



December 2024 - Shallotte Planning Board Meeting Agenda

December 10, 2024 at 5:30 PM

Meeting Chambers – 110 Cheers Street

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

AGENDA AMENDMENTS

PUBLIC COMMENT

1. APPROVAL OF AGENDA

2. APPROVAL OF MINUTES

[November](#) 12, 2024

3. CONFLICT OF INTEREST STATEMENT

4. ACTION ITEMS

I. Rezoning Petition: REZ 24-29
570 Forest St. Ext.
Michael Norton & Carolina Strand Properties, LLC.
Light Industrial to Multi-Family 14
15.6 Acres +/-

II. Annexation Petition: ANX 24-26
190 Wildwood St.
Rivertide Corp
0.47 Acres +/-

III. Rezoning Petition: REZ 24-12
Parcel ID's: 1980001205,
1980001202, & 1980001204
MICHAEL WAYNE MILLIGAN
RAM-15 to B-2
1.6 Acres +/-

5. OLD AND NEW BUSINESS

a. Planning Department Monthly Summary

b. 2025 Submittal Deadlines

N) ADJOURN



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

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

Members Absent: Carson Durham and Melodie Bryant

Staff Present: Robert Waring, Brandon Eaton and Debra White

Aldermen Liaison: Jimmy Bellamy

Public Comments: None

Agenda Amendment: None

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

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

There was no conflict of Interest.

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

Action Taken:

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

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

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

Action Taken:

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

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

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

Action Taken:

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

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

Old & New Business

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

Adjournment

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

Respectfully Submitted,

Debra White

Debra White,
Planning Board Clerk



Town of Shallotte Planning Board
ACTION AGENDA ITEM
2024

TO: Planning Board

ACTION ITEM #: REZ 24-29

FROM: Robert Waring, Planning Director

MEETING DATE: 12-10-2024

DATE SUBMITTED: _____

ISSUE/ACTION REQUESTED: Review rezoning petition REZ #24-29 and supporting documentation and provide a recommendation to the Board of Aldermen. **PUBLIC HEARING:** YES NO

BACKGROUND/PURPOSE OF REQUEST: Michael Norton & Carolina Strand Properties, LLC. has submitted a petition for rezoning of property along Forest Street Extension. (PID# 18200177).

The property owner has requested that this parcel be zoned Multi-Family-14 (MF-14). The property is currently zoned Light Industrial (LI). The site is vacant and clear of significant vegetation.

The property is situated across from the County’s wastewater treatment plant. It is north of the Town’s fire training center. It directly abuts the Greenbay Village subdivision.

The property is accessed via the Hwy 17 intersection at Hwy 17 and Frontage Rd. This intersection is scheduled to be converted to a reduced conflict intersection by NCDOT sometime around June 2025. The Town has approved plans for the FMJ PUD near Express Drive and has reviewed plans for the Forest St. PUD. These projects will include a connecting road when the projects are complete. Currently, there is no timeline for this.

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

The proposed zoning is not consistent with future land use map. The use and lot size are compatible with the proposed zoning.

The surrounding properties are zoned as follows:

- North-R-10
- South-HI
- East-R-10
- West-HI

The Planning Board may:
Vote to recommend the rezoning as proposed; or
Vote to recommend denying 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: NA

STAFF RECOMMENDATION:

The proposed change is not consistent with the current FLU Map.

FINANCE RECOMMENDATION: NA

ATTACHMENTS:

1. Rezoning Application
2. Area maps
3. Industrial Description
4. Table of Permitted Uses
5. Draft Statement of Consistency

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

OTHER:

[Empty rectangular box for additional information]



REZONING PETITION

| | |
|------------------------|--------------------|
| <i>Official Use Of</i> | Section 4, Item 1. |
| P&Z #: | _____ |
| Date Rec'd: | _____ |
| Rec'd By: | _____ |
| Amount Paid: \$ | _____ |

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

All petitions for rezoning must be complete and accompanied by the application fee of \$150.00 plus a \$90.00 advertising fee, payable in cash or by check made to the Town of Shallotte. Applicants will also be responsible for any additional advertising costs, which will be billed at a later time. All fees must be paid in full before an application will be submitted for review by the Planning Board or Board of Aldermen. Applicants are responsible for attending all Planning Board and Board of Aldermen meetings where this application will be considered.

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

| | | |
|---|---|--------------------------------------|
| Project Name (if applicable): N/A | | |
| SECTION 1: APPLICANT INFORMATION | | |
| Petitioner Name: Michael Norton & Carolina Strand Properties LLC | | |
| Mailing Address: 1340 Sunnyside Street SW, Shallotte NC 28470 | | |
| Phone: 910-367-6869 | Fax: _____ | Email: compasspointe@atmc.net |
| 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: 570 Forest St Ext NW, Shallotte | | |
| Parcel Tax ID #(s): 18200177 | Total Site Acres or Square Feet: 15.62 | |
| Current Zoning District(s): LI | | |
| Proposed Zoning District(s): MF-14 | | |
| <p>NOTE: If any portion of a proposed zoning district boundary does not follow an existing property line, the petition must include fifteen (15) 24" x 36" maps prepared by a licensed surveyor providing bearings and distances of such zoning district boundaries.</p> | | |

SECTION 4: LAND USE COMPATIBILITY ANALYSIS

Future Land Use Map designation: **Industrial**

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

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

SECTION 5: STATEMENT OF REASONABLENESS

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

SECTION 6: SUPPLEMENTAL INFORMATION REQUIRED

- Each rezoning petition use must include:
- An application fee of \$150.00 plus \$90.00 advertising fee in cash or check made payable to the Town of Shallotte.
 - If any portion of a proposed zoning district boundary does not follow an existing property line, the petition must include three (3) paper maps and one (1) digital copy (PDF, CAD, or GIS file) prepared by a licensed surveyor providing bearings and distances of such zoning district boundaries.
 - A notarized letter of authorization, if acting as the agent for the property owner(s).

SECTION 7: APPLICANT/OWNER SIGNATURE

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

Signature: *Michael A. Font* Date: 11-26-24

Official Use Only

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

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

ATTACHMENT TO REZONING PETITION

SECTION 4: LAND USE COMPATIBILITY ANALYSIS

Though the proposed zoning is not directly consistent with the 2016 Land Use Map Industrial use overlay for this specific parcel, it is important that Land Use Plans are not necessarily intended to serve as a boundary on a parcel-by-parcel basis, especially since parcels can be combined or subdivided. Future land use overlays often broadly depict anticipated use over general areas, and transitional areas between boundaries can exist and are appropriately allowed. Thus, transitional zoning types exist and become reasonable considerations in rezoning requests.

Heavy Industrial (HI) or Light Industrial (LI) are the current Town zoning districts that match the current Industrial use overlay for the subject parcel, and the MF-14 zoning designation is directly consistent with Section 9-1 (A) of the Town of Shallotte UDO to “serve as transitional zones between high intensity and low intensity land uses”. The MF-14 district would be an appropriate application for transitioning from HI to the adjacent Medium Density Residential use designation on the Land Use Plan. This is also consistent with the past decade of development in this area and current understanding of future land use planning efforts. This parcel is positioned to allow it to uniquely serve as a transition from the HI properties currently owned and utilized by the Town and County to the abutting residential uses.

SECTION 5: STATEMENT OF REASONABLENESS

The MF-14 zoning district is established to serve as a transitional zone between high intensity and low intensity land uses. HI and LI are by nature high intensity uses and the allowance of the subject parcel rezoning can buffer abutting residential uses with the less intense zoning of MF-14. This also lessens traffic and degradation impacts on the Town street caused by frequent large/heavy, slower-moving, transport and equipment vehicles that are typical of the multiple use types allowed in industrial zones. Multi-family district options allowable per Shallotte UDO *Table 10-2: Table of Permitted Uses* offer less intensive development that eliminates potential aesthetic, noise, odor, and traffic type impacts that are typical in industrial districts.

3029 3023 3011 3005 2997 2983 2977 2971 2965 2953 2947

Section 4, Item 1.

570

Shalotte

400

589

573

563

557

549

539

533

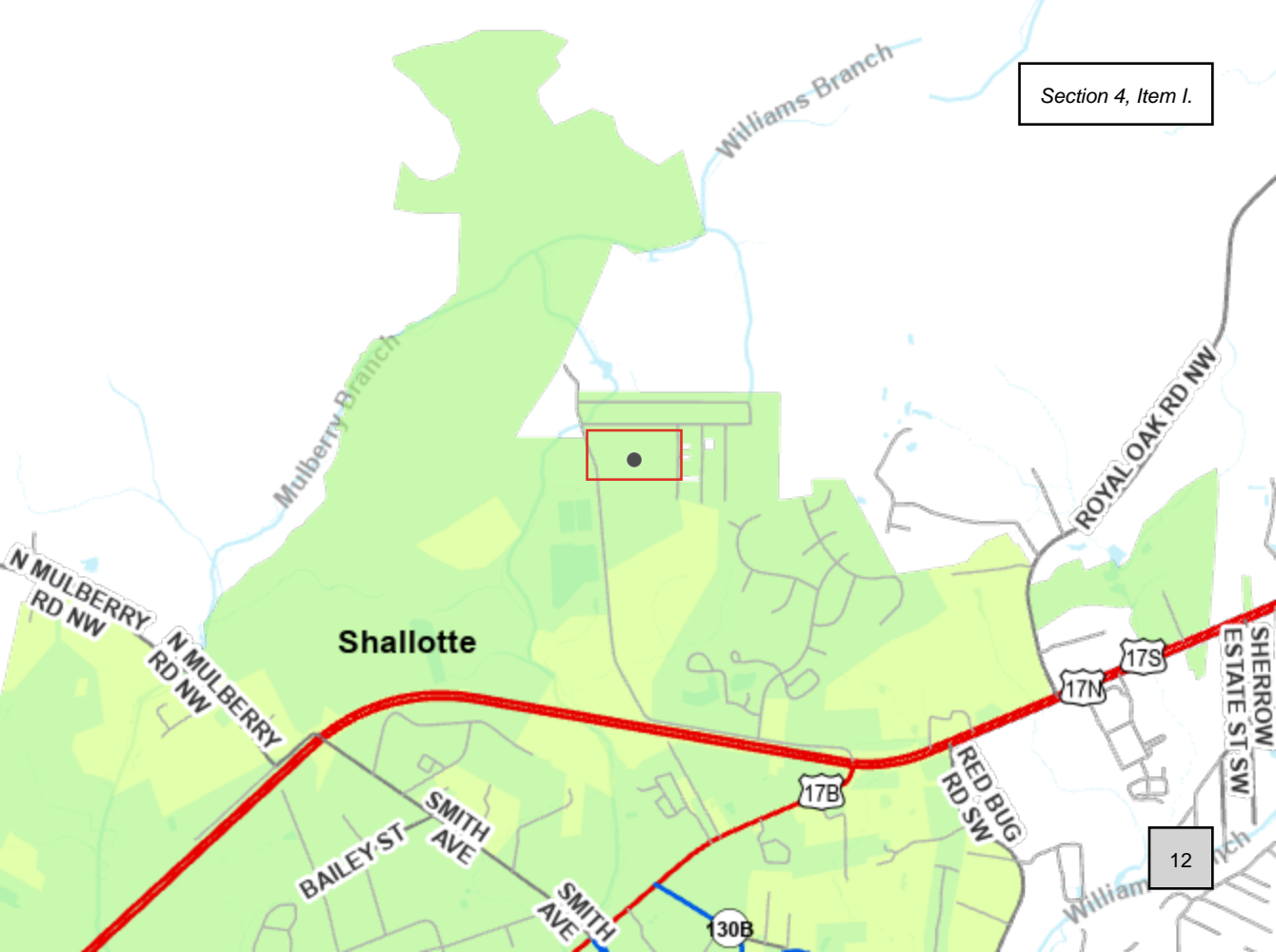
525

519

11

FOREST
ST EXT

Section 4, Item I.



12

INDUSTRIAL

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

Industrial

Desired Uses:

- Industrial
- Manufacturing
- Heavy Commercial

Inappropriate Uses:

- Residential
- Commercial and office

Desired Density:

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

Table 10-2: Table of Permitted Uses

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

¹As permitted by CAMA.

