



## Shallotte Planning Board Meeting Agenda

August 11, 2026 at 5:30 PM

Meeting Chambers – 110 Cheers Street

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**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**AGENDA AMENDMENTS**

**PUBLIC COMMENT**

**1. APPROVAL OF AGENDA**

**2. APPROVAL OF MINUTES**

[Board](#) approval of Planning Board minutes dated July 14, 2026.

**3. CONFLICT OF INTEREST STATEMENT**

[Planning](#) Board approval of the Town of Shallotte Conflict of Interest Statement

**4. ACTION ITEMS**

**I.** SUB 26-0015

Preliminary Subdivision Plat Update - Tideland Preserve

22.09 acres

39 Lots

Hammocks @ Shallotte Pointe, LLC.

**II.** ANX 26-11

Petition for Annexation & Rezoning-Gray Bridge Rd PUD

Parcel ID # 21400001

County R-7500 to Shallotte PUD

98 Acres

OI Investment Properties, LLC.

**5. OLD AND NEW BUSINESS**

[a.](#) Planning Staff Report - July 2026

N) **ADJOURN**



**Town of Shallotte**  
**Planning Board Meeting**  
**July 14, 2026**  
**5:30 PM**

**The Shallotte Planning Board met for their regularly scheduled meeting on July 14, 2026, at the Shallotte Town Hall Meeting Chambers with Chairman Richard Gannaway presiding.**

**Members Present:** Edward Springer, Maria Paslick, Melodie Bryant, Richard Gannaway, Ron Johnson, Amy Causey and Amanda Dunn.

**Members Absent:** None

**Staff Present:** Brandon Eaton, Debra White and Natalie Goins

**Public Comments:** None

**1. Approval of Agenda:**

Maria Paslick made a motion to approve the agenda as presented, seconded by Edward Springer. The motion passed 7 yes, 0 no.

**2. Approval of Minutes:**

Ron Johnson made a motion to approve June 9, 2026, minutes as read, seconded by Edward Springer. The motion passed 7 yes, 0 no.

**3. Conflict of Interest Statement**

The Chairperson asks 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. Action Items**

**I. Proposed Rezoning (REZ 26-01)**

Gloria Bell has submitted a petition for rezoning of property located at 4740 Leona's Way SW (PID 21300048). The 2.19-acre parcel is currently zoned Residential Agricultural (RA-15). The property owner has requested that this parcel be zoned Residential Agricultural Manufactured Home (RAM-15).

**Action Taken:**

Melodie Bryant motioned to recommend approval to the Board of Aldermen of the rezoning of property at 4740 Leona's Way (PID 21300048) from RA-15 to RAM-15. Motion seconded by Amanda Dunn. Motion passed 7 yes, 0 no.

Ron Johnson motioned that the Shallotte Planning Board approve the Zoning Map Statement of Consistency as read, seconded by Melodie Bryant. Motion passed 7 yes, 0 no.

## **II. Proposed Rezoning (REZ 26-02)**

Rick and Joyce Carter have submitted a petition for rezoning of property located at 285 Holden Beach Road (PID 1980000802). The 0.88-acre parcel is currently zoned Residential Agricultural Manufactured Home (RAM-15). The property owners have requested that the parcel be zoned Highway Business (HB).

### **Action Taken:**

Maria Paslick motioned to recommend approval to the Board of Aldermen of the rezoning of property at 285 Holden Beach Road (PID 1980000802) from RAM-15 to HB. Motion seconded by Edward Springer. Motion passed 7 yes, 0 no.

Melodie Bryant motioned that the Shallotte Planning Board approve the Zoning Map Statement of Consistency as read, seconded by Edward Springer. Motion passed unanimously 7 yes, 0 no.

## **III. TXT 26-12 (Utility Substations)**

Staff-initiated amendment to the Town of Shallotte Unified Development Ordinances. Specifically, Article 10, Section 10-03(II).

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

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

### **Action Taken:**

Board members discussed at length the proposed removal of the Special Use Permit requirement for utility substations. Several members expressed concern that eliminating the Special Use Permit process would reduce opportunities for public participation and Planning Board review of individual projects. Concerns included potential impacts on neighboring properties, property values, aesthetics, perceived health and safety issues, and the ability to address unforeseen circumstances on a case-by-case basis. Members also discussed the appearance of utility substations, suggesting that enhanced screening, buffering, or more attractive enclosure materials should be considered to minimize visual impacts. Additional discussion addressed wastewater lift stations and their placement within new developments.

