINTENANCE BUILDING = 500 GPD
PHASE 2: 102 APARTMENT UNITS = 14,700 GPD
TOTAL: 61,250 GPD

DEVELOPMENT DATA:
TOTAL RESIDENTIAL UNITS: 397 TOTAL
PHASE 1: MULTIFAMILY: 294 UNITS
1 BEDROOM UNITS: 102 (102 BEDROOMS)
2 BEDROOM UNITS: 162 (324 BEDROOMS)
3 BEDROOM UNITS: 30 (90 BEDROOMS)
SINGLE FAMILY: 1 UNIT (3 BEDROOMS)
PHASE 2: MULTIFAMILY: 102 UNITS
1 BEDROOM UNITS: 42 (42 BEDROOMS)
2 BEDROOM UNITS: 54 (108 BEDROOMS)
3 BEDROOM UNITS: 6 (18 BEDROOMS)

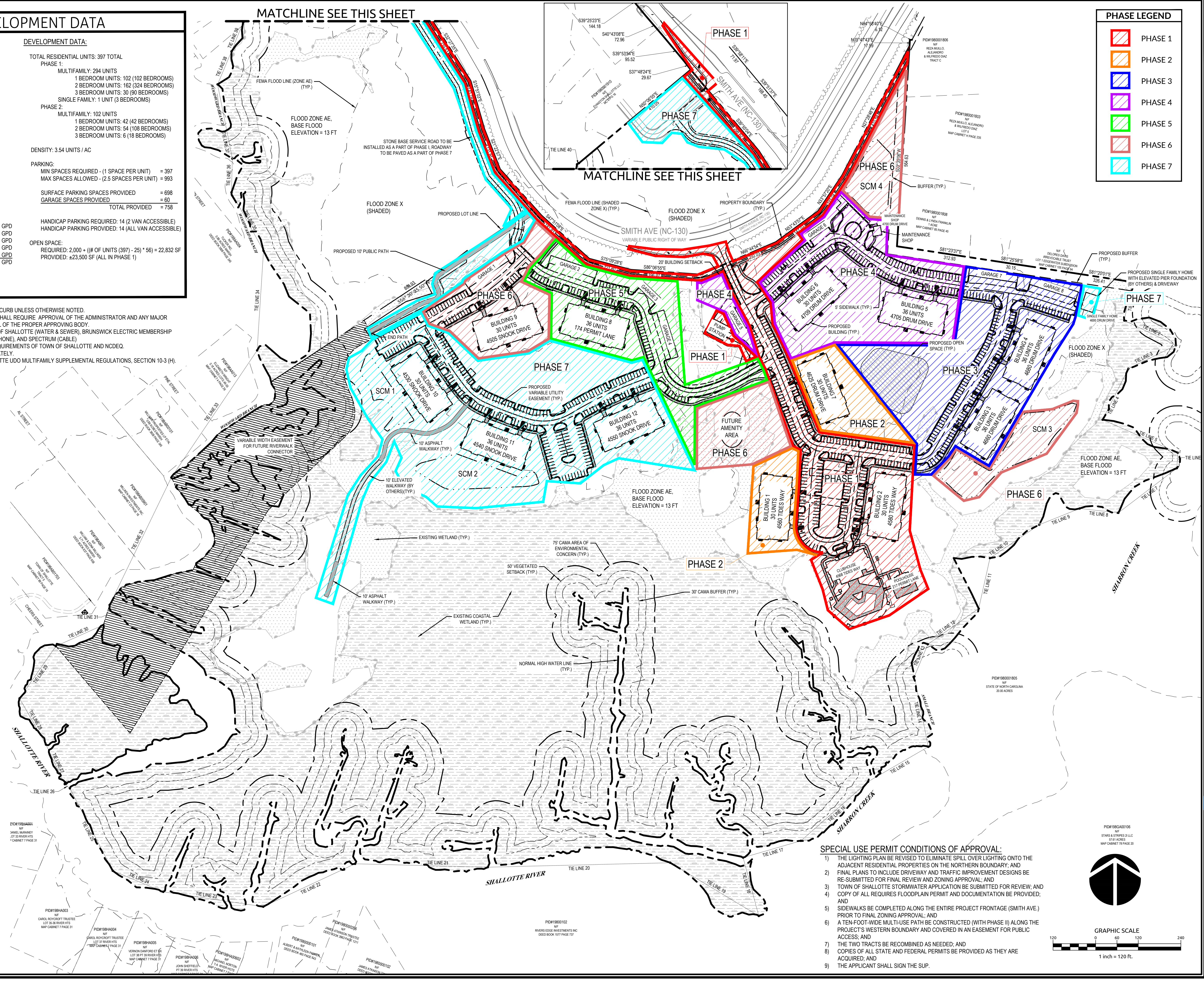
DENSITY: 3.54 UNITS / AC

PARKING:
MIN SPACES REQUIRED - (1 SPACE PER UNIT) = 397
MAX SPACES ALLOWED - (2.5 SPACES PER UNIT) = 993
SURFACE PARKING SPACES PROVIDED = 698
GARAGE SPACES PROVIDED = 60
TOTAL PROVIDED = 758

HANDICAP PARKING REQUIRED: 14 (2 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED: 14 (ALL VAN ACCESSIBLE)

OPEN SPACE:
REQUIRED: 2,000 + ((# OF UNITS (397) - 25) * 56) = 22,832 SF
PROVIDED: ±23,500 SF (ALL IN PHASE 1)

- NOTES:
- 1) ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS OTHERWISE NOTED.
 - 2) ANY MINOR DEVIATION IN THIS PLAN SHALL REQUIRE APPROVAL OF THE ADMINISTRATOR AND ANY MAJOR DEVIATION SHALL REQUIRE APPROVAL OF THE PROPER APPROVING BODY.
 - 3) UTILITY PROVIDERS INCLUDE: TOWN OF SHALLOTTE (WATER & SEWER), BRUNSWICK ELECTRIC MEMBERSHIP CORPORATION (POWER), AT&T (TELEPHONE), AND SPECTRUM (CABLE).
 - 4) PROJECT TO MEET STORMWATER REQUIREMENTS OF TOWN OF SHALLOTTE AND NCDEQ.