| PERMITTED USES | ME-14/10/6 | R-10 | RM-10 | R-15 | RA-15 | RAM-15 | CB | HB | CW | B-2 | O/I | LI | HI | C | PUD |
|---|------------|------|-------|------|-------|--------|----|----|----|-----|-----|----|----|---|-----|
| PARKS, PLAYGROUNDS, AND RECREATION CENTERS, MUNICIPALLY OWNED | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P |
| PARKS AND RECREATION AREAS (other governmental) [pursuant to 10-3(Z)] | P | P | P | P | P | P | P | P | P | P | P | P | P | S | P |
| SCHOOL, PUBLIC AND PRIVATE | S | S | S | S | S | S | S | P | | P | | | | | S |
| US POSTAL SERVICES | | | | | | | S | P | | S | | P | | | S |
| RECREATION, ENTERTAINMENT, AND PUBLIC ASSEMBLY | | | | | | | | | | | | | | | |
| ADULT AND SEXUALLY ORIENTED BUSINESSES [pursuant to Article 24] | | | | | | | | | | | | | S | | |
| BILLIARD AND POOL HALLS | | | | | | | | S | | S | | | | | |
| BOWLING ALLEYS | | | | | | | | P | | P | | | | | |
| RECREATIONAL FACILITY (INDOOR-PRIVATE) | | | | | | | S | P | P | P | P | | | | |
| DANCE HALLS | | | | | | | | | | P | | | | | |
| DRIVE-IN THEATERS | | | | | | | | | | S | | | | | |
| ELECTRONIC GAMING OPERATION [pursuant to 10-3(I)] | | | | | | | | | | | | S | | | |
| ENTERTAINMENT ESTABLISHMENTS (GAMES, AMUSEMENT CENTERS, ETC.) | | | | | | | S | P | | P | | | | | |
| GOLF COURSE, MINIATURE | | | | | | | | S | | S | | | | | |
| GOLF DRIVING RANGE | | | | | | | | S | | S | | | | | |
| GOLF, SWIMMING, AND TENNIS CLUBS [pursuant to 10-3(M)] | S | S | | S | S | S | S | P | S | P | | | | | S |
| HEALTH CLUBS | | | | | | | S | P | P | P | | | | | P |
| INDOOR THEATER | | | | | | | P | P | | P | | | | | |
| MARINA [pursuant to 10-3(T)] | S | S | S | S | S | S | S | | P | | | | | | S |
| RECREATION FACILITY, PRIVATE | | | | | | | S | S | S | | | S | | | S |
| SKATING RINKS | | | | | | | | S | | S | | | | | |
| VIDEO ARCADES | | | | | | | S | P | | P | | | | | |
| COMMERCIAL SALES AND RENTALS | | | | | | | | | | | | | | | |
| ANTIQUE SHOPS | | | | | | | | P | P | P | P | S | | | |
| ARTIST AND CRAFTSMAN STUDIOS, DISPLAYS, OR SHOPS | | | | | | | | P | P | P | P | | | | P |
| AUTOMOBILE AND TRUCK DEALERS | | | | | | | | S | | S | | P | | | |
| AUTOMOBILE PARTS AND SUPPLY STORE | | | | | | | | P | | P | | | | | |
| AUTOMOBILE (INCLUDING TRUCKS) AND/OR TRAILER RENTALS | | | | | | | S | S | | S | | | | | |
| BANKS, FINANCIAL INSTITUTIONS | | | | | | | P | P | P | P | | | | | P |
| BOAT SALES AND SERVICE | | | | | | | | P | P | P | | | | | |
| BOAT STORAGE | | | | | | | | S | S | S | | | | | |
| BOOK STORES | | | | | | | P | P | | P | | | | | |
| BUILDING MATERIALS SALES AND STORAGE | | | | | | | | S | | S | | P | | | |
| CARPET AND RUG DEALERS | | | | | | | S | P | | P | | P | P | | |
| CELLULAR TELEPHONE STORES | | | | | | | P | P | | P | P | | | | |
| CLUB, PRIVATE | | | | | | | S | | | S | | | | | |
| COFFEE SHOPS | | | | | | | P | P | | P | | | | | |
| CONVENIENCE FOOD STORES | | | | | | | | P | | P | | P | | | P |
| CONVENIENCE STORES WITH EXISTING GAS PUMPS | | | | | | | S | P | | P | | | | | P |
| CONVENIENCE STORES (NEW CONSTRUCTION) WITH GAS PUMPS | | | | | | | | P | | P | | | | | |
| CONSIGNMENT SHOPS, USED MERCHANDISE | | | | | | | P | P | | P | P | | | | |

| PERMITTED USES | ME-14/10/6 | R-10 | RM-10 | R-15 | RA-15 | RAM-15 | CB | HB | CW | B-2 | O/I | LI | HI | C | PUD |
|---|------------|------|-------|------|-------|--------|----|----|----|-----|-----|----|----|---|-----|
| COMPUTER AND ASSOCIATED EQUIPMENT STORES | | | | | | | P | P | | P | | | | | |
| ELECTRICAL AND ELECTRICAL MACHINERY, EQUIPMENT AND SUPPLIES | | | | | | | | S | | S | | P | | | |
| FARMER'S MARKET | | | | | | | S | P | | P | | P | | | |
| FLEA MARKETS/VENDOR MARKETS | | | | | | | S | S | | S | | P | | | |
| FLORIST SHOPS | | | | | | | P | P | P | P | | | | | P |
| FOOD STORES (less than 5,000 SF) | | | | | | | P | P | | P | | | | | P |
| FOOD, BEVERAGE, & CRAFT BREWING PROCESSING AND PRODUCTION WITH RETAIL SALES | | | | | | | P | P | P | P | | | | | |
| FUEL AND ICE DEALERS | | | | | | | | | | | | S | S | | |
| FURNITURE AND FIXTURES | | | | | | | S | P | | P | | P | | | |
| GAS COMPANIES | | | | | | | | | | | | P | P | | |
| GLASS AND MIRROR REPAIR SALES | | | | | | | | P | | P | | P | P | | |
| GROCERY STORES (5,000 SF or greater) | | | | | | | S | P | | P | | | | | |
| HARDWARE STORES | | | | | | | S | S | | S | | P | | | P |
| ICE CREAM PARLORS AND LIKE ESTABLISHMENTS | | | | | | | P | P | | P | | | | | |
| ICE VENDING MACHINES (AUTOMATIC) | | | | | | | | P | | P | | | | | |
| LAWN AND GARDEN STORES | | | | | | | P | P | | P | | | | | |
| LEATHER PRODUCTS (no tanning) | | | | | | | P | P | | P | | | | | |
| LUMBER AND WOOD PRODUCTS, SALES [pursuant to 10-3(O)] | | | | | | | S | S | | S | | P | P | | |
| MANUFACTURED HOME SALES AND SERVICE | | | | | | | | | | S | | | | | |
| MEASURING, ANALYZING, CONTROLLING, AND OPTICAL GOODS, WATCHES, CLOCKS | | | | | | | P | P | | P | | P | | | |
| MICROBREWERY (5,000 SF or less and production of less than 1,000 barrels per year) | | | | | | | P | P | | | | | | | |
| MOTION PICTURE PRODUCTION AND DISTRIBUTION | | | | | | | | | | | | P | P | | |
| MOTORCYCLE SALES AND SERVICES | | | | | | | | S | | S | | | | | |
| OUTSIDE STORAGE FACILITY [pursuant to 10-3(X)] | | | | | | | | S | | | | | | | |
| PAWNSHOP OR USED MERCHANDISE STORE | | | | | | | | P | | P | | | | | |
| PET SALE & SUPPLIES (excluding kennel activities, breeding operations, and/or outside storage of animals) | | | | | | | P | P | | P | | | | | |
| POTTERY AND RELATED PRODUCTS | | | | | | | P | P | P | P | | P | | | |
| PRINTING AND PUBLISHING ESTABLISHMENTS | | | | | | | S | S | | S | | P | P | | |
| PRINTING, COMMERCIAL | | | | | | | S | S | | S | | P | P | | |
| RE-UPHOLSTERY AND FURNITURE REPAIR | | | | | | | | P | | P | | P | P | | |
| RECREATIONAL VEHICLE AND UTILITY TRAILER SALES AND SERVICE | | | | | | | | S | | S | | P | | | |
| REFRIGERATION, HEATING, AND AIR CONDITIONING MACHINERY | | | | | | | | S | | S | | P | | | |
| REPAIR SHOPS (radio, television, small appliances, shoes, etc.) | | | | | | | P | P | | P | | P | P | | |
| RESTAURANTS | | | | | | | P | P | P | P | | | | | P |
| RETAIL SALES ESTABLISHMENTS (less than 5,000 SF) | | | | | | | P | P | P | P | | P | | | P |
| RETAIL STORES (5,000 SF or greater) | | | | | | | S | P | | P | | | | | |
| RETIREMENT/ELDERLY FACILITIES | | | | | | | P | P | S | | | | | | P |
| SEAFOOD MARKET | | | | | | | P | P | P | P | | P | | | |
| TIRE DEALERS AND SERVICE | | | | | | | | S | | S | | P | | | |
| UPHOLSTERY SHOPS | | | | | | | | P | | P | | P | P | | |
| VIDEO RENTAL | | | | | | | P | P | | P | | | | | P |
| WATER DEPENDENT COMMERCIAL USES | | | | | | | S | S | S | | | | | | |

| PERMITTED USES | ME-14/10/6 | R-10 | RM-10 | R-15 | RA-15 | RAM-15 | CB | HB | CW | B-2 | O/I | LI | HI | C | PUD |
|---|------------|------|-------|------|-------|--------|----|----|----|-----|-----|----|----|---|-----|
| OFFICE AND COMMERCIAL SERVICE | | | | | | | | | | | | | | | |
| ALCOHOLIC AND/OR SUBSTANCE ABUSE REHABILITATION SERVICES, NON RESIDENTIAL | | | | | | | | P | | P | P | P | P | | |
| ANIMAL HOSPITALS/ VETERINARIANS [pursuant to 10-3(B)] | | | | | | | | P | | P | | | | | |
| AUTOMATED TELLER MACHINES (STAND ALONE) | | | | | | | | P | P | P | P | | | | |
| AUTOMOBILE BODY REPAIR GARAGES | | | | | | | | S | | S | | P | | | |
| AUTOMOBILE OIL CHANGE AND LUBRICATION SHOPS | | | | | | | | S | | S | | | | | |
| AUTOMOBILE SERVICE STATION | | | | | | | | S | | S | | | | | S |
| BARBER AND BEAUTY SHOPS | | | | | | | P | P | P | P | P | | | | P |
| BAIL BONDING SERVICES | | | | | | | | P | | P | P | | | | |
| CALL CENTER | | | | | | | | P | | P | | | P | | |
| CAR WASHES | | | | | | | | S | | P | | P | | | |
| CARPET AND UPHOLSTERY CLEANERS | | | | | | | | | | S | | P | | | |
| CATERING ESTABLISHMENTS | | | | | | | P | P | S | P | | | | | |
| COLLEGES, UNIVERSITIES, & PROFESSIONAL SCHOOLS | | | | | | | | P | | P | P | | | | |
| CONTRACTORS, BUILDING (with storage) | | | | | | | | | | S | | P | | | |
| CONTRACTORS, EQUIPMENT | | | | | | | | | | S | | P | | | |
| CONTRACTORS, HEAVY CONSTRUCTION | | | | | | | | | | S | | P | | | |
| CONTRACTORS, SPECIAL TRADES (no storage) | | | | | | | | P | | P | | P | | | |
| COPY CENTERS | | | | | | | P | P | | P | | | | | |
| DAY CARE FACILITIES [pursuant to 10-3(F)] | | | | | | | | P | | P | | | | | S |
| DAY SPAS | | | | | | | P | P | | P | | | | | |
| DIALYSIS CENTERS | | | | | | | | P | | P | P | | | | |
| DIET CENTERS | | | | | | | | P | | P | P | | | | |
| DRY CLEANERS AND LAUNDRIES [pursuant to 10-3(G)] | | | | | | | P | P | | P | | P | | | |
| ELECTRONIC DATA PROCESSING | | | | | | | | P | | P | P | P | P | | |
| ENGINEERING, ARCHITECTURAL, AND SURVEYING OFFICES | | | | | | | P | P | P | P | P | P | | | |
| EXTERMINATING SERVICES | | | | | | | | | | | | P | P | | |
| FORTUNE TELLERS (to include Palm Readers, Crystal Ball Reading, Tarot Card Reading, and similar fortune telling techniques). | | | | | | | | S | | S | | S | | | |
| FUNERAL HOME [pursuant to 10-3(J)] | | | | | | | | S | | S | | S | | | |
| GROOMING SERVICES, ANIMALS | | | | | | | | P | | P | | P | P | | |
| INDUSTRIAL RESEARCH OFFICES AND LABORATORIES | | | | | | | | | | | | P | P | | |
| KENNEL OPERATIONS, BOARDERS, BREEDERS, AND ANIMAL SHELTERS (no outside pens, no permanent outside boarding, all operations must be located in the rear yard and must not be visible from any right-of-way) [pursuant to 10-3(N)] | | | | | | | | S | | S | | P | P | | |
| LABOR UNIONS | | | | | | | P | P | | P | | | | | |
| LABORATORIES | | | | | | | | P | | P | P | P | | | |
| LOCKSMITH, GUNSMITH | | | | | | | P | P | | P | | P | | | |
| MENTAL HEALTH, INPATIENT | | | | | | | | | | | S | S | | | |
| OFFICE, ACCOUNTANTS CERTIFIED PUBLIC | | | | | | | P | P | | P | P | P | | | |
| OFFICES, INCLUDING BUT NOT LIMITED TO PROFESSIONAL SERVICES (ATTORNEY, DOCTOR, HEALTHCARE PROFESSIONAL, STAFFING ETC.) | | | | | | | P | P | P | P | P | P | | | P |
| PHOTOGRAPHERS | | | | | | | P | P | P | P | P | | | | P |
| SUBSTANCE ABUSE TREATMENT FACILITY, INPATIENT | | | | | | | | S | | | S | | | | |

| PERMITTED USES | ME-14/10/6 | R-10 | RM-10 | R-15 | RA-15 | RAM-15 | CB | HB | CW | B-2 | O/I | LI | HI | C | PUD |
|--|------------|------|-------|------|-------|--------|----|----|----|-----|-----|----|----|---|-----|
| SUBSTANCE ABUSE TREATMENT FACILITY, OUTPATIENT | | | | | | | | P | | P | P | | | | |
| TATTOO AND BODY PIERCING ESTABLISHMENTS [pursuant to 10-3(DD)] | | | | | | | | S | | S | | S | | | |
| TAXIDERMIST | | | | | | | | S | | | | P | P | | |
| TEACHING STUDIO (including fine arts, yoga, martial arts, etc.) | | | | | | | P | P | | P | P | | | | |
| VETERINARY SERVICES WITH CLOSED PENS | | | | | | | | | | | | P | P | | P |
| INDUSTRIAL, MANUFACTURING, AND HEAVY REPAIR | | | | | | | | | | | | | | | |
| APPAREL & ACCESSORY MANUFACTURING | | | | | | | | | | | | P | P | | |
| ASPHALT, CONCRETE, CEMENT, STONE MANUFACTURING | | | | | | | | | | | | | P | | |
| AUTOMOBILE JUNKYARD [pursuant to 10-3(C)] | | | | | | | | | | S | | | S | | |
| BAKERY PRODUCT, CANDY, CONFECTIONARY MANUFACTURING | | | | | | | | | | | | P | P | | |
| BOAT AND SHIPBUILDING | | | | | | | | | | | | P | P | | |
| BOTTLING | | | | | | | | | | | | P | P | | |
| BRICK AND CLAY MANUFACTURING | | | | | | | | | | | | | P | | |
| CABINET MAKING AND COUNTER TOP MANUFACTURING | | | | | | | | S | | | | P | P | | |
| CARGO STORAGE CONTAINERS (including tractor trailers) | | | | | | | | | | S | | P | P | | |
| CLOTHING AND FINISHED FABRIC PRODUCTS | | | | | | | | | | | | P | P | | |
| ELECTRIC MOTOR REPAIR | | | | | | | | | | | | P | | | |
| INDUSTRIAL USES NOT HAVING AN INJURIOUS EFFECT ON THE TOWN | | | | | | | | | | | | S | S | | |
| MACHINERY (engines, construction tools) [pursuant to 10-3(P)] | | | | | | | | S | | S | | P | P | | |
| MANUFACTURING (textiles, clothing, scientific instruments, and small machine assembly) | | | | | | | | | | | | P | P | | |
| PAPERBOARD CONTAINERS AND BOXES | | | | | | | | | | | | P | P | | |
| QUARRY AND EXTRACTION OPERATION | | | | | | | | | | | | | S | | |
| SCREW MACHINE PRODUCTS (bolts, nuts, screws) | | | | | | | | | | | | P | P | | |
| SMALL ENGINE REPAIR | | | | | | | | S | | S | | P | | | |
| TEXTILES | | | | | | | | | | | | P | P | | |
| WELDING REPAIR | | | | | | | | S | | S | | P | P | | |
| TRANSPORTATION, WHOLESALING, AND WAREHOUSING | | | | | | | | | | | | | | | |
| BUS REPAIR AND STORAGE TERMINAL ACTIVITIES | | | | | | | | | | | | S | S | | |
| BUS STATIONS | | | | | | | | P | | P | | | | | |
| COMMERCIAL PARKING LOTS [pursuant to 10-3(E)] | | | | | | | S | S | S | S | | | | | S |
| GAS PUMPING STATIONS (unmanned, credit cards only) | | | | | | | | P | | P | | P | | | |
| MOTOR FREIGHT TERMINALS | | | | | | | | | | | | P | P | | |
| MINI-STORAGE FACILITIES [pursuant to 10-3(U)] | | | | | | | | S | | S | | P | | | |
| MINI-WAREHOUSING AND DRY STORAGE | | | | | | | | | | | | P | P | | |
| MOVERS, VAN LINES, AND STORAGE | | | | | | | | S | | S | | P | P | | |
| OFF-STREET AUTOMOBILE PARKING | | | | | | | P | P | | P | | P | P | | P |
| PACKAGE DELIVERY SERVICES, COMMERCIAL | | | | | | | | S | | S | | P | | | |
| SHIP CHANDLERS | | | | | | | | | | | | P | P | | |
| SHIPPING BROKERS, FREIGHT AND CARGO | | | | | | | | | | | | P | P | | |
| TAXI STANDS LIMITED TO 5 TAXIS | | | | | | | P | P | | P | | | | | |
| TOWING SERVICES | | | | | | | | S | | S | | P | | | |