Ron Johnson motioned to recommend approval to the Board of Aldermen of Zoning Text Amendment 26-12, Article 10, Section 10-03(II). Motion seconded by Melodie Bryant. Motion passed 4 yes, 3 no, with Amy Causey, Maria Paslick and Edward Springer voting in opposition.



Ron Johnson motioned that the Shallotte Planning Board approve the Zoning Map Statement of Consistency as read, seconded by Melodie Bryant. Motion passed 7 yes, 0 no.

## **5. Old & New Business**

- a. Monthly Planning Dept. Staff Report for June 2026 – No action required.

On behalf of the Shallotte Planning Board, Richard Gannaway thanked Debra for her many years of dedicated service to the Planning Board and the Town of Shallotte, congratulated her on her upcoming retirement, and wished her the best in her future endeavors.

## **6. Adjournment**

Melodie Bryant made a motion to adjourn, seconded by Amanda Dunn. The motion passed 7 yes, 0 no.

Respectfully Submitted,

*Natalie Goins*

Natalie Goins,  
Town Clerk

## Town of Shallotte Planning Board Conflict of Interest Statement

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

§ 160D-109. Conflicts of interest.

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

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

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

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

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

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

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



Town of Shallotte Planning Board  
**ACTION AGENDA ITEM**  
2026

**TO:** Planning Board  
**FROM:** Brandon Eaton, Planner II

**ACTION ITEM #:** SUB 26-0015  
**MEETING DATE:** 8/11/2026  
**DATE SUBMITTED:**

**ISSUE/ACTION REQUESTED:** Review proposed updates to the previously approved Tideland Preserve preliminary subdivision plans, to now include phasing, and demonstrate that said plans conform to the standards for subdivisions detailed with the Town’s Unified Development Ordinance.

**PUBLIC HEARING:** ☐ YES ☒ NO

**BACKGROUND/PURPOSE OF REQUEST:**  
Updates to the preliminary subdivision plans have been submitted for Tidelands Preserve to allow for the addition of project phasing. The plans entail a 21.898-acre development with 39 single family-detached lots split into two phases.

Required infrastructure has been installed and the Town’s stormwater engineer has signed off to issue the required stormwater permit.

The applicant is asking for the addition of phasing to the project which would allow for a portion of the originally approved single-family lots and required open space to be developed in two separate phases.

The Planning Board may:  
Vote to approve updates to the preliminary subdivision as proposed; or  
Vote to deny the updates to the preliminary subdivision if it is shown that the Town’s standards have not been met; or  
Continue the item until additional information is presented.

**FISCAL IMPACT:**

|                                                  |                              |                                        |
|--------------------------------------------------|------------------------------|----------------------------------------|
| <b>BUDGET AMENDMENT REQUIRED:</b>                | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |
| <b>CAPITAL PROJECT ORDINANCE REQUIRED:</b>       | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |
| <b>PRE-AUDIT CERTIFICATION REQUIRED:</b>         | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |
| <b>REVIEWED BY DIRECTOR OF FISCAL OPERATIONS</b> | <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:** Staff requests that the Planning Board approve the proposed updates to the preliminary subdivision plat with the following conditions:

1. Final plat must match approved preliminary plans.

**FINANCE RECOMMENDATION:** NA

**ATTACHMENTS:**

1. Proposed phasing updates.

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



Revisions

East Coast Engineering, P.C.  
ENGINEERS • PLANNERS • CONSULTANTS  
4918 Main Street  
Post Office Box 2469  
Shallotte, North Carolina 28459  
Phone: 910.754.8029  
Fax: 910.754.8049  
Firm License Number C-4785