 - 5) SIGNAGE WILL BE PERMITTED SEPARATELY.
 - 6) PROJECT TO ADHERE TO THE SHALLOTTE UDO MULTIFAMILY SUPPLEMENTAL REGULATIONS, SECTION 10-3 (H).



- SPECIAL USE PERMIT CONDITIONS OF APPROVAL:
- 1) THE LIGHTING PLAN BE REVISED TO ELIMINATE SPILL OVER LIGHTING ONTO THE ADJACENT RESIDENTIAL PROPERTIES ON THE NORTHERN BOUNDARY, AND
 - 2) FINAL PLANS TO INCLUDE DRIVEWAY AND TRAFFIC IMPROVEMENT DESIGNS BE RE-SUBMITTED FOR FINAL REVIEW AND ZONING APPROVAL, AND
 - 3) TOWN OF SHALLOTTE STORMWATER APPLICATION BE SUBMITTED FOR REVIEW, AND COPY OF ALL REQUIRES FLOODPLAIN PERMIT AND DOCUMENTATION BE PROVIDED, AND
 - 4) SIDEWALKS BE COMPLETED ALONG THE ENTIRE PROJECT FRONTAGE (SMITH AVE.) PRIOR TO FINAL ZONING APPROVAL, AND
 - 5) A TEN-FOOT-WIDE MULTI-USE PATH BE CONSTRUCTED (WITH PHASE II) ALONG THE PROJECT'S WESTERN BOUNDARY AND COVERED IN AN EASEMENT FOR PUBLIC ACCESS, AND
 - 6) THE TWO TRACTS BE RECOMBINED AS NEEDED, AND
 - 7) COPIES OF ALL STATE AND FEDERAL PERMITS BE PROVIDED AS THEY ARE ACQUIRED, AND
 - 8) THE APPLICANT SHALL SIGN THE SUP.



Town of Shallotte.

Return to 5 Total 249 Rev _____ Type 600
 Ck \$ 41 Ck 6581 Int. REN
 Refund _____ Cash \$ _____ Finance _____

Portions of document are illegible due to condition of original
 Document contains seals verified by original
 Document that cannot be reproduced or copied.