| PERMITTED USES | ME-14/10/6 | R-10 | RM-10 | R-15 | RA-15 | RAM-15 | CB | HB | CW | B-2 | O/I | LI | HI | C | PUD |
|---|------------|------|-------|------|-------|--------|----|----|----|-----|-----|----|----|---|-----|
| WAREHOUSE | | | | | | | | S | S | | | P | P | | |
| WHOLESALE MERCHANTS | | | | | | | | P | | P | | P | P | | |
| WHOLESALE STORAGE OF GASOLINE OR BULK TERMINAL PLANTS [pursuant to 10-3(GG)] | | | | | | | | | | | | | S | | |
| UTILITIES AND COMMUNICATIONS | | | | | | | | | | | | | | | |
| PUBLIC UTILITY STORAGE OR SERVICE YARDS | | | | | | | | P | | P | | P | P | | |
| PUBLIC UTILITY SUBSTATIONS/ SWITCHING STATIONS [pursuant to 10-3(BB)] | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S |
| PUMP STATIONS (MUNICIPALLY OWNED) | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P |
| RADIO AND TELEVISION BROADCASTING STUDIOS | | | | | | | P | P | | P | | P | | | P |
| UTILITY STATIONS | | | | | | | S | S | S | S | S | P | P | | P |
| TELECOMMUNICATION FACILITIES [pursuant to Article 18] | S | S | S | S | S | S | S | S | S | S | | S | S | S | S |
| AGRICULTURAL AND FOOD PRODUCTION | | | | | | | | | | | | | | | |
| AGRICULTURAL, HORTICULTURAL, OR HUSBANDRY USES (excluding poultry houses and hog parlors) | | | | | P | P | | | | | | | | | |
| APICULTURE (BEEKEEPING) | | | | P | P | P | | | | | | | | | |
| FISHING, COMMERCIAL | | | | | | | | | S | | | P | P | | |
| FRUIT AND VEGETABLE MARKETS, WHOLESALE | | | | | | | | | | | | P | P | | |
| FOOD PROCESSING FACILITIES | | | | | | | | | | | | P | P | | |
| GREENHOUSES | | | | | | | | P | | P | | P | P | | |
| ACCESSORY AND TEMPORARY | | | | | | | | | | | | | | | |
| ACCESSORY DWELLING [pursuant to 10-4(A)] | P | P | P | P | P | P | P | S | S | S | S | | | | P |
| ACCESSORY STRUCTURE [pursuant to 10-4] | P | P | P | P | P | P | P | P | P | P | P | P | P | | P |
| ACCESSORY USES, OTHER [pursuant to 10-4] | P | P | P | P | P | P | P | P | P | P | P | | | | P |
| ACCESSORY RETAIL [pursuant to 10-4(E)] | | | | | | | P | P | P | P | P | P | P | | P |
| DRIVE-THROUGH FACILITIES | | | | | | | S | S | | S | S | | | | S |
| DUMPSTERS AND ENCLOSURES [pursuant to 10-4(B)] | P | | | | | | S | P | P | P | P | P | P | | P |
| HOME OCCUPATION [pursuant to 10-4(D)] | P | P | P | P | P | P | P | P | P | P | | | | | P |
| MODULAR/MOBILE OFFICE, TEMPORARY [pursuant to 10-3(S)] | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T |
| OUTDOOR DISPLAY, OUTDOOR STORAGE, OUTDOOR SALES [pursuant to 10-3(X)] | | | | | | | S | P | | P | | | | | |
| STORAGE, INDUSTRIAL [pursuant to 10-3(Y)] | | | | | | | | | | | | P | P | | |
| TEMPORARY USES, OTHER | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T |
| VEHICLE STORAGE IN CONJUNCTION WITH REPAIR | | | | | | | | S | | S | | | | | |

¹As permitted by CAMA.

(Ord. 07-33, 9/07; Ord. 09-04, 7/09; Ord. 09-06, 9/09; Ord. 10-15, 11/11; Ord. 11-12, 5/11; Ord. 11-17, 10/11; Ord. 12-02, 1/12; Ord. 13-01, 1/13; Ord. 14-12, 10/07/14; Ord. 14-16, 12/02/14; Ord. 15-01, 01/06/15; Ord. 15-07, 06/02/15; Ord. 15-10, 07/07/15; Ord. 15-14, 10/6/15; Ord. 15-15, 10/6/15; Ord. 16-02, 01/05/16; Ord. 16-08, 04/05/16; Ord. 16-09, 5/3/16; Ord. 16-12, 7/5/16; Ord. 16-13, 7/5/16; Ord. 16-16, 10/4/16; Ord. 17-7, 10/9/17; Ord. 19-03, 04/2/19; Ord. 20-04, 2/4/20; Ord. 20-05, 7/7/20)

Planning Board Zoning Map Amendment Statement of Consistency

**1.
(Approval)**

The Town of Shallotte *Planning Board* has reviewed in full the petition REZ #24-29 to rezone ±15.6 acres of real property (tax ID 18200177) owned by Michael Norton & Carolina Strand Properties, LLC. from LI to MF-14. After review of the petition, the Planning Board hereby *recommends* that the property be rezoned to MF-14 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 ±15.6 acres is compatible with the proposed rezoning to MF-14.
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 MF-14 is compatible with the Town of Shallotte Land Use Plan.
The Future Land Use Map identifies this area as Industrial and the uses allowed within the MF-14 zoning district are not consistent with this description.
- The benefits of rezoning the tract to MF-14 outweigh any detriments.
The properties to the rear of the subject parcel are currently zoned for residential use.
- The relationship between the uses of the proposed zoning of MF-14 and the surrounding area are either identical or compatible.
The subject property could serve as a transition from the adjacent industrial uses into the suburban residential uses.
- This new zoning promotes the public health, safety, and general welfare of the community.
The new zoning will promote public health, safety, and general welfare by providing multi-family residential zoning.
- Other comments:

Date

Planning Board Chairman
Town of Shallotte

**2.
(Denial)**

The Town of Shallotte *Planning Board* has reviewed in full the petition REZ #24-29 to rezone ±15.6 acres of real property (tax ID 18200177) owned by Michael Norton & Carolina Strand Properties, LLC, from LI to MF-14. After review of the petition, the Planning Board hereby *recommends* that the property **NOT** be rezoned to MF-14 from its current zoning. In making this *recommendation*, the *Planning Board* finds that

- The area in question, which is ±15.6 Acres, is NOT compatible with the requested rezoning to MF-14.
- 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 MF-14 is NOT compatible with the Town of Shallotte Land Use Plan.
- The benefits to the requested rezoning to MF-14 DO NOT outweigh any detriments.
- The relationship between the uses of the requested new zoning of MF-14 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

Planning Board Chairman
Town of Shallotte



Town of Shallotte Planning Board
ACTION AGENDA ITEM
2024

TO: Planning Board

ACTION ITEM #: ANX 24-26

FROM: Brandon Eaton, Planner II

MEETING DATE: 12/10/2024

DATE SUBMITTED: _____

ISSUE/ACTION REQUESTED: Review annexation/rezoning petition ANX #24-26 and supporting documentation and provide a recommendation to the Board of Aldermen.

PUBLIC HEARING: YES NO

Note, the annexation request will be acted upon by the Board of Aldermen.

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

The property is vacant and is intended for new single-family home construction.

The R-10 district is congruent with the surrounding zoning districts and adjacent parcels.

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

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

The surrounding properties are zoned as follows:

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

The Planning Board may:

- Vote to recommend the rezoning as proposed; or
- Vote to recommend denying 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: NA

STAFF RECOMMENDATION: Staff requests that the Planning Board recommend approval of the rezoning as presented.

FINANCE RECOMMENDATION: NA

ATTACHMENTS:

1. Area map
2. Annexation/Rezoning Petition
3. Medium Density Residential Description
4. Table of Permitted Uses
5. Draft Statement of Consistency

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

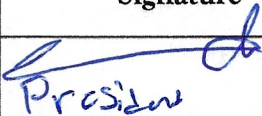
Petition Requesting Voluntary Contiguous Annexation

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

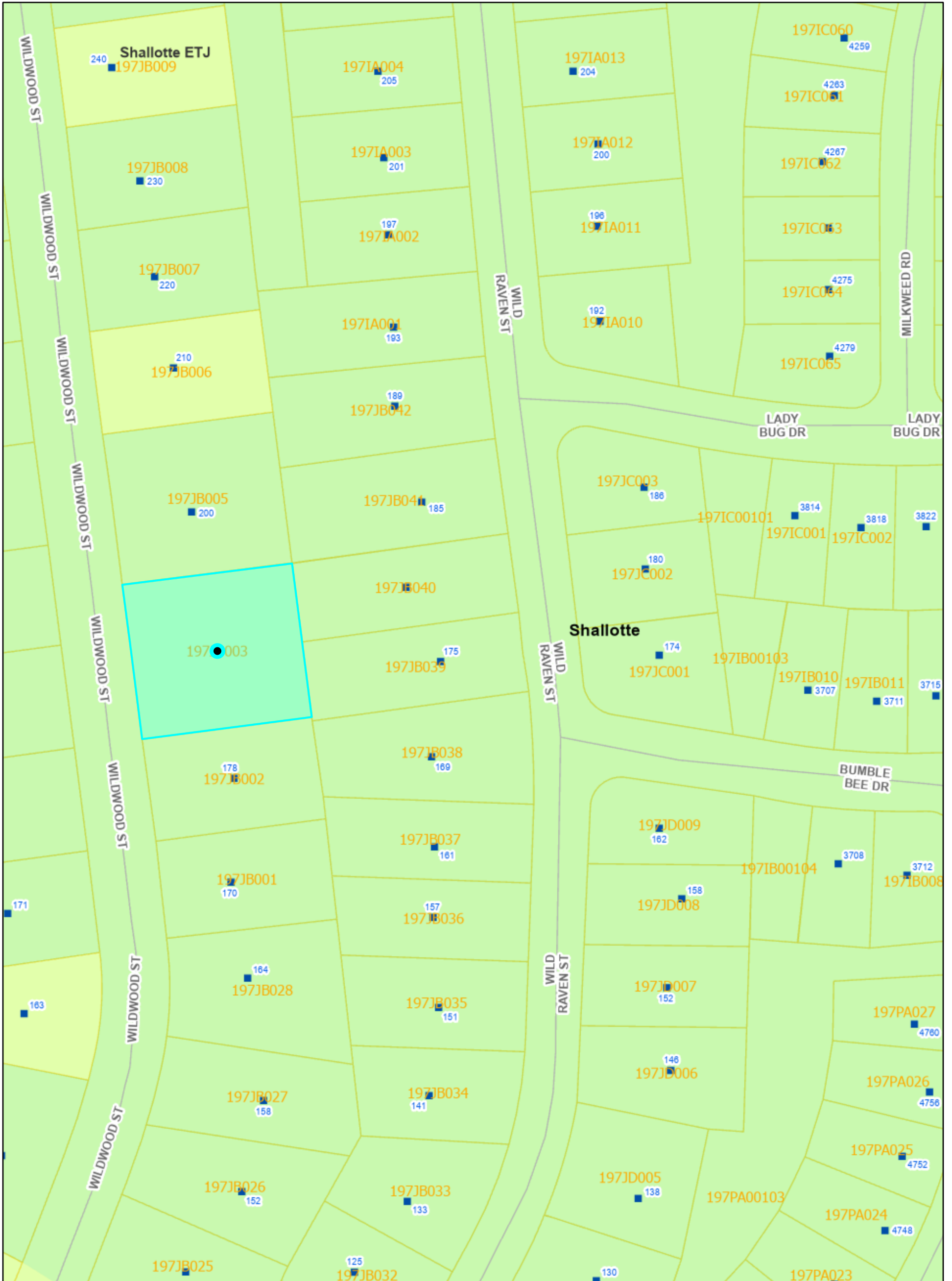
1. We the undersigned owner(s) of real property respectfully request that the area described in paragraph 2 below be annexed to the TOWN OF SHALLOTTE.
2. The area to be annexed is contiguous to the Town of Shallotte and the boundaries of such territory are described in the attached metes and bounds description (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,