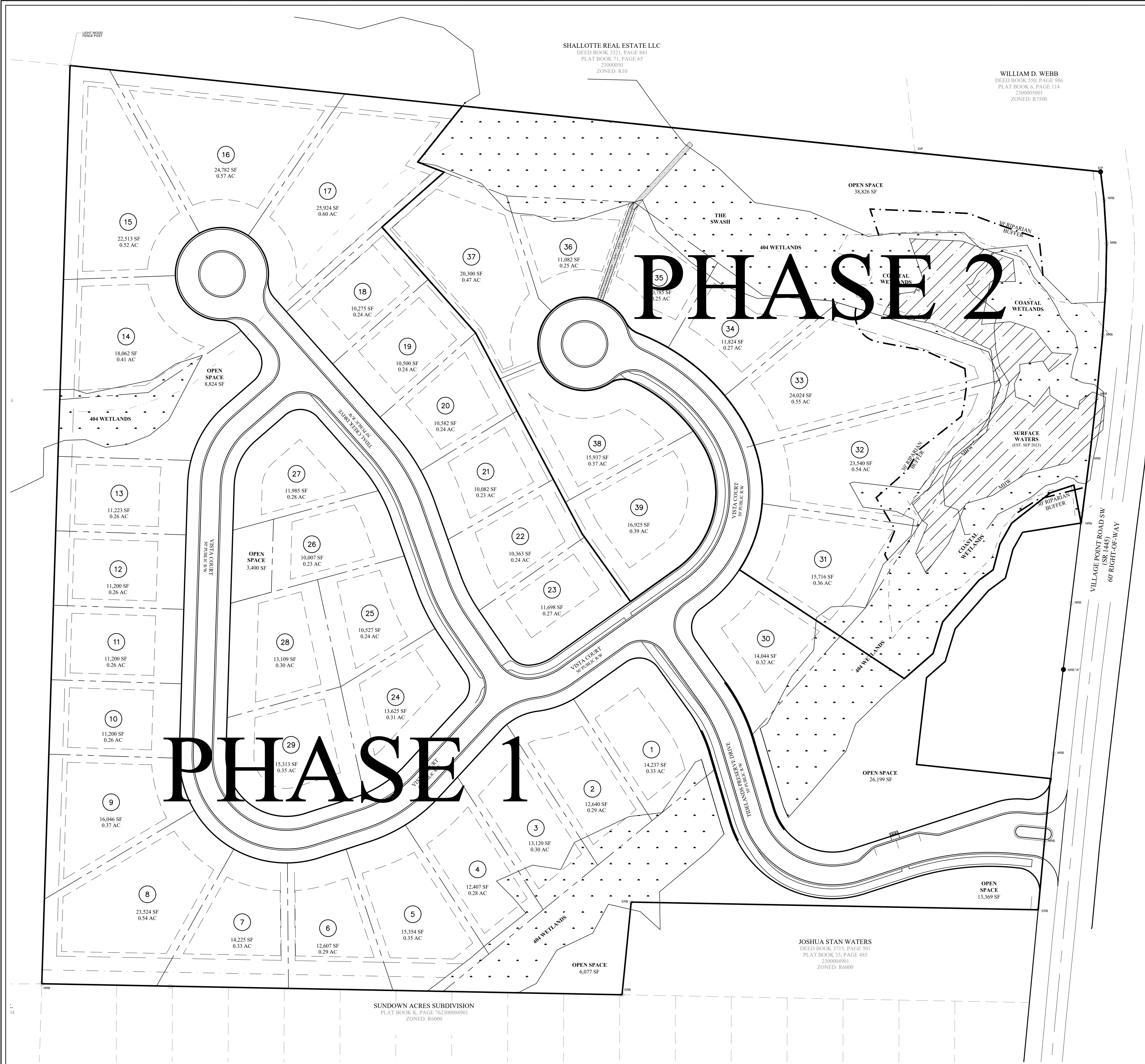
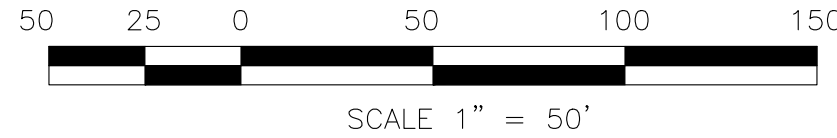
PHASING PLAN  
FOR  
**TIDELANDS PRESERVE**  
SHALLOTTE, NORTH CAROLINA

Date: 8/04/2026  
Scale: 1"=50'  
Drawn By: RET  
Checked By: RET

THIS PLAN IS NOT ISSUED FOR  
CONSTRUCTION WITHOUT AFFIXED  
CORPORATE SEAL



C11.0





Town of Shallotte Planning Board  
**ACTION AGENDA ITEM**  
2026

**TO:** Planning Board

**ACTION ITEM #:** ANX 26-11

**MEETING DATE:** 8/11/2026

**FROM:** Robert Waring, Planning Director

**DATE SUBMITTED:** \_\_\_\_\_

**ISSUE/ACTION REQUESTED:** Review application & plans for the proposed Gray Bridge Road PUD annexation/rezoning & demonstrate that said plans conform to the standards for Planned Unit Developments detailed with the Town's UDO.