**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 7th day of September, 2021.

File Number:	SUP #21-52
Final Action Date:	9/07/2021
Formal Hearing Date:	9/07/2021
Project Name:	The Tides Multi-Family
Applicant:	FMJ Holdings LLC
Location:	Smith Ave
Tax Parcel Number:	19800019 & 1980001901
Acreage:	+/-112 Acres
Zoning District:	MF-10
Proposed Use:	Multi-Family Residential



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 use of multi-family residential will be designed in a manner that will not materially endanger the public health and safety.
 - *The Tides site has adequate access from Smith Avenue connecting to access from the west via Main Street. The site is designed to provide access to fire and emergency vehicles and to serve the needs of the future residents of this project.*
 - *The Tides site is located less than one mile from Shallotte Fire Station 1 and the Shallotte Police Department. Interior to the site, the layout allows for proper circulation of emergency vehicles and access to the buildings.*
 - *Buildings have been designed to meet or exceed the North Carolina Building Code and the required Fire Code in order to ensure the safety of the residents on site, as well as visitors.*
 - *Adequate public utilities are available to provide water and public sewer service to the site. Water and sewer utilities play a key role in the success of this development. Policy 4.1.2, providing sufficient water and sewer service to promote economic development and to alleviate public health problems and Policy 4.1.4, include connections to water and sewer systems where available within Town limits, will be achieved via the utility plan proposed on the attached site plan. The civil engineer will attest to the design at the hearing based on the attached Site Plan drawings submitted to the Town for review.*



B4721

Section VIII, Item 3.

Brenda N. Clemmons
of Deeds page 3 of 5

- That the use will not substantially injure the value of adjoining or abutting property (or alternatively, that it be a public necessity).
An appraiser will attest at the hearing that the use and its location will not be injurious to the value of adjoining or abutting properties. The appraiser will submit a report of his/her findings into evidence prior to or at the hearing.
- That the use will be in harmony with the area in which it is to be located.
The Tides site is situated between the Shallotte River and Sharron Creek on the south, and Smith Avenue to the north. Residential areas to the north, west and south in proximity to the site are separated by the Shallotte River, Sharron Creek, and other natural features. These natural features provide this site with natural amenities to be preserved and enjoyed by future residents on this site. The residential areas to the east that share a common property line will have buffers as required by the UDO. Multi-family residential provides a transition from lower density residential to commercial uses to the north and west. The non-residential uses across Smith Ave and along the commercial corridors in the area will benefit from the added residents who will be able to access services, dining, and shopping all within a mile of the site. In addition, the use will help support the development goals of the Riverwalk project – to promote mixed use development within proximity of the Riverwalk.
- 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.
*The future land use for the property is designated as Mixed Use. A portion of the site will remain commercial while the other portion is zoned Multi-Family Residential (MF-10), conforming with the Land Use Plan. Please see the attached exhibit of the 2018 Future Land Use Classification Map where the subject site is designated to be Mixed Use. The subject site will incorporate policy 4.5.5, providing interconnectivity of residential and nonresidential subdivisions to include commercial development.
Policy 5.5.11 will also be included throughout this development by promoting pedestrian facilities.
In Policy 5.1.12, the Town supports development of the Shallotte River as an anchor to a lively Town Center.
Additionally, 5.1.17 supports the preservation and maintenance of its environmentally sensitive areas while promoting and capitalizing on its natural resources. The proposed use as illustrated on the attached site plans supports these policies. Water and sewer utilities play a key role in the success of this development.
Policy 4.1.2, providing sufficient water and sewer service to promote economic development and to alleviate public health problems and Policy 4.1.4, include connections to water and sewer systems where available within Town limits, will be achieved via the utility plan proposed on the attached site 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 civil engineer and Transportation Engineer for the project will attest at the public hearing that the

Tides is designed to provide adequate facilities including:

- *Any required on-site and off-site improvements of public and private utilities.*
- *Any required on-site and off-site improvements for roadways.*
- *Access roads to accommodate fire, EMS, and police vehicles.*
- *Appropriate stormwater controls.*
- *Appropriate areas for disposal and collection of waste.*

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

The use will meet all requirements established by the Board of Aldermen.