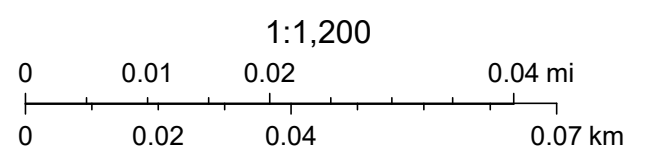
| Printed Name | Mailing Address | Parcel ID #(s) | Vested Rights? | Signature | Date |
|---------------------------|---|----------------|--|---|----------|
| Maurick Pate President | 3929 Williamick park Dr Wilmington NC 28409 | 19753003 | <input type="checkbox"/> Yes <input checked="" type="checkbox"/>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

Brunswick County GIS Data Viewer



12/6/2024, 10:02:13 AM

- County Boundary
- Parcels
- Municipalities
- Shallotte ETJ
- Shallotte City
- Roads
- Minor
- Addresses



MEDIUM DENSITY RESIDENTIAL

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

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

Medium Density Residential

Desired Uses:

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

Inappropriate Uses:

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

Desired Density:

- Residential uses: 6 dwelling units per acre

Table 10-2: Table of Permitted Uses

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

¹As permitted by CAMA.

| PERMITTED USES | ME-14/10/6 | R-10 | RM-10 | R-15 | RA-15 | RAM-15 | CB | HB | CW | B-2 | O/I | LI | HI | C | PUD |
|---|------------|------|-------|------|-------|--------|----|----|----|-----|-----|----|----|---|-----|
| PARKS, PLAYGROUNDS, AND RECREATION CENTERS, MUNICIPALLY OWNED | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P |
| PARKS AND RECREATION AREAS (other governmental) [pursuant to 10-3(Z)] | P | P | P | P | P | P | P | P | P | P | P | P | P | S | P |
| SCHOOL, PUBLIC AND PRIVATE | S | S | S | S | S | S | S | P | | P | | | | | S |
| US POSTAL SERVICES | | | | | | | S | P | | S | | P | | | S |
| RECREATION, ENTERTAINMENT, AND PUBLIC ASSEMBLY | | | | | | | | | | | | | | | |
| ADULT AND SEXUALLY ORIENTED BUSINESSES [pursuant to Article 24] | | | | | | | | | | | | | S | | |
| BILLIARD AND POOL HALLS | | | | | | | | S | | S | | | | | |
| BOWLING ALLEYS | | | | | | | | P | | P | | | | | |
| RECREATIONAL FACILITY (INDOOR-PRIVATE) | | | | | | | S | P | P | P | P | | | | |
| DANCE HALLS | | | | | | | | | | P | | | | | |
| DRIVE-IN THEATERS | | | | | | | | | | S | | | | | |
| ELECTRONIC GAMING OPERATION [pursuant to 10-3(I)] | | | | | | | | | | | | S | | | |
| ENTERTAINMENT ESTABLISHMENTS (GAMES, AMUSEMENT CENTERS, ETC.) | | | | | | | S | P | | P | | | | | |
| GOLF COURSE, MINIATURE | | | | | | | | S | | S | | | | | |
| GOLF DRIVING RANGE | | | | | | | | S | | S | | | | | |
| GOLF, SWIMMING, AND TENNIS CLUBS [pursuant to 10-3(M)] | S | S | | S | S | S | S | P | S | P | | | | | S |
| HEALTH CLUBS | | | | | | | S | P | P | P | | | | | P |
| INDOOR THEATER | | | | | | | P | P | | P | | | | | |
| MARINA [pursuant to 10-3(T)] | S | S | S | S | S | S | S | | P | | | | | | S |
| RECREATION FACILITY, PRIVATE | | | | | | | S | S | S | | | S | | | S |
| SKATING RINKS | | | | | | | | S | | S | | | | | |
| VIDEO ARCADES | | | | | | | S | P | | P | | | | | |
| COMMERCIAL SALES AND RENTALS | | | | | | | | | | | | | | | |
| ANTIQUE SHOPS | | | | | | | P | P | P | P | S | | | | |
| ARTIST AND CRAFTSMAN STUDIOS, DISPLAYS, OR SHOPS | | | | | | | P | P | P | P | | | | | P |
| AUTOMOBILE AND TRUCK DEALERS | | | | | | | | S | | S | | P | | | |
| AUTOMOBILE PARTS AND SUPPLY STORE | | | | | | | | P | | P | | | | | |
| AUTOMOBILE (INCLUDING TRUCKS) AND/OR TRAILER RENTALS | | | | | | | S | S | | S | | | | | |
| BANKS, FINANCIAL INSTITUTIONS | | | | | | | P | P | P | P | | | | | P |
| BOAT SALES AND SERVICE | | | | | | | | P | P | P | | | | | |
| BOAT STORAGE | | | | | | | | S | S | S | | | | | |
| BOOK STORES | | | | | | | P | P | | P | | | | | |
| BUILDING MATERIALS SALES AND STORAGE | | | | | | | | S | | S | | P | | | |
| CARPET AND RUG DEALERS | | | | | | | S | P | | P | | P | P | | |
| CELLULAR TELEPHONE STORES | | | | | | | P | P | | P | P | | | | |
| CLUB, PRIVATE | | | | | | | S | | | S | | | | | |
| COFFEE SHOPS | | | | | | | P | P | | P | | | | | |
| CONVENIENCE FOOD STORES | | | | | | | | P | | P | | P | | | P |
| CONVENIENCE STORES WITH EXISTING GAS PUMPS | | | | | | | S | P | | P | | | | | P |
| CONVENIENCE STORES (NEW CONSTRUCTION) WITH GAS PUMPS | | | | | | | | P | | P | | | | | |
| CONSIGNMENT SHOPS, USED MERCHANDISE | | | | | | | P | P | | P | P | | | | |

| PERMITTED USES | ME-14/10/6 | R-10 | RM-10 | R-15 | RA-15 | RAM-15 | CB | HB | CW | B-2 | O/I | LI | HI | C | PUD |
|---|------------|------|-------|------|-------|--------|----|----|----|-----|-----|----|----|---|-----|
| COMPUTER AND ASSOCIATED EQUIPMENT STORES | | | | | | | P | P | | P | | | | | |
| ELECTRICAL AND ELECTRICAL MACHINERY, EQUIPMENT AND SUPPLIES | | | | | | | | S | | S | | P | | | |
| FARMER'S MARKET | | | | | | | S | P | | P | | P | | | |
| FLEA MARKETS/VENDOR MARKETS | | | | | | | S | S | | S | | P | | | |
| FLORIST SHOPS | | | | | | | P | P | P | P | | | | | P |
| FOOD STORES (less than 5,000 SF) | | | | | | | P | P | | P | | | | | P |
| FOOD, BEVERAGE, & CRAFT BREWING PROCESSING AND PRODUCTION WITH RETAIL SALES | | | | | | | P | P | P | P | | | | | |
| FUEL AND ICE DEALERS | | | | | | | | | | | | S | S | | |
| FURNITURE AND FIXTURES | | | | | | | S | P | | P | | P | | | |
| GAS COMPANIES | | | | | | | | | | | | P | P | | |
| GLASS AND MIRROR REPAIR SALES | | | | | | | | P | | P | | P | P | | |
| GROCERY STORES (5,000 SF or greater) | | | | | | | S | P | | P | | | | | |
| HARDWARE STORES | | | | | | | S | S | | S | | P | | | P |
| ICE CREAM PARLORS AND LIKE ESTABLISHMENTS | | | | | | | P | P | | P | | | | | |
| ICE VENDING MACHINES (AUTOMATIC) | | | | | | | | P | | P | | | | | |
| LAWN AND GARDEN STORES | | | | | | | P | P | | P | | | | | |
| LEATHER PRODUCTS (no tanning) | | | | | | | P | P | | P | | | | | |
| LUMBER AND WOOD PRODUCTS, SALES [pursuant to 10-3(O)] | | | | | | | S | S | | S | | P | P | | |
| MANUFACTURED HOME SALES AND SERVICE | | | | | | | | | | S | | | | | |
| MEASURING, ANALYZING, CONTROLLING, AND OPTICAL GOODS, WATCHES, CLOCKS | | | | | | | P | P | | P | | P | | | |
| MICROBREWERY (5,000 SF or less and production of less than 1,000 barrels per year) | | | | | | | P | P | | | | | | | |
| MOTION PICTURE PRODUCTION AND DISTRIBUTION | | | | | | | | | | | | P | P | | |
| MOTORCYCLE SALES AND SERVICES | | | | | | | | S | | S | | | | | |
| OUTSIDE STORAGE FACILITY [pursuant to 10-3(X)] | | | | | | | | S | | | | | | | |
| PAWNSHOP OR USED MERCHANDISE STORE | | | | | | | | P | | P | | | | | |
| PET SALE & SUPPLIES (excluding kennel activities, breeding operations, and/or outside storage of animals) | | | | | | | P | P | | P | | | | | |
| POTTERY AND RELATED PRODUCTS | | | | | | | P | P | P | P | | P | | | |
| PRINTING AND PUBLISHING ESTABLISHMENTS | | | | | | | S | S | | S | | P | P | | |
| PRINTING, COMMERCIAL | | | | | | | S | S | | S | | P | P | | |
| RE-UPHOLSTERY AND FURNITURE REPAIR | | | | | | | | P | | P | | P | P | | |
| RECREATIONAL VEHICLE AND UTILITY TRAILER SALES AND SERVICE | | | | | | | | S | | S | | P | | | |
| REFRIGERATION, HEATING, AND AIR CONDITIONING MACHINERY | | | | | | | | S | | S | | P | | | |
| REPAIR SHOPS (radio, television, small appliances, shoes, etc.) | | | | | | | P | P | | P | | P | P | | |
| RESTAURANTS | | | | | | | P | P | P | P | | | | | P |
| RETAIL SALES ESTABLISHMENTS (less than 5,000 SF) | | | | | | | P | P | P | P | | P | | | P |
| RETAIL STORES (5,000 SF or greater) | | | | | | | S | P | | P | | | | | |
| RETIREMENT/ELDERLY FACILITIES | | | | | | | P | P | S | | | | | | P |
| SEAFOOD MARKET | | | | | | | P | P | P | P | | P | | | |
| TIRE DEALERS AND SERVICE | | | | | | | | S | | S | | P | | | |
| UPHOLSTERY SHOPS | | | | | | | | P | | P | | P | P | | |
| VIDEO RENTAL | | | | | | | P | P | | P | | | | | P |
| WATER DEPENDENT COMMERCIAL USES | | | | | | | S | S | S | | | | | | |

| PERMITTED USES | ME-14/10/6 | R-10 | RM-10 | R-15 | RA-15 | RAM-15 | CB | HB | CW | B-2 | O/I | LI | HI | C | PUD |
|---|------------|------|-------|------|-------|--------|----|----|----|-----|-----|----|----|---|-----|
| OFFICE AND COMMERCIAL SERVICE | | | | | | | | | | | | | | | |
| ALCOHOLIC AND/OR SUBSTANCE ABUSE REHABILITATION SERVICES, NON RESIDENTIAL | | | | | | | | P | | P | P | P | P | | |
| ANIMAL HOSPITALS/ VETERINARIANS [pursuant to 10-3(B)] | | | | | | | | P | | P | | | | | |
| AUTOMATED TELLER MACHINES (STAND ALONE) | | | | | | | | P | P | P | P | | | | |
| AUTOMOBILE BODY REPAIR GARAGES | | | | | | | | S | | S | | P | | | |
| AUTOMOBILE OIL CHANGE AND LUBRICATION SHOPS | | | | | | | | S | | S | | | | | |
| AUTOMOBILE SERVICE STATION | | | | | | | | S | | S | | | | | S |
| BARBER AND BEAUTY SHOPS | | | | | | | P | P | P | P | P | | | | P |
| BAIL BONDING SERVICES | | | | | | | | P | | P | P | | | | |
| CALL CENTER | | | | | | | | P | | P | | | P | | |
| CAR WASHES | | | | | | | | S | | P | | P | | | |
| CARPET AND UPHOLSTERY CLEANERS | | | | | | | | | | S | | P | | | |
| CATERING ESTABLISHMENTS | | | | | | | P | P | S | P | | | | | |
| COLLEGES, UNIVERSITIES, & PROFESSIONAL SCHOOLS | | | | | | | | P | | P | P | | | | |
| CONTRACTORS, BUILDING (with storage) | | | | | | | | | | S | | P | | | |
| CONTRACTORS, EQUIPMENT | | | | | | | | | | S | | P | | | |
| CONTRACTORS, HEAVY CONSTRUCTION | | | | | | | | | | S | | P | | | |
| CONTRACTORS, SPECIAL TRADES (no storage) | | | | | | | | P | | P | | P | | | |
| COPY CENTERS | | | | | | | P | P | | P | | | | | |
| DAY CARE FACILITIES [pursuant to 10-3(F)] | | | | | | | | P | | P | | | | | S |
| DAY SPAS | | | | | | | P | P | | P | | | | | |
| DIALYSIS CENTERS | | | | | | | | P | | P | P | | | | |
| DIET CENTERS | | | | | | | | P | | P | P | | | | |
| DRY CLEANERS AND LAUNDRIES [pursuant to 10-3(G)] | | | | | | | P | P | | P | | P | | | |
| ELECTRONIC DATA PROCESSING | | | | | | | | P | | P | P | P | P | | |
| ENGINEERING, ARCHITECTURAL, AND SURVEYING OFFICES | | | | | | | P | P | P | P | P | P | | | |
| EXTERMINATING SERVICES | | | | | | | | | | | | P | P | | |
| FORTUNE TELLERS (to include Palm Readers, Crystal Ball Reading, Tarot Card Reading, and similar fortune telling techniques). | | | | | | | | S | | S | | S | | | |
| FUNERAL HOME [pursuant to 10-3(J)] | | | | | | | | S | | S | | S | | | |
| GROOMING SERVICES, ANIMALS | | | | | | | | P | | P | | P | P | | |
| INDUSTRIAL RESEARCH OFFICES AND LABORATORIES | | | | | | | | | | | | P | P | | |
| KENNEL OPERATIONS, BOARDERS, BREEDERS, AND ANIMAL SHELTERS (no outside pens, no permanent outside boarding, all operations must be located in the rear yard and must not be visible from any right-of-way) [pursuant to 10-3(N)] | | | | | | | | S | | S | | P | P | | |
| LABOR UNIONS | | | | | | | P | P | | P | | | | | |
| LABORATORIES | | | | | | | | P | | P | P | P | | | |
| LOCKSMITH, GUNSMITH | | | | | | | P | P | | P | | P | | | |
| MENTAL HEALTH, INPATIENT | | | | | | | | | | | S | S | | | |
| OFFICE, ACCOUNTANTS CERTIFIED PUBLIC | | | | | | | P | P | | P | P | P | | | |
| OFFICES, INCLUDING BUT NOT LIMITED TO PROFESSIONAL SERVICES (ATTORNEY, DOCTOR, HEALTHCARE PROFESSIONAL, STAFFING ETC.) | | | | | | | P | P | P | P | P | P | | | P |
| PHOTOGRAPHERS | | | | | | | P | P | P | P | P | | | | P |
| SUBSTANCE ABUSE TREATMENT FACILITY, INPATIENT | | | | | | | | S | | | S | | | | |