**PUBLIC HEARING:** ☐ YES ☐ NO

**BACKGROUND/PURPOSE OF REQUEST:**

The project is a 98-acre tract (Parcel ID# 21400001) located along Gray Bridge Road across from Solterra (San Rio) subdivision. The property is currently zoned County-Residential 7500. The proposed zoning, Planned Unit Development will allow for single family home sites. The project currently includes single-family 400 lots.

The area is not shown on the Town's Future Land Use map. The surrounding properties are a combination of Residential Medium Density & Low Density. These two descriptions include a density range of 4-6 units/acre for medium & 3 units/acre for low. The project's proposed density is 4 units/acre.

Sewer utilities will be provided by the Town and will require the developer to extend a sewer line down Gray Bridge Rd. Water will be provided by Brunswick County.

The project specific TIA includes the extension/creation of turn lanes on Gray Bridge Rd, Shell Point, & Holden Beach Rd. NCDOT reviewed and approved the TIA. Internal roads will be designed/constructed to NCDOT standards & dedicated to the Town for maintenance.

Once the PUD master plan is approved a phased preliminary subdivision application will be required. Review of these plans & applications will include reviewing heritage tree preservation/replacement, stormwater, wetland impacts, rec space provisions & any other subdivision requirement.

The Planning Board may:

Vote to recommend approval the rezoning as proposed; or

Vote to recommend denying the rezoning as proposed; or

Vote to recommend the master plan be modified; 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

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**CONTRACTS/AGREEMENTS:**

**REVIEWED BY TOWN ATTORNEY:**

☐ YES      ☒ NO      ☐ N/A

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**ADVISORY BOARD RECOMMENDATION: NA**

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**STAFF RECOMMENDATION:** Staff requests that the Planning Board recommend to the Board of Aldermen that the PUD zoning be approved with the following conditions:

1. Preliminary subdivision plans match PUD plans
2. A completed and signed sewer permit application be received prior to recording final plat
3. Tree canopy preservation/replacement within common areas & open space be maximized

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**FINANCE RECOMMENDATION: NA**

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**ATTACHMENTS:**

1. Annexation Petion & PUD Application
  2. PUD Plans
  3. TRC Comments & Responses
  4. Traffic Analysis
  5. Permitted Use Table
  6. Draft Statement of Consistency
-

## **ACTION OF THE PLANNING BOARD**

**APPROVED:**

☐

**DENIED:**

☐

**DEFERRED  
UNTIL:**

**ATTEST:**

**CLERK TO THE BOARD**

**SIGNATURE**

**OTHER:**



*Section 4, Item II.*

## Shallotte



# MAJOR SUBDIVISION/ PRD/PUD APPLICATION

Official Use

Section 4, Item II.

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

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

|                                                                                                                                                                                    |                                    |                                          |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|------------------------------------------|
| Project Name: <b>GRAY BRIDGE RD</b>                                                                                                                                                |                                    |                                          |
| <b>SECTION 1: APPLICANT INFORMATION</b>                                                                                                                                            |                                    |                                          |
| Applicant Name: <b>ANDY MILLS</b>                                                                                                                                                  |                                    |                                          |
| Mailing Address: <b>2000 REGENCY PKWY, SUITE 470, CARY NC 27518</b>                                                                                                                |                                    |                                          |
| Phone: <b>910-233-8581</b>                                                                                                                                                         | Fax: _____                         | Email: <b>andy.mills@collierseng.com</b> |
| <b>SECTION 2: PROPERTY OWNER INFORMATION (if different from above)</b>                                                                                                             |                                    |                                          |
| Owner Name(s): <b>OI INVESTMENT PROPERTIES, LLC</b>                                                                                                                                |                                    |                                          |
| Mailing Address: <b>2618 NEW VILLAGE WAY, WILMINGTON, NC, 28405</b>                                                                                                                |                                    |                                          |
| Phone: <b>910-251-8563</b>                                                                                                                                                         | Fax: _____                         | Email: <b>ladane@ladane.com</b>          |
| <b>SECTION 3: PROPERTY INFORMATION</b>                                                                                                                                             |                                    |                                          |
| Street Address and/or Description of Location: <b>GRAY BRIDGE RD SW, SHALLOTTE, NC 28670</b>                                                                                       |                                    |                                          |
| Parcel Tax ID #(s): <b>21400001</b>                                                                                                                                                | Total Site Acres: <b>98.035 AC</b> |                                          |
| Current Zoning District(s): <b>CO-R-7500</b>                                                                                                                                       |                                    |                                          |
| <b>SECTION 4: PROJECT INFORMATION</b>                                                                                                                                              |                                    |                                          |
| Proposed Zoning District(s): <b>PUD</b> <input checked="" type="checkbox"/> PUD <input type="checkbox"/> PRD Overlay                                                               |                                    |                                          |
| Project to be developed in phases? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <i>Phase Lines must be shown on Master Development Plans.</i>               |                                    |                                          |
| Brief Project Description:<br><b>PROPOSED DEVELOPMENT IS A RESIDENTIAL DEVELOPMENT WHICH WOULD BE DEVELOPED IN 2 PHASES WITH GREAT VEHICULAR AND PEDESTRIAN INTERCONNECTIVITY.</b> |                                    |                                          |