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

1. The lighting plan be revised to eliminate spill over lighting onto the adjacent residential properties on the northern boundary; and
2. Final plans to include driveway and traffic improvement designs be re-submitted for final review and zoning approval; and
3. Town of Shallotte stormwater application be submitted for review; and
4. Copy of all requires floodplain permit and documentation be provided; and
5. Sidewalks be completed along the entire project frontage (Smith Ave.) prior to final zoning approval; and
6. A ten-foot-wide multi-use path be constructed (with Phase II) along the project's western boundary and covered in an easement for public access; and
7. The two tracts be recombined as needed; and
8. Copies of all state and federal permits be provided as they are acquired; and
9. The applicant shall sign the SUP below.

Section 3 – Final Signature

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

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



B4721

Section VIII, Item 3.

14:09:42.008
Brenda M. Clemmons PROP
page 5 of 5

The foregoing decision was rendered by the Board of Aldermen on the 7th day of September, 2021 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 7th day of Sept., 2021



Walter T. Eason
Mayor, Town of Shallotte

David Higgins AS MANAGER
Applicant Signature FOR FMS HOLDINGS, LLC

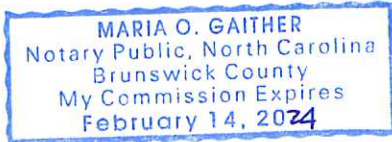
Sandy Strickland
Town Clerk

STATE OF NORTH CAROLINA

COUNTY OF BRUNSWICK

I, MARIA O GAITHER, a Notary Public of BRUNSWICK County, do hereby certify that Sandy Strickland 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 7th day of SEPT, 2021.



Maria O Gaither
Notary Public

(NOTARY SEAL/STAMP)

My commission expires: 2.14.24



**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 2nd day of June, 2026

File Number:	SUP #21-52 (REV)
Final Action Date:	6/02/2026
Formal Hearing Date:	6/02/2026
Project Name:	The Tides Multi-Family
Applicant:	NC Shallotte Smith, LLC
Location:	4568 Tides Way
Tax Parcel Number:	1980001914 & 1980001901
Acreage:	+/-50 Acres
Zoning District:	MF-10
Proposed Use:	Multi-Family Residential

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 updated phasing plan will reclassify the walking path located behind garage 1 (See Attached Exhibit) from phase 5 to Phase 7. This phasing reclassification will not endanger public health and safety.
- That the use will not substantially injure the value of adjoining or abutting property (or alternatively, that it be a public necessity).
The update to the phasing plan (See Attached Exhibit) should have no adverse effect on the value of adjoining or abutting properties. The planned site design and previously approved use noted in SUP # 21-52 will remain the same.
- That the use will be in harmony with the area in which it is to be located.
The updated phasing plan will remain in harmony with the area it is located, the approved walking path will not be removed from SUP# 21-52 plan.
- 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.
The phasing plan revision does not remove any design elements from the approved SUP #21-52 and will remain in general conformity with the Land Use Plan, Thoroughfare Plan, or other plans by the Board of Aldermen.

- 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 updated phasing plan will have adequate facilities; the approved design will not change. The phasing plan attached to the Special Use Permit application illustrates the standards are met.

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

The applicant attests that the previously approved use continues to meet all the required conditions and specifications established by the Board of Aldermen and will demonstrate by the site plan that the use is in keeping with the UDO and other established policies and procedures. The use approved by the Town Board previously with SUP #21-52 is unchanged. The focus for this SUP is to address the phasing of the walking path located behind Garage #1, a minor change that will not have an adverse effect on overall quality of life of residents.

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

1. The conditions approved with the initial SUP remain in place; and
 2. An easement over the area public walking path be recorded prior to additional final approval of future phases; and
 3. The applicant indicates acceptance of these conditions.
-

Section 3 – Final Signature

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

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

The foregoing decision was rendered by the Board of Aldermen on the 2nd day of June, 2026 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 _____, 20__.

Mayor, Town of Shallotte

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: _____