| PERMITTED USES | ME-14/10/6 | R-10 | RM-10 | R-15 | RA-15 | RAM-15 | CB | HB | CW | B-2 | O/I | LI | HI | C | PUD |
|--|------------|------|-------|------|-------|--------|----|----|----|-----|-----|----|----|---|-----|
| SUBSTANCE ABUSE TREATMENT FACILITY, OUTPATIENT | | | | | | | | P | | P | P | | | | |
| TATTOO AND BODY PIERCING ESTABLISHMENTS [pursuant to 10-3(DD)] | | | | | | | | S | | S | | S | | | |
| TAXIDERMIST | | | | | | | | S | | | | P | P | | |
| TEACHING STUDIO (including fine arts, yoga, martial arts, etc.) | | | | | | | P | P | | P | P | | | | |
| VETERINARY SERVICES WITH CLOSED PENS | | | | | | | | | | | | P | P | | P |
| INDUSTRIAL, MANUFACTURING, AND HEAVY REPAIR | | | | | | | | | | | | | | | |
| APPAREL & ACCESSORY MANUFACTURING | | | | | | | | | | | | P | P | | |
| ASPHALT, CONCRETE, CEMENT, STONE MANUFACTURING | | | | | | | | | | | | | P | | |
| AUTOMOBILE JUNKYARD [pursuant to 10-3(C)] | | | | | | | | | | S | | | S | | |
| BAKERY PRODUCT, CANDY, CONFECTIONARY MANUFACTURING | | | | | | | | | | | | P | P | | |
| BOAT AND SHIPBUILDING | | | | | | | | | | | | P | P | | |
| BOTTLING | | | | | | | | | | | | P | P | | |
| BRICK AND CLAY MANUFACTURING | | | | | | | | | | | | | P | | |
| CABINET MAKING AND COUNTER TOP MANUFACTURING | | | | | | | | S | | | | P | P | | |
| CARGO STORAGE CONTAINERS (including tractor trailers) | | | | | | | | | | S | | P | P | | |
| CLOTHING AND FINISHED FABRIC PRODUCTS | | | | | | | | | | | | P | P | | |
| ELECTRIC MOTOR REPAIR | | | | | | | | | | | | P | | | |
| INDUSTRIAL USES NOT HAVING AN INJURIOUS EFFECT ON THE TOWN | | | | | | | | | | | | S | S | | |
| MACHINERY (engines, construction tools) [pursuant to 10-3(P)] | | | | | | | | S | | S | | P | P | | |
| MANUFACTURING (textiles, clothing, scientific instruments, and small machine assembly) | | | | | | | | | | | | P | P | | |
| PAPERBOARD CONTAINERS AND BOXES | | | | | | | | | | | | P | P | | |
| QUARRY AND EXTRACTION OPERATION | | | | | | | | | | | | | S | | |
| SCREW MACHINE PRODUCTS (bolts, nuts, screws) | | | | | | | | | | | | P | P | | |
| SMALL ENGINE REPAIR | | | | | | | | S | | S | | P | | | |
| TEXTILES | | | | | | | | | | | | P | P | | |
| WELDING REPAIR | | | | | | | | S | | S | | P | P | | |
| TRANSPORTATION, WHOLESALING, AND WAREHOUSING | | | | | | | | | | | | | | | |
| BUS REPAIR AND STORAGE TERMINAL ACTIVITIES | | | | | | | | | | | | S | S | | |
| BUS STATIONS | | | | | | | | P | | P | | | | | |
| COMMERCIAL PARKING LOTS [pursuant to 10-3(E)] | | | | | | | S | S | S | S | | | | | S |
| GAS PUMPING STATIONS (unmanned, credit cards only) | | | | | | | | P | | P | | P | | | |
| MOTOR FREIGHT TERMINALS | | | | | | | | | | | | P | P | | |
| MINI-STORAGE FACILITIES [pursuant to 10-3(U)] | | | | | | | | S | | S | | P | | | |
| MINI-WAREHOUSING AND DRY STORAGE | | | | | | | | | | | | P | P | | |
| MOVERS, VAN LINES, AND STORAGE | | | | | | | | S | | S | | P | P | | |
| OFF-STREET AUTOMOBILE PARKING | | | | | | | P | P | | P | | P | P | | P |
| PACKAGE DELIVERY SERVICES, COMMERCIAL | | | | | | | | S | | S | | P | | | |
| SHIP CHANDLERS | | | | | | | | | | | | P | P | | |
| SHIPPING BROKERS, FREIGHT AND CARGO | | | | | | | | | | | | P | P | | |
| TAXI STANDS LIMITED TO 5 TAXIS | | | | | | | P | P | | P | | | | | |
| TOWING SERVICES | | | | | | | | S | | S | | P | | | |

| PERMITTED USES | ME-14/10/6 | R-10 | RM-10 | R-15 | RA-15 | RAM-15 | CB | HB | CW | B-2 | O/I | LI | HI | C | PUD |
|---|------------|------|-------|------|-------|--------|----|----|----|-----|-----|----|----|---|-----|
| WAREHOUSE | | | | | | | | S | S | | | P | P | | |
| WHOLESALE MERCHANTS | | | | | | | | P | P | | | P | P | | |
| WHOLESALE STORAGE OF GASOLINE OR BULK TERMINAL PLANTS [pursuant to 10-3(GG)] | | | | | | | | | | | | | S | | |
| UTILITIES AND COMMUNICATIONS | | | | | | | | | | | | | | | |
| PUBLIC UTILITY STORAGE OR SERVICE YARDS | | | | | | | | P | | P | | P | P | | |
| PUBLIC UTILITY SUBSTATIONS/ SWITCHING STATIONS [pursuant to 10-3(BB)] | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S |
| PUMP STATIONS (MUNICIPALLY OWNED) | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P |
| RADIO AND TELEVISION BROADCASTING STUDIOS | | | | | | | P | P | | P | | P | | | P |
| UTILITY STATIONS | | | | | | | S | S | S | S | S | P | P | | P |
| TELECOMMUNICATION FACILITIES [pursuant to Article 18] | S | S | S | S | S | S | S | S | S | S | | S | S | S | S |
| AGRICULTURAL AND FOOD PRODUCTION | | | | | | | | | | | | | | | |
| AGRICULTURAL, HORTICULTURAL, OR HUSBANDRY USES (excluding poultry houses and hog parlors) | | | | | P | P | | | | | | | | | |
| APICULTURE (BEEKEEPING) | | | | P | P | P | | | | | | | | | |
| FISHING, COMMERCIAL | | | | | | | | | S | | | P | P | | |
| FRUIT AND VEGETABLE MARKETS, WHOLESALE | | | | | | | | | | | | P | P | | |
| FOOD PROCESSING FACILITIES | | | | | | | | | | | | P | P | | |
| GREENHOUSES | | | | | | | | P | | P | | P | P | | |
| ACCESSORY AND TEMPORARY | | | | | | | | | | | | | | | |
| ACCESSORY DWELLING [pursuant to 10-4(A)] | P | P | P | P | P | P | P | S | S | S | S | | | | P |
| ACCESSORY STRUCTURE [pursuant to 10-4] | P | P | P | P | P | P | P | P | P | P | P | P | P | | P |
| ACCESSORY USES, OTHER [pursuant to 10-4] | P | P | P | P | P | P | P | P | P | P | P | | | | P |
| ACCESSORY RETAIL [pursuant to 10-4(E)] | | | | | | | P | P | P | P | P | P | P | | P |
| DRIVE-THROUGH FACILITIES | | | | | | | S | S | | S | S | | | | S |
| DUMPSTERS AND ENCLOSURES [pursuant to 10-4(B)] | P | | | | | | S | P | P | P | P | P | P | | P |
| HOME OCCUPATION [pursuant to 10-4(D)] | P | P | P | P | P | P | P | P | P | P | | | | | P |
| MODULAR/MOBILE OFFICE, TEMPORARY [pursuant to 10-3(S)] | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T |
| OUTDOOR DISPLAY, OUTDOOR STORAGE, OUTDOOR SALES [pursuant to 10-3(X)] | | | | | | | S | P | | P | | | | | |
| STORAGE, INDUSTRIAL [pursuant to 10-3(Y)] | | | | | | | | | | | | P | P | | |
| TEMPORARY USES, OTHER | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T |
| VEHICLE STORAGE IN CONJUNCTION WITH REPAIR | | | | | | | | S | | S | | | | | |

¹As permitted by CAMA.

(Ord. 07-33, 9/07; Ord. 09-04, 7/09; Ord. 09-06, 9/09; Ord. 10-15, 11/11; Ord. 11-12, 5/11; Ord. 11-17, 10/11; Ord. 12-02, 1/12; Ord. 13-01, 1/13; Ord. 14-12, 10/07/14; Ord. 14-16, 12/02/14; Ord. 15-01, 01/06/15; Ord. 15-07, 06/02/15; Ord. 15-10, 07/07/15; Ord. 15-14, 10/6/15; Ord. 15-15, 10/6/15; Ord. 16-02, 01/05/16; Ord. 16-08, 04/05/16; Ord. 16-09, 5/3/16; Ord. 16-12, 7/5/16; Ord. 16-13, 7/5/16; Ord. 16-16, 10/4/16; Ord. 17-7, 10/9/17; Ord. 19-03, 04/2/19; Ord. 20-04, 2/4/20; Ord. 20-05, 7/7/20)

Planning Board Zoning Amendment Statement of Consistency

**1.
(Approval)**

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

- The size of the area to be rezoned, which is ±0.47 acres, is compatible with the proposed rezoning to R-10.
The area exceeds the minimum lot size and width in the proposed zoning district and development type.
- All permitted uses in Article 10 Table of Permitted Uses of the Shallotte Unified Development Ordinance have been considered in this decision.
The Table of Permitted Uses was reviewed
- The proposed rezoning to R-10 is compatible with the Town of Shallotte Land Use Plan. *The Future Land Use Map identifies this area as Medium Density Residential and the uses allowed within the R-10 zoning district are consistent with this description.*
- The benefits of rezoning the tract to R-10 outweigh any detriments.
The property's proposed zoning is in line with the surrounding in-town zoning district and uses.
- The relationship between the uses of the proposed zoning of R-10 and the surrounding area are either identical or compatible.
The property is located in an area serving predominately residential uses.
- This new zoning promotes the public health, safety, and general welfare of the community.
The new zoning will promote public health, safety, and general welfare by providing additional residential zoning in the Town's corporate jurisdiction.
- Other comments:

Date

Planning Board Chairman
Town of Shallotte

2.
(Denial)

The Town of Shallotte *Planning Board* has reviewed in full the petition ANX #24-26 to rezone ±0.47 acres of real property (tax ID 197JB003) owned by RIVERTIDE CORP from RA-15 to R-10. After review of the petition, the Planning Board hereby *recommends* that the property **NOT** be rezoned to R-10 from its current zoning. In making this *recommendation*, the *Planning Board* finds that

- The area in question, which is ±0.47 acres, is NOT compatible with the requested rezoning to R-10.
- 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 R-10 is NOT compatible with the Town of Shallotte Land Use Plan.
- The benefits to the requested rezoning to R-10 DO NOT outweigh any detriments.
- The relationship between the uses of the requested new zoning of R-10 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

Planning Board Chairman
Town of Shallotte



Town of Shallotte Planning Board
ACTION AGENDA ITEM
2024

TO: Planning Board

ACTION ITEM #: REZ 24-12

FROM: Brandon Eaton, Planner II

MEETING DATE: 12-10-2024

DATE SUBMITTED: _____

ISSUE/ACTION REQUESTED: Review rezoning petition REZ #24-12 and supporting documentation and provide a recommendation to the Board of Aldermen. **PUBLIC HEARING:** YES NO

BACKGROUND/PURPOSE OF REQUEST: Michael Wayne Milligan has submitted a petition for rezoning of property along Holden Beach Rd. (PID #'s 1980001205, 1980001202, & 1980001204).

The property owner has requested that this parcel be zoned Business-2 (B-2). The property is currently zoned Residential Agricultural Manufactured Home District (RAM-15).

The site is comprised of three parcels, one of which contains an existing commercial trade repair shop/former auto repair business, that is currently vacant due to the limited commercial uses available in the current zoning district.

The property fronts HWY 130 (Holden Beach Rd) in an area surrounded mostly by other commercial uses fronting this area of the HWY.

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

The proposed zoning is consistent with future land use map.

The surrounding properties are zoned as follows:

North - RAM-15 & HB

South - RAM-15

East - RAM-15

West – RAM-15

The Planning Board may:

Vote to recommend the rezoning as proposed; or

Vote to recommend denying the rezoning as proposed; or

Continue the item until additional information is presented.

FISCAL IMPACT:

| | | |
|--|------------------------------|--|
| BUDGET AMENDMENT REQUIRED: | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |
| CAPITAL PROJECT ORDINANCE REQUIRED: | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |
| PRE-AUDIT CERTIFICATION REQUIRED: | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |
| REVIEWED BY DIRECTOR OF FISCAL OPERATIONS | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |

CONTRACTS/AGREEMENTS:

REVIEWED BY TOWN ATTORNEY:

YES NO N/A

ADVISORY BOARD RECOMMENDATION: NA

STAFF RECOMMENDATION:

The proposed change is not consistent with the current FLU Map.