**SECTION 4: PROJECT INFORMATION (continued)**

| PROPOSED LAND USE MIX                                                     | UNITS | ACRES  | SQUARE FOOTAGE |
|---------------------------------------------------------------------------|-------|--------|----------------|
| Single-Family Detached Residential                                        | 400   | 98.035 | NA             |
| Single-Family Attached Residential (Townhomes)                            | 0     | 0      | NA             |
| Multi-Family Residential (Triplex, Quadraplex, Apartments, Condos)        | 0     | 0      | NA             |
| Office & Institutional (including religious, civic, and educational uses) | 0     | 0      | NA             |
| Retail                                                                    | 0     | 0      | NA             |
| Other Non-retail Commercial                                               | 0     | 0      | NA             |
| Light Industrial                                                          | 0     | 0      | NA             |
| Recreation & Open Space (privately owned and maintained)                  | NA    | 0      | NA             |
| Recreation & Open Space (dedicated to Town of Shallotte)                  | NA    | 0      | NA             |

**SECTION 5: SUPPLEMENTAL INFORMATION REQUIRED**

Each application use must include:

- ☒ An application fee in cash or check made payable to the Town of Shallotte.
- ☒ Applicable utility fees, including transmission recovery fees and sewer allocation fees.
- ☒ For conventional subdivisions: a preliminary plat pursuant to Appendix IV.
- ☒ For PUDs: a Master Development Plan/Land Use Plan/Site Plan pursuant to Section 16-9 and Appendix IV.
- ☐ For PRDs: a Master Development pursuant to Sections 15-4, 15-5, and Appendix IV.
- ☒ A Traffic Impact Study pursuant to Section 30-25, if required.
- ☒ A copy of property deeds and any referenced maps for all tracts under consideration.
- ☒ A notarized letter of authorization if acting as the agent for the property owner(s).

**SECTION 6: APPLICANT/OWNER SIGNATURE**

In filing this application, 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.

**Andy Mills**

Digitally signed by Andy Mills  
DN: E=andy.mills@collierseng.com,  
CN=Andy Mills, OU=INC Raleigh,  
OU=Users by Office, DC=corp,  
DC=collierseng, DC=com  
Location: Raleigh, NC  
Reason: I have reviewed this document  
Contact info: andy.mills@collierseng.com  
Date: 2026.06.01 10:54:13-04'00'

Signature: \_\_\_\_\_

Date: 6/1/26

*Official Use Only*

Planning Board Hearing Date: \_\_\_\_\_ Recommendation: \_\_\_\_\_ Staff: \_\_\_\_\_

Board of Aldermen Hearing Date: \_\_\_\_\_ Action: \_\_\_\_\_ Staff: \_\_\_\_\_

Comments: \_\_\_\_\_

**OWNER:**

**DEVELOPER:**

**ENGINEER:**

**SURVEYOR:**

**ENVIRONMENTAL:**

SEGi  
5315 S. COLLEGE ROAD,  
SUITE E  
WILMINGTON, NC 28412



(NOT TO SCALE)

**NOT FOR  
CONSTRUCTION**



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VISIT: [WWW.CALL811.COM](http://WWW.CALL811.COM)

TOWN OF SHALLOTTE  
BRUNSWICK COUNTY  
NORTH CAROLINA

COVER SHEET

DRAWING NUMBER:

C-100





Engineering & Design,  
Architecture, Landscape  
Architecture, Surveying  
CT, P.C.