FINANCE RECOMMENDATION: NA

ATTACHMENTS:

1. Rezoning Application
2. Area maps
3. General Commercial Description
4. Table of Permitted Uses
5. Draft Statement of Consistency

ACTION OF THE BOARD OF ALDERMEN

APPROVED:

ATTEST: **CLERK TO THE BOARD**

DENIED:

DEFERRED UNTIL: _____

SIGNATURE

OTHER:



REZONING PETITION

| | |
|--------------------------|-------|
| <i>Official Use Only</i> | |
| P&Z #: | _____ |
| Date Rec'd: | _____ |
| Rec'd By: | _____ |
| Amount Paid: \$ | _____ |

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

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

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

| | | |
|--|--|--------|
| Project Name (if applicable): | | |
| SECTION 1: APPLICANT INFORMATION | | |
| Petitioner Name: <i>Mark Wayne Matthews</i> | | |
| Mailing Address: <i>5440 Sparrow St SC 01A 28469</i> | | |
| Phone: <i>710 540-4923</i> | Fax: | Email: |
| 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: <i>250 Holder Blvd Rd</i> | | |
| Parcel Tax ID #(s): 1980001205, 1980001202, & 1980001204 | Total Site Acres or Square Feet: +/- 1.6 Acres 1.2 <i>1.50</i> | |
| Current Zoning District(s): RAM-15 | | |
| Proposed Zoning District(s): <i>B-2</i> | | |
| NOTE: If any portion of a proposed zoning district boundary does not follow an existing property line, the petition must include fifteen (15) 24" x 36" maps prepared by a licensed surveyor providing bearings and distances of such zoning district boundaries. | | |

SECTION 4: LAND USE COMPATIBILITY ANALYSIS

Future Land Use Map designation:

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

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

SECTION 5: STATEMENT OF REASONABLENESS

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

*Future Land use Map Shows Area
Compared To Commercial use,*

SECTION 6: SUPPLEMENTAL INFORMATION REQUIRED

Each rezoning petition use must include:

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

SECTION 7: APPLICANT/OWNER SIGNATURE

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

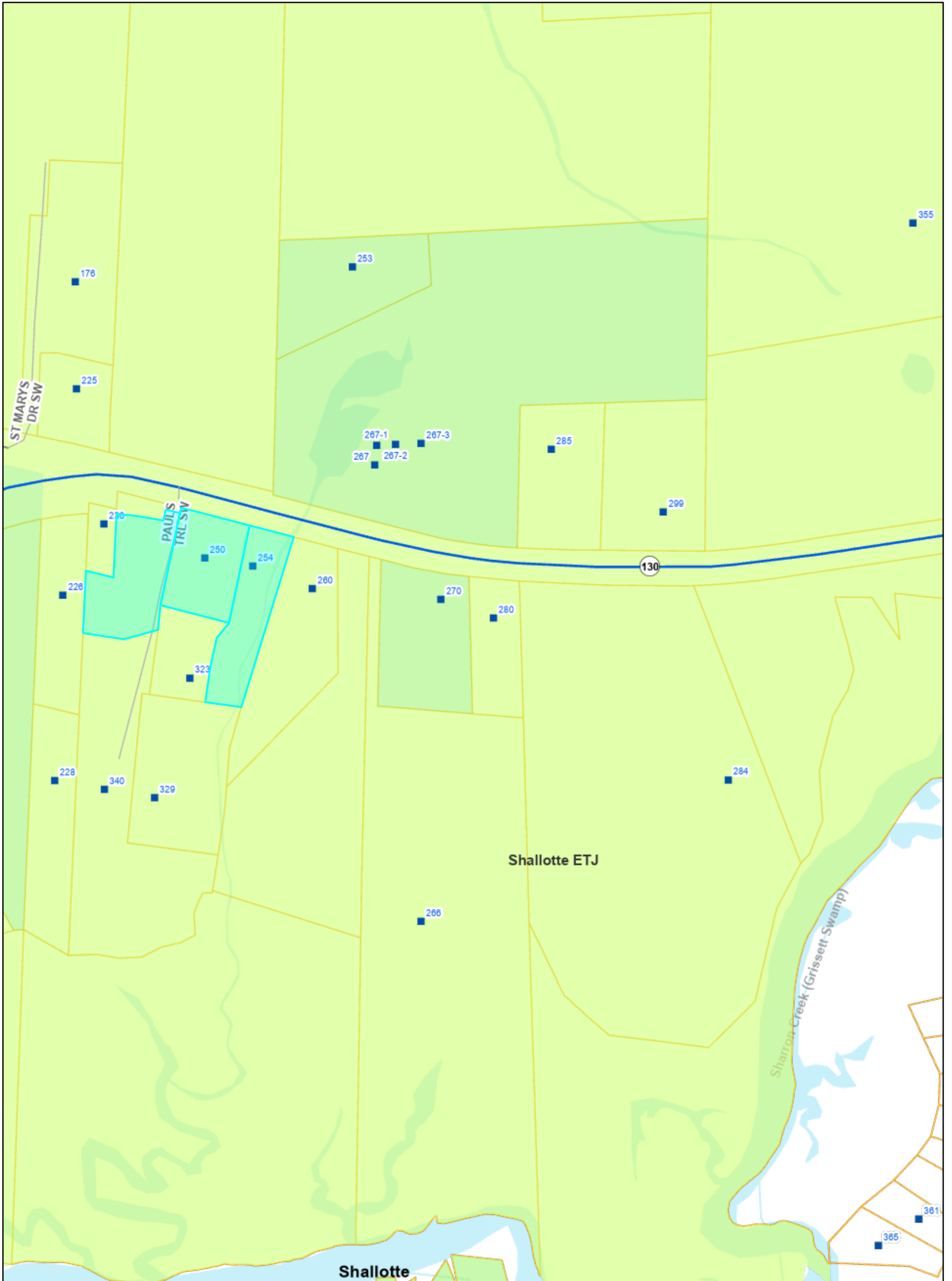
Signature: *Michael Wayne Milby* Date: *11/15/24*

Official Use Only

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

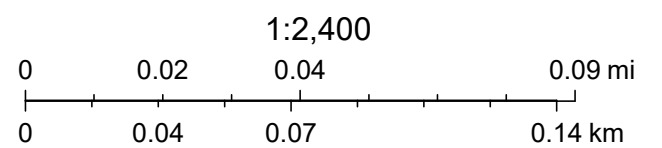
Board of Aldermen Hearing Date: _____ Action: _____ Staff: _____

Brunswick County GIS Data Viewer

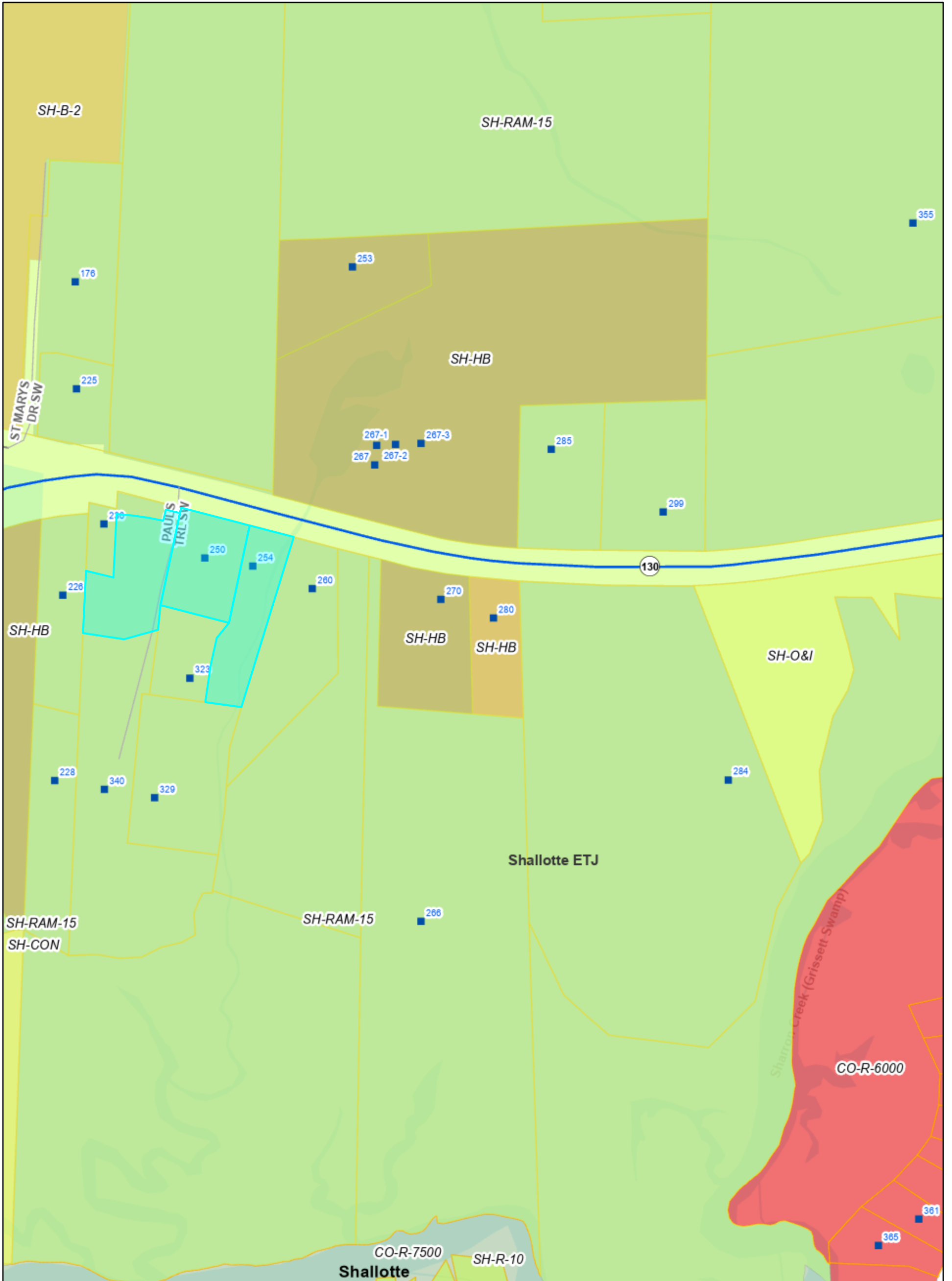


12/6/2024, 11:01:55 AM

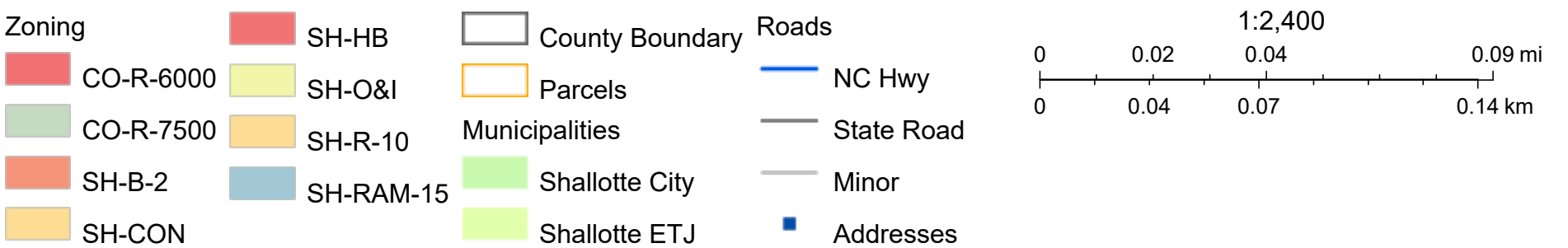
- | | | |
|-----------------|----------------|-------------|
| County Boundary | Shallotte ETJ | Minor Roads |
| Parcels | Shallotte City | Addresses |
| NC Hwy | | |
| State Road | | |



Brunswick County GIS Data Viewer



12/6/2024, 10:59:52 AM



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 [pursuant to 10-3(H)] | S | S | S | | | | S | S | S | S | | | | | P |
| DWELLING, SINGLE-FAMILY (excluding manufactured homes) | P | P | P | P | P | P | S | S | S | S | P | | | | P |
| DWELLING, TWO-FAMILY (DUPLEX) | P | S | P | | | | S | S | S | S | | | | | P |
| MANUFACTURED HOME, CLASS A [pursuant to 10-3(Q)] | | | P | | | P | | | | | | | | | |
| MANUFACTURED HOME, CLASS B [pursuant to 10-3(Q)] | | | P | | | P | | | | | | | | | |
| MANUFACTURED HOME PARK [pursuant to 10-3(S)] | | | S | | | S | | | | | | | | | |
| RESIDENTIAL CLUSTER DEVELOPMENT [pursuant to Article 13] | S | S | | S | | | S | S | S | | | | | | S |
| Residential Micro-grid Solar Collector Battery Storage System (pursuant to Article 31) | P | | | | | | | | | | | | | | |
| RESIDENTIAL – GROUP LIVING | | | | | | | | | | | | | | | |
| ADULT CARE HOME | S | | | | | | | | | S | S | | | | |
| ALCOHOL AND/OR SUBSTANCE ABUSE REHABILITATION FACILITIES, RESIDENTIAL (Six or fewer residents) | | P | P | P | P | | | | | | | | | | |
| ASSISTED LIVING RESIDENCE | S | | | | | | | S | | S | S | | | | S |
| FAMILY CARE HOME | P | P | P | P | P | P | | S | S | S | P | | | | P |
| MULTI-UNIT ASSISTED HOUSING WITH SERVICES | S | | | | | | | S | | S | S | | | | S |
| NURSING HOME | S | | | | | | | S | | S | | | | | P |
| ACCOMMODATION SERVICES | | | | | | | | | | | | | | | |
| BED AND BREAKFAST | S | S | S | S | S | S | S | S | S | S | S | S | | | S |
| MOTELS/HOTELS [pursuant to 10-3(V)] | | | | | | | S | S | S | S | | | | | |
| TRAVEL TRAILER AND RECREATIONAL VEHICLE PARKS/CAMPGROUNDS [pursuant to 10-3(FF)] | S | | S | | | S | | | | S | | | | | |
| PUBLIC & CIVIC | | | | | | | | | | | | | | | |
| ALCOHOLIC BEVERAGES PACKAGED, RETAIL | | | | | | | P | P | | | | | | | |
| AMBULANCE SERVICE/RESCUE SQUAD | | | | | | | | P | | P | P | P | P | P | |
| BOAT RAMPS | | | | | | | | S | | | | | | | |
| NON-MOTORIZED (CANOES, KAYAKS, BOAT LAUNCH) | | | | | | | S | | | | | | | | |
| BUILDINGS, GOVERNMENTAL | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P |
| CEMETERY [pursuant to 10-3(D)] | | | | | S | S | | | | S | | | | | S |
| CHURCH | S | S | S | S | S | S | S | P | P | P | | | | | P |
| CIVIC, CHARITABLE, POLITICAL, FRATERNAL, SOCIAL, AND RELIGIOUS ORGANIZATIONS | | | | | | | P | P | | P | P | | | | |
| GAZEBO/PIERS/DOCKS, COMMUNITY ¹ [pursuant to 10-3(K)] | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S |
| GAZEBO/PIERS/DOCKS, PRIVATE ¹ [pursuant to 10-3(L)] | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P |
| GAZEBO/PIERS/DOCKS, PUBLIC ¹ | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P |
| HOSPITALS | | | P | | | | | P | | P | | | | | |
| NATURE OBSERVATION POINTS | S | S | S | S | S | S | S | S | S | S | S | | | | S |
| PARKS, PLAYGROUNDS, AND RECREATION CENTERS, OWNED AND OPERATED BY NON-PROFIT CIVIC ORGANIZATIONS [pursuant to 10-3(Y)] | P | P | P | P | P | P | P | P | P | P | P | P | P | S | P |