[www.colliersengineering.com](http://www.colliersengineering.com)

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[illegible]

BOUNDARY AND  
TOPOGRAPHIC SURVEY

FOR  
OI INVESTMENT  
PROPERTIES, LLC  
ETALS

PARCEL ID: 21400001  
DB 3488 PG 253  
LOCKWOODS FOLLY  
TOWNSHIP  
BRUNSWICK COUNTY  
NORTH CAROLINA



Engineering & Design,  
Architecture, Landscape  
Architecture, Surveying  
CT, P.C.

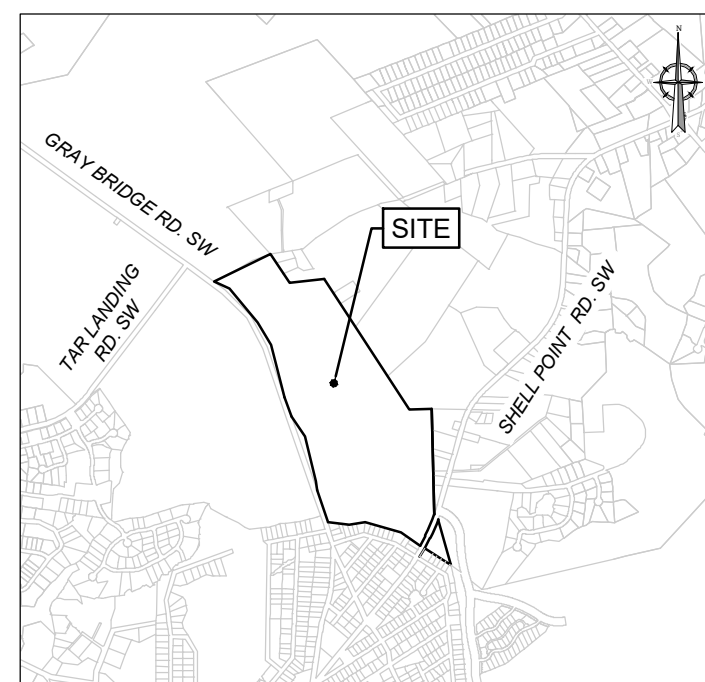
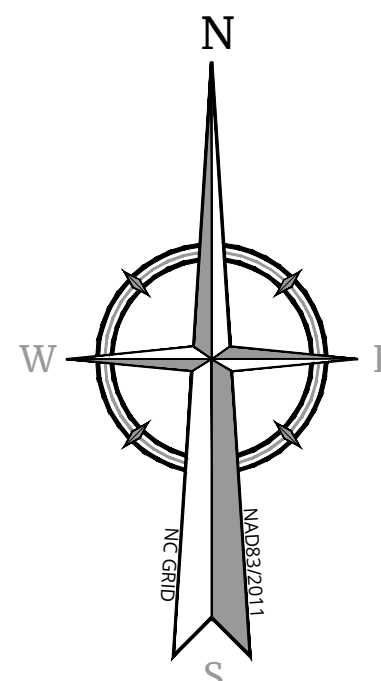
|                              |                   |                                   |                   |
|------------------------------|-------------------|-----------------------------------|-------------------|
| SCALE:<br>1"=100'            | DATE:<br>01/09/26 | DRAWN BY:<br>GD                   | CHECKED BY:<br>SA |
| PROJECT NUMBER:<br>25011192A |                   | DRAWING NAME:<br>25011192A V-SURV |                   |

SHEET TITLE:

BOUNDARY AND  
TOPOGRAPHIC SURVEY

SHEET NUMBER: 01 of 02

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION



### LEGEND

- SUBJECT PROPERTY LINE (SURVEYED)  
 GIS PROPERTY LINE (NOT SURVEYED)  
 ROAD RIGHT-OF-WAY  
 EDGE OF PAVEMENT  
 MAJOR CONTOUR  
 MINOR CONTOUR  
 U/G STORM PIPE  
 FENCE (AS DESCRIBED)  
 TREELINE  
 DIRT ROAD  
 TOP OF BANK  
 BOTTOM OF BANK  
 OVERHEAD POWER  
 WATER VALVE MARKER  
 IRON FOUND (AS DESCRIBED)  
 STREET SIGN  
 MONUMENT FOUND  
 LIGHT POLE  
 TELEPHONE PEDESTAL  
 SIGN  
 WATER VALVE  
 CATV PEDESTAL  
 FIRE HYDRANT  
 GUY ANCHOR  
 POWER POLE  
 UNDERGROUND TELEPHONE MARKER  
 CALCULATED POINT  
 MAILBOX
- PB = PLAT BOOK  
 DB = DEED BOOK  
 PG = PAGE  
 RCP = REINFORCED CONCRETE PIPE  
 CMP = CORRUGATED METAL PIPE  
 CPP = CORRUGATED PLASTIC PIPE  
 N/F = NOW OR FORMERLY  
 INV = INVERT  
 IFF = IRON PIPE FOUND  
 IRF = IRON ROD FOUND  
 M/F = MONUMENT FOUND

**NOTES:**

1. THE PURPOSE OF THIS PLAT IS TO PROVIDE A BOUNDARY AND TOPOGRAPHIC SURVEY OF THE PROPERTY KNOWN AS TAX PARCEL ID 21400001 IN THE BRUNSWICK COUNTY TAX OFFICE.
2. ALL DISTANCES, BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO NORTH CAROLINA STATE PLANE COORDINATES (US SURVEY FOOT) AND IS RELATIVE TO NAD83 AND DECIMALS THEREOF REPRESENT HORIZONTAL GRID DISTANCES UNLESS OTHERWISE NOTED. AREA BY COORDINATE METHOD.
3. THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN AN AREA DESIGNATED AS FLOOD ZONE AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NUMBER(S) 3720109700K AND 3720200700K, WITH AN EFFECTIVE DATE OF AUGUST 28, 2018.
4. UTILITIES WHICH WERE NOT OBSERVED AND NOT SHOWN HEREON MAY EXIST. IT IS THE OWNER'S/TENANT'S RESPONSIBILITY TO VERIFY THE LOCATION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. COLLIER'S ENGINEERING & DESIGN CANNOT ASSUME RESPONSIBILITY FOR MISIDENTIFICATION OR OMISSION OF UNDERGROUND UTILITIES.
5. DATE OF FIELD SURVEY: NOVEMBER 25, 2025 - JANUARY 07, 2026.

OWNER : OI INVESTMENT PROPERTIES, LLC ETALS  
GRAY BRIDGE ROAD SW  
SHALLOTTE, NC 28470

**REFERENCES:**

DEED BOOK 3488 PAGE 253  
PLAT BOOK V PAGE 82

CERTIFICATE OF SURVEY

I, SARAH M. ADAMS, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 3488 PAGE 253), THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION FOUND THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AND ARE DRAWN FROM INFORMATION PROVIDED BY (BRUNSWICK COUNTY GIS) AS SHOWN; THAT THE POSITIONAL ACCURACY IS (0.03' HORIZONTAL, 0.05' VERTICAL) AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600)

THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

THAT THIS PROJECT WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, THAT THIS GROUND SURVEY WAS PERFORMED AT THE 95% CONFIDENCE LEVEL TO MEET THE REQUIREMENTS FOR A TOPOGRAPHIC SURVEY TO THE ACCURACY OF CLASS A AND VERTICAL ACCURACY WHEN APPLICABLE TO THE CLASS A AND THAT THE ORIGINAL DATA WAS OBTAINED ON 11.25.2025 - 01.07.2026; THAT THE SURVEY WAS COMPLETED ON 01.07.2026; THAT CONTOURS SHOWN AS BROKEN LINES MAY NOT MEET THE STATED STANDARD; AND ALL COORDINATES ARE BASED ON NAD83 AND ALL ELEVATIONS ARE BASED ON NAVD88.

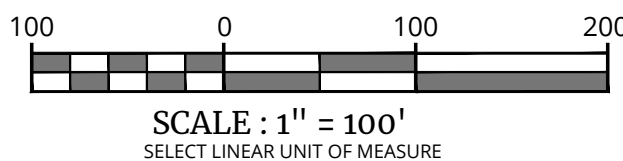
THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION  
AND THE FOLLOWING INFORMATION USED TO PERFORM THE SURVEY

- |    |                               |                                                    |
|----|-------------------------------|----------------------------------------------------|
| 1. | CLASS OF SURVEY               | A                                                  |
| 2. | POSITIONAL ACCURACY:          | 0.03' HORIZONTAL 0.05' VERTICAL                    |
| 3. | TYPE OF FIELD PROCEDURE:      | NC RTK VRS NETWORK UTILIZING TRIMBLE R12 RECEIVERS |
| 4. | DATE(S) OF SURVEY:            | 11/25/2025 - 01/07/26                              |
| 5. | DATUM/EPOCH:                  | NAD83 (NRSR 2011) / NAVD88                         |
| 6. | PUBLISHED/FIXED CONTROL USED: | PT #500 - REBAR W/ CAP                             |
| 7. | GEOID MODEL:                  | GEOID18                                            |
| 8. | COMBINED SCALE FACTOR:        | 1.00012652                                         |
| 9. | UNITS                         | US SURVEY FOOT                                     |