¹As permitted by CAMA.

| PERMITTED USES | ME-14/10/6 | R-10 | RM-10 | R-15 | RA-15 | RAM-15 | CB | HB | CW | B-2 | O/I | LI | HI | C | PUD |
|---|------------|------|-------|------|-------|--------|----|----|----|-----|-----|----|----|---|-----|
| PARKS, PLAYGROUNDS, AND RECREATION CENTERS, MUNICIPALLY OWNED | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P |
| PARKS AND RECREATION AREAS (other governmental) [pursuant to 10-3(Z)] | P | P | P | P | P | P | P | P | P | P | P | P | P | S | P |
| SCHOOL, PUBLIC AND PRIVATE | S | S | S | S | S | S | S | P | | P | | | | | S |
| US POSTAL SERVICES | | | | | | | S | P | | S | | P | | | S |
| RECREATION, ENTERTAINMENT, AND PUBLIC ASSEMBLY | | | | | | | | | | | | | | | |
| ADULT AND SEXUALLY ORIENTED BUSINESSES [pursuant to Article 24] | | | | | | | | | | | | | S | | |
| BILLIARD AND POOL HALLS | | | | | | | | S | | S | | | | | |
| BOWLING ALLEYS | | | | | | | | P | | P | | | | | |
| RECREATIONAL FACILITY (INDOOR-PRIVATE) | | | | | | | S | P | P | P | P | | | | |
| DANCE HALLS | | | | | | | | | | P | | | | | |
| DRIVE-IN THEATERS | | | | | | | | | | S | | | | | |
| ELECTRONIC GAMING OPERATION [pursuant to 10-3(I)] | | | | | | | | | | | | S | | | |
| ENTERTAINMENT ESTABLISHMENTS (GAMES, AMUSEMENT CENTERS, ETC.) | | | | | | | S | P | | P | | | | | |
| GOLF COURSE, MINIATURE | | | | | | | | S | | S | | | | | |
| GOLF DRIVING RANGE | | | | | | | | S | | S | | | | | |
| GOLF, SWIMMING, AND TENNIS CLUBS [pursuant to 10-3(M)] | S | S | | S | S | S | S | P | S | P | | | | | S |
| HEALTH CLUBS | | | | | | | S | P | P | P | | | | | P |
| INDOOR THEATER | | | | | | | P | P | | P | | | | | |
| MARINA [pursuant to 10-3(T)] | S | S | S | S | S | S | S | | P | | | | | | S |
| RECREATION FACILITY, PRIVATE | | | | | | | S | S | S | | | S | | | S |
| SKATING RINKS | | | | | | | | S | | S | | | | | |
| VIDEO ARCADES | | | | | | | S | P | | P | | | | | |
| COMMERCIAL SALES AND RENTALS | | | | | | | | | | | | | | | |
| ANTIQUE SHOPS | | | | | | | P | P | P | P | S | | | | |
| ARTIST AND CRAFTSMAN STUDIOS, DISPLAYS, OR SHOPS | | | | | | | P | P | P | P | | | | | P |
| AUTOMOBILE AND TRUCK DEALERS | | | | | | | | S | | S | | P | | | |
| AUTOMOBILE PARTS AND SUPPLY STORE | | | | | | | | P | | P | | | | | |
| AUTOMOBILE (INCLUDING TRUCKS) AND/OR TRAILER RENTALS | | | | | | | S | S | | S | | | | | |
| BANKS, FINANCIAL INSTITUTIONS | | | | | | | P | P | P | P | | | | | P |
| BOAT SALES AND SERVICE | | | | | | | | P | P | P | | | | | |
| BOAT STORAGE | | | | | | | | S | S | S | | | | | |
| BOOK STORES | | | | | | | P | P | | P | | | | | |
| BUILDING MATERIALS SALES AND STORAGE | | | | | | | | S | | S | | P | | | |
| CARPET AND RUG DEALERS | | | | | | | S | P | | P | | P | P | | |
| CELLULAR TELEPHONE STORES | | | | | | | | P | P | P | P | | | | |
| CLUB, PRIVATE | | | | | | | S | | | S | | | | | |
| COFFEE SHOPS | | | | | | | | P | P | P | | | | | |
| CONVENIENCE FOOD STORES | | | | | | | | | P | P | | P | | | P |
| CONVENIENCE STORES WITH EXISTING GAS PUMPS | | | | | | | S | P | | P | | | | | P |
| CONVENIENCE STORES (NEW CONSTRUCTION) WITH GAS PUMPS | | | | | | | | P | | P | | | | | |
| CONSIGNMENT SHOPS, USED MERCHANDISE | | | | | | | P | P | | P | P | | | | |

| PERMITTED USES | ME-14/10/6 | R-10 | RM-10 | R-15 | RA-15 | RAM-15 | CB | HB | CW | B-2 | O/I | LI | HI | C | PUD |
|---|------------|------|-------|------|-------|--------|----|----|----|-----|-----|----|----|---|-----|
| COMPUTER AND ASSOCIATED EQUIPMENT STORES | | | | | | | P | P | | P | | | | | |
| ELECTRICAL AND ELECTRICAL MACHINERY, EQUIPMENT AND SUPPLIES | | | | | | | | S | | S | | P | | | |
| FARMER'S MARKET | | | | | | | S | P | | P | | P | | | |
| FLEA MARKETS/VENDOR MARKETS | | | | | | | S | S | | S | | P | | | |
| FLORIST SHOPS | | | | | | | P | P | P | P | | | | | P |
| FOOD STORES (less than 5,000 SF) | | | | | | | P | P | | P | | | | | P |
| FOOD, BEVERAGE, & CRAFT BREWING PROCESSING AND PRODUCTION WITH RETAIL SALES | | | | | | | P | P | P | P | | | | | |
| FUEL AND ICE DEALERS | | | | | | | | | | | | S | S | | |
| FURNITURE AND FIXTURES | | | | | | | S | P | | P | | P | | | |
| GAS COMPANIES | | | | | | | | | | | | P | P | | |
| GLASS AND MIRROR REPAIR SALES | | | | | | | | P | | P | | P | P | | |
| GROCERY STORES (5,000 SF or greater) | | | | | | | S | P | | P | | | | | |
| HARDWARE STORES | | | | | | | S | S | | S | | P | | | P |
| ICE CREAM PARLORS AND LIKE ESTABLISHMENTS | | | | | | | P | P | | P | | | | | |
| ICE VENDING MACHINES (AUTOMATIC) | | | | | | | | P | | P | | | | | |
| LAWN AND GARDEN STORES | | | | | | | P | P | | P | | | | | |
| LEATHER PRODUCTS (no tanning) | | | | | | | P | P | | P | | | | | |
| LUMBER AND WOOD PRODUCTS, SALES [pursuant to 10-3(O)] | | | | | | | S | S | | S | | P | P | | |
| MANUFACTURED HOME SALES AND SERVICE | | | | | | | | | | S | | | | | |
| MEASURING, ANALYZING, CONTROLLING, AND OPTICAL GOODS, WATCHES, CLOCKS | | | | | | | P | P | | P | | P | | | |
| MICROBREWERY (5,000 SF or less and production of less than 1,000 barrels per year) | | | | | | | P | P | | | | | | | |
| MOTION PICTURE PRODUCTION AND DISTRIBUTION | | | | | | | | | | | | P | P | | |
| MOTORCYCLE SALES AND SERVICES | | | | | | | | S | | S | | | | | |
| OUTSIDE STORAGE FACILITY [pursuant to 10-3(X)] | | | | | | | | S | | | | | | | |
| PAWNSHOP OR USED MERCHANDISE STORE | | | | | | | | P | | P | | | | | |
| PET SALE & SUPPLIES (excluding kennel activities, breeding operations, and/or outside storage of animals) | | | | | | | P | P | | P | | | | | |
| POTTERY AND RELATED PRODUCTS | | | | | | | P | P | P | P | | P | | | |
| PRINTING AND PUBLISHING ESTABLISHMENTS | | | | | | | S | S | | S | | P | P | | |
| PRINTING, COMMERCIAL | | | | | | | S | S | | S | | P | P | | |
| RE-UPHOLSTERY AND FURNITURE REPAIR | | | | | | | | P | | P | | P | P | | |
| RECREATIONAL VEHICLE AND UTILITY TRAILER SALES AND SERVICE | | | | | | | | S | | S | | P | | | |
| REFRIGERATION, HEATING, AND AIR CONDITIONING MACHINERY | | | | | | | | S | | S | | P | | | |
| REPAIR SHOPS (radio, television, small appliances, shoes, etc.) | | | | | | | P | P | | P | | P | P | | |
| RESTAURANTS | | | | | | | P | P | P | P | | | | | P |
| RETAIL SALES ESTABLISHMENTS (less than 5,000 SF) | | | | | | | P | P | P | P | | P | | | P |
| RETAIL STORES (5,000 SF or greater) | | | | | | | S | P | | P | | | | | |
| RETIREMENT/ELDERLY FACILITIES | | | | | | | P | P | S | | | | | | P |
| SEAFOOD MARKET | | | | | | | P | P | P | P | | P | | | |
| TOBACCO/VAPE SPECIALTY STORE [pursuant to 10-3 (GG)] | | | | | | | | P | | P | | P | | | |
| TIRE DEALERS AND SERVICE | | | | | | | | S | | S | | P | | | |
| UPHOLSTERY SHOPS | | | | | | | | P | | P | | P | P | | |
| VIDEO RENTAL | | | | | | | P | P | | P | | | | | P |

| PERMITTED USES | ME-14/10/6 | R-10 | RM-10 | R-15 | RA-15 | RAM-15 | CB | HB | CW | B-2 | O/I | LI | HI | C | PUD |
|--|------------|------|-------|------|-------|--------|----|----|----|-----|-----|----|----|---|-----|
| 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 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(F)] | | | | | | | | P | | P | | | | | S |
| DAY SPAS | | | | | | | P | P | | P | | | | | |
| DIALYSIS CENTERS | | | | | | | | P | | P | P | | | | |
| DIET CENTERS | | | | | | | | P | | P | P | | | | |
| DRY CLEANERS AND LAUNDRIES [pursuant to 10-3(G)] | | | | | | | P | P | | P | | P | | | |
| ELECTRONIC DATA PROCESSING | | | | | | | | P | | P | P | P | P | | |
| ENGINEERING, ARCHITECTURAL, AND SURVEYING OFFICES | | | | | | | P | P | P | P | P | P | | | |
| EXTERMINATING SERVICES | | | | | | | | | | | | P | P | | |
| FORTUNE TELLERS (to include Palm Readers, Crystal Ball Reading, Tarot Card Reading, and similar fortune telling techniques). | | | | | | | | S | | S | | S | | | |
| FUNERAL HOME [pursuant to 10-3(J)] | | | | | | | | S | | S | | S | | | |
| GROOMING SERVICES, ANIMALS | | | | | | | | P | | P | | P | P | | |
| INDUSTRIAL RESEARCH OFFICES AND LABORATORIES | | | | | | | | | | | | P | P | | |
| KENNEL OPERATIONS, BOARDERS, BREEDERS, AND ANIMAL SHELTERS (no outside pens, no permanent outside boarding, all operations must be located in the rear yard and must not be visible from any right-of-way) [pursuant to 10-3(N)] | | | | | | | | S | | S | | P | P | | |
| LABOR UNIONS | | | | | | | P | P | | P | | | | | |
| LABORATORIES | | | | | | | | P | | P | P | P | | | |
| LOCKSMITH, GUNSMITH | | | | | | | P | P | | P | | P | | | |
| MENTAL HEALTH, INPATIENT | | | | | | | | | | | S | S | | | |
| OFFICE, ACCOUNTANTS CERTIFIED PUBLIC | | | | | | | P | P | | P | P | P | | | |
| OFFICES, INCLUDING BUT NOT LIMITED TO PROFESSIONAL SERVICES (ATTORNEY, DOCTOR, HEALTHCARE PROFESSIONAL, STAFFING ETC.) | | | | | | | P | P | P | P | P | P | | | P |

| 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 |
|--|------------|------|-------|------|-------|--------|----|----|----|-----|-----|----|----|---|-----|
| 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(DD)] | | | | | | | | S | | S | | S | | | |
| TAXIDERMIST | | | | | | | | S | | | | P | P | | |
| TEACHING STUDIO (including fine arts, yoga, martial arts, etc.) | | | | | | | P | P | | P | P | | | | |
| VETERINARY SERVICES WITH CLOSED PENS | | | | | | | | | | | | P | P | | P |
| INDUSTRIAL, MANUFACTURING, AND HEAVY REPAIR | | | | | | | | | | | | | | | |
| APPAREL & ACCESSORY MANUFACTURING | | | | | | | | | | | | P | P | | |
| ASPHALT, CONCRETE, CEMENT, STONE MANUFACTURING | | | | | | | | | | | | | P | | |
| AUTOMOBILE JUNKYARD [pursuant to 10-3(C)] | | | | | | | | | | S | | | S | | |
| BAKERY PRODUCT, CANDY, CONFECTIONARY MANUFACTURING | | | | | | | | | | | | P | P | | |
| BOAT AND SHIPBUILDING | | | | | | | | | | | | P | P | | |
| BOTTLING | | | | | | | | | | | | P | P | | |
| BRICK AND CLAY MANUFACTURING | | | | | | | | | | | | | P | | |
| CABINET MAKING AND COUNTER TOP MANUFACTURING | | | | | | | | S | | | | P | P | | |
| CARGO STORAGE CONTAINERS (including tractor trailers) | | | | | | | | | | S | | P | P | | |
| CLOTHING AND FINISHED FABRIC PRODUCTS | | | | | | | | | | | | P | P | | |
| ELECTRIC MOTOR REPAIR | | | | | | | | | | | | P | | | |
| INDUSTRIAL USES NOT HAVING AN INJURIOUS EFFECT ON THE TOWN | | | | | | | | | | | | S | S | | |
| MACHINERY (engines, construction tools) [pursuant to 10-3(P)] | | | | | | | | S | | S | | P | P | | |
| MANUFACTURING (textiles, clothing, scientific instruments, and small machine assembly) | | | | | | | | | | | | P | P | | |
| PAPERBOARD CONTAINERS AND BOXES | | | | | | | | | | | | P | P | | |
| QUARRY AND EXTRACTION OPERATION | | | | | | | | | | | | | S | | |
| SCREW MACHINE PRODUCTS (bolts, nuts, screws) | | | | | | | | | | | | P | P | | |
| SMALL ENGINE REPAIR | | | | | | | | S | | S | | P | | | |
| TEXTILES | | | | | | | | | | | | P | P | | |
| WELDING REPAIR | | | | | | | | S | | S | | P | P | | |
| TRANSPORTATION, WHOLESALING, AND WAREHOUSING | | | | | | | | | | | | | | | |
| BUS REPAIR AND STORAGE TERMINAL ACTIVITIES | | | | | | | | | | | | S | S | | |
| BUS STATIONS | | | | | | | | P | | P | | | | | |
| COMMERCIAL PARKING LOTS [pursuant to 10-3(E)] | | | | | | | S | S | S | S | | | | S | |
| GAS PUMPING STATIONS (unmanned, credit cards only) | | | | | | | | P | | P | | P | | | |
| MOTOR FREIGHT TERMINALS | | | | | | | | | | | | P | P | | |
| MINI-STORAGE FACILITIES [pursuant to 10-3(U)] | | | | | | | | S | | S | | P | | | |
| MINI-WAREHOUSING AND DRY STORAGE | | | | | | | | | | | | P | P | | |
| MOVERS, VAN LINES, AND STORAGE | | | | | | | | S | | S | | P | P | | |
| OFF-STREET AUTOMOBILE PARKING | | | | | | | P | P | | P | | P | P | | P |
| PACKAGE DELIVERY SERVICES, COMMERCIAL | | | | | | | | S | | S | | P | | | |
| SHIP CHANDLERS | | | | | | | | | | | | P | P | | |
| SHIPPING BROKERS, FREIGHT AND CARGO | | | | | | | | | | | | P | P | | |

| 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 |
|---|------------|------|-------|------|-------|--------|----|----|----|-----|-----|----|----|---|-----|
| TAXI STANDS LIMITED TO 5 TAXIS | | | | | | | P | P | | P | | | | | |
| TOWING SERVICES | | | | | | | | S | | S | | P | | | |
| WAREHOUSE | | | | | | | | S | | S | | P | P | | |
| WHOLESALE MERCHANTS | | | | | | | | P | | P | | P | P | | |
| WHOLESALE STORAGE OF GASOLINE OR BULK TERMINAL PLANTS [pursuant to 10-3(GG)] | | | | | | | | | | | | | S | | |
| UTILITIES AND COMMUNICATIONS | | | | | | | | | | | | | | | |
| PUBLIC UTILITY STORAGE OR SERVICE YARDS | | | | | | | | P | | P | | P | P | | |
| PUBLIC UTILITY SUBSTATIONS/ SWITCHING STATIONS [pursuant to 10-3(BB)] | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S |
| PUMP STATIONS (MUNICIPALLY OWNED) | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P |
| RADIO AND TELEVISION BROADCASTING STUDIOS | | | | | | | P | P | | P | | P | | | P |
| UTILITY STATIONS | | | | | | | S | S | S | S | S | P | P | | P |
| TELECOMMUNICATION FACILITIES [pursuant to Article 18] | S | S | S | S | S | S | S | S | S | S | | S | S | S | S |
| AGRICULTURAL AND FOOD PRODUCTION | | | | | | | | | | | | | | | |
| AGRICULTURAL, HORTICULTURAL, OR HUSBANDRY USES (excluding poultry houses and hog parlors) | | | | | P | P | | | | | | | | | |
| APICULTURE (BEEKEEPING) | | | | P | P | P | | | | | | | | | |
| FISHING, COMMERCIAL | | | | | | | | | S | | | P | P | | |
| FRUIT AND VEGETABLE MARKETS, WHOLESALE | | | | | | | | | | | | P | P | | |
| FOOD PROCESSING FACILITIES | | | | | | | | | | | | P | P | | |
| GREENHOUSES | | | | | | | | P | | P | | P | P | | |
| ACCESSORY AND TEMPORARY | | | | | | | | | | | | | | | |
| ACCESSORY DWELLING [pursuant to 10-4(A)] | P | P | P | P | P | P | P | S | S | S | S | | | | P |
| ACCESSORY STRUCTURE [pursuant to 10-4] | P | P | P | P | P | P | P | P | P | P | P | P | P | | P |
| ACCESSORY USES, OTHER [pursuant to 10-4] | P | P | P | P | P | P | P | P | P | P | P | | | | P |
| ACCESSORY RETAIL [pursuant to 10-4(E)] | | | | | | | P | P | P | P | P | P | P | | P |
| DRIVE-THROUGH FACILITIES | | | | | | | S | S | | S | S | | | | S |
| DUMPSTERS AND ENCLOSURES [pursuant to 10-4(B)] | P | 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 |
| MODULAR/MOBILE OFFICE, TEMPORARY [pursuant to 10-3(S)] | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T |
| OUTDOOR DISPLAY, OUTDOOR STORAGE, OUTDOOR SALES [pursuant to 10-3(X)] | | | | | | | S | P | | P | | | | | |
| STORAGE, INDUSTRIAL [pursuant to 10-3(Y)] | | | | | | | | | | | | P | P | | |
| TEMPORARY USES, OTHER | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T |
| VEHICLE STORAGE IN CONJUNCTION WITH REPAIR | | | | | | | | S | | P | | P | | | |

¹As permitted by CAMA.

(Ord. 07-33, 9/07; Ord. 09-04, 7/09; Ord. 09-06, 9/09; Ord. 10-15, 11/11; Ord. 11-12, 5/11; Ord. 11-17, 10/11; Ord. 12-02, 1/12; Ord. 13-01, 1/13; Ord. 14-12, 10/07/14; Ord. 14-16, 12/02/14; Ord. 15-01, 01/06/15; Ord. 15-07, 06/02/15; Ord. 15-10, 07/07/15; Ord. 15-14, 10/6/15; Ord. 15-15, 10/6/15; Ord. 16-02, 01/05/16; Ord. 16-08, 04/05/16; Ord. 16-09, 5/3/16; Ord. 16-12, 7/5/16; Ord. 16-13, 7/5/16; Ord. 16-16, 10/4/16; Ord. 17-7, 10/9/17; Ord. 19-03, 04/2/19; Ord. 20-04, 2/4/20; Ord. 20-05, 7/7/20; Ord. 23-10, 12/5/23)

Planning Board Zoning Map Amendment Statement of Consistency

**1.
(Approval)**

The Town of Shallotte *Planning Board* has reviewed in full the petition REZ #24-12 to rezone ±1.6 acres of real property (tax ID's 1980001205, 1980001202, & 1980001204) owned by Michael Wayne Milligan from RAM-15 to B-2. After review of the petition, the Planning Board hereby *recommends* that the property be rezoned to B-2 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 ±1.6 acres is compatible with the proposed rezoning to B-2.
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 B-2 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 B-2 zoning district are consistent with this description.*
- The benefits of rezoning the tract to B-2 outweigh any detriments.
The properties to the rear of the subject parcels are currently zoned for low density residential use, but the planning area would support a transition from highway fronted commercial uses to lower density residential.
- The relationship between the uses of the proposed zoning of B-2 and the surrounding area are either identical or compatible.
The subject property contains a non-conforming commercial use, and is in the vicinity of, or adjacent to, other commercial uses.
- This new zoning promotes the public health, safety, and general welfare of the community.
The new zoning will promote public health, safety, and general welfare by providing commercial options that are more suited to the character of the area.

Other comments:

Date

Planning Board Chairman
Town of Shallotte

2.
(Denial)

The Town of Shallotte *Planning Board* has reviewed in full the petition REZ #24-12 to rezone ±1.6 acres of real property (tax ID's 1980001205, 1980001202, & 1980001204) owned by Michael Wayne Milligan from RAM-15 to B-2. After review of the petition, the Planning Board hereby *recommends* that the property **NOT** be rezoned to B-2 from its current zoning. In making this *recommendation*, the *Planning Board* finds that

- The area in question, which is ±1.6 Acres, is NOT compatible with the requested rezoning to B-2.
- 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 B-2 is NOT compatible with the Town of Shallotte Land Use Plan.
- The benefits to the requested rezoning to B-2 DO NOT outweigh any detriments.
- The relationship between the uses of the requested new zoning of B-2 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

Planning Board Chairman
Town of Shallotte



TOWN OF SHALLOTTE

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

TO: Planning Board
FROM: Robert Waring, Planning Director
DATE: December 10, 2024
RE: Monthly Planning Department Report

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

1. The Town’s Planning Board met November 12
 - a. The Board considered two text amendments to the UDO
 - b. The Board’s next meeting is scheduled for December 10
2. The Town’s TRC did not meet for the November meeting:
 - a. The next meeting scheduled for December 19
3. As of 11/26, we have received one application for appointment to Planning Board. Staff have asked those current members that wish to be reappointed to update their board application. Staff will deliver these to the Board as they are received.
4. Staff has completed the 2025 Planning Schedule, attached
5. Staff participated in a Zoom call hosted by the American Planning Assoc. to discuss the affects of Senate Bill 382 which states in part the following:

(d) Down-Zoning. – No amendment to zoning regulations or a zoning map that down-zones property ~~shall be initiated nor is it enforceable initiated, enacted, or enforced~~ without the written consent of all property owners whose property is the subject of the down-zoning ~~amendment, unless the down-zoning amendment is initiated by the local government.~~ amendment. For purposes of this section, "down-zoning" means a zoning ordinance that affects an area of land in one of the following ways:

- (1) By decreasing the development density of the land to be less dense than was allowed under its previous usage.*
- (2) By reducing the permitted uses of the land that are specified in a zoning ordinance or land development regulation to fewer uses than were allowed under its previous usage.*
- (3) By creating any type of nonconformity on land not in a residential zoning district, including a nonconforming use, nonconforming lot, nonconforming structure, nonconforming improvement, or nonconforming site element."*

6. Staff met with McGill Engineering to begin the process of updated the Town’s SW regulations
7. Staff attended the project meetings for the Town Hall project and the Riverfront Committee
8. Please forward any zoning or nuisance complaints to Brandon Eaton, Planner, beaton@townofshallotte.org Phone: (910) 754-4032
9. The Town collected \$58,179 fees for Nov.24. Fees collected Nov. 23 totaled \$26,650



TOWN OF SHALLOTTE

PLANNING & ZONING DEPARTMENT

Post Office Box 2287 • Shallotte, North Carolina 28459

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

Meeting Dates and Submittal Deadlines for 2025

| Technical Review Committee Submittal Deadline | Technical Review Committee Meeting Date | Planning Board Submittal Deadline | Planning Board Meeting Date | Board of Alderman Submittal Deadline | Board of Alderman Meeting Date |
|---|---|-----------------------------------|-----------------------------|--------------------------------------|--------------------------------|
| December 26, 2024 | January 16, 2025 | December 24, 2024 | January 14, 2025 | December 17, 2024 | January 7, 2025 |
| January 30, 2025 | February 20, 2025 | January 21, 2025 | February 11, 2025 | January 14, 2025 | February 4, 2025 |
| February 27, 2025 | March 20, 2025 | February 18, 2025 | March 11, 2025 | February 11, 2025 | March 4, 2025 |
| March 27, 2025 | April 17, 2025 | March 18, 2025 | April 8, 2025 | March 11, 2025 | April 1, 2025 |
| April 24, 2025 | May 15, 2025 | April 22, 2025 | May 13, 2025 | April 15, 2025 | May 6, 2025 |
| May 29, 2025 | June 19, 2025 | May 20, 2025 | June 10, 2025 | May 13, 2025 | June 3, 2025 |
| June 26, 2025 | July 17, 2025 | June 17, 2025 | July 8, 2025 | June 10, 2025 | July 1, 2025 |
| July 31, 2025 | August 21, 2025 | July 22, 2025 | August 12, 2025 | July 15, 2025 | August 5, 2025 |
| August 28, 2025 | September 18, 2025 | August 19, 2025 | September 9, 2025 | August 12, 2025 | September 2, 2025 |
| September 25, 2025 | October 16, 2025 | September 17, 2025 | October 8, 2025 | September 16, 2025 | October 7, 2025 |
| October 30, 2025 | November 20, 2025 | October 22, 2025 | November 12, 2025 | October 14, 2025 | November 4, 2025 |
| November 28, 2025 | December 19, 2025 | November 18, 2025 | December 9, 2025 | November 11, 2025 | December 2, 2025 |
| December 25, 2025 | January 15, 2026 | December 17, 2025 | January 7, 2026 | December 16, 2025 | January 6, 2026 |

| Zoning Board of Adjustment Submittal Deadline | Zoning Board of Adjustment Meeting Date |
|---|---|
| February 6, 2025 | February 27, 2025 |
| May 8, 2025 | May 29, 2025 |
| August 7, 2025 | August 28, 2025 |
| October 30, 2025 | November 20, 2025 |