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL  
THIS 9TH DAY OF JANUARY, 2026

SARAH M. ADAMS, PLS L-5717  
COLLIERS ENGINEERING & DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, SURVEYING CT, P.C.  
NC FIRM NO: C - 4746

**PRELIMINARY**  
NOT FOR RECORDATION, CONVEYANCES, OR SALES



SCALE : 1" = 100'  
SELECT LINEAR UNIT OF MEASUREMENT



| CURVE DATA |          |         |            |                         |
|------------|----------|---------|------------|-------------------------|
| SEGMENT    | RADIUS   | LENGTH  | DELTA      | CHORD                   |
| C1         | 1885.07' | 286.67' | 8° 42' 48" | S 23° 06' 03" W 286.40' |
| C2         | 1685.21' | 247.10' | 8° 24' 04" | N 23° 35' 14" E 246.88' |

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO PROVIDE A BOUNDARY AND TOPOGRAPHIC SURVEY OF THE PROPERTY KNOWN AS TAX PARCEL ID 21400001 IN THE BRUNSWICK COUNTY TAX OFFICE.
2. ALL DISTANCES, BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO NORTH CAROLINA STATE PLANE COORDINATES (US SURVEY FOOT) AND IS RELATIVE TO HADSB AND DECIMALS THEREOF REPRESENT HORIZONTAL GRID DISTANCES UNLESS OTHERWISE NOTED. AREA BY COORDINATE METHOD.
3. THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN AN AREA DESIGNATED AS FLOOD ZONE AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NUMBER(S) 3721010700K AND 372100700K, WITH AN EFFECTIVE DATE OF AUGUST 28, 2018.
4. UTILITIES WHICH WERE NOT OBSERVED AND NOT SHOWN HEREON MAY EXIST. IT IS THE OWNERS/TENANTS RESPONSIBILITY TO VERIFY THE LOCATION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. COLLIERS ENGINEERING & DESIGN CANNOT ASSUME RESPONSIBILITY FOR MISIDENTIFICATION OR OMISSION OF UNDERGROUND UTILITIES.
5. DATE OF FIELD SURVEY: NOVEMBER 25, 2025 - JANUARY 07, 2026.

**NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION**



# Colliers

## Engineering & Design,

Architecture, Landscape Architecture,  
Surveying, CT P.C.

www.colliersengineering.com

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REV | DATE | DESCRIPTION

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NOTIFICATION OF  
EXCAVATORS, DESIGNERS, OR  
ANY PERSON PREPARING TO  
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### HUMABUILT DEVELOPMENT

PLANNED UNIT DEVELOPMENT  
PLAN

GRAY BRIDGE RD

TOWN OF SHALLOTTE  
BRUNSWICK COUNTY  
NORTH CAROLINA

AMENITY AREA  
OPEN AREA

#### SITE DATA:

TAX PARCEL NUMBER: 21400001  
TOTAL ACREAGE: +/- 96.035 AC  
ACREAGE AFTER 1.6 AC DEDICATION: +/- 96.43 AC  
WETLAND ACREAGE: +/- 4.94 AC

ALLOWED PROJECT DENSITY: 6 DU/ AC  
PROPOSED PROJECT DENSITY: 4.15 DU/ AC  
PROPOSED SINGLE FAMILY UNITS: 400

REQUIRED OPEN SPACE: 14.705 AC (15% OF PROPERTY AREA)

MIN LOT SIZE: 4,500 SQ.FT  
MIN LOT WIDTH: 42 LF

PROVIDED OPEN SPACE: +/- 18.93 AC  
PROVIDED RECREATION SPACE: +/- 8.00 AC (APPROXIMATELY 42.3% OF PROVIDED OPEN SPACE)

LINK-NODE RATIO- REQUIRED: 1.40  
LINK-NODE RATIO- PROVIDED: 1.50

SETBACKS:  
FRONT: 20'  
REAR: 9'  
SIDE: 5'  
CORNER: 10'

PERIPHERY BUFFER: 30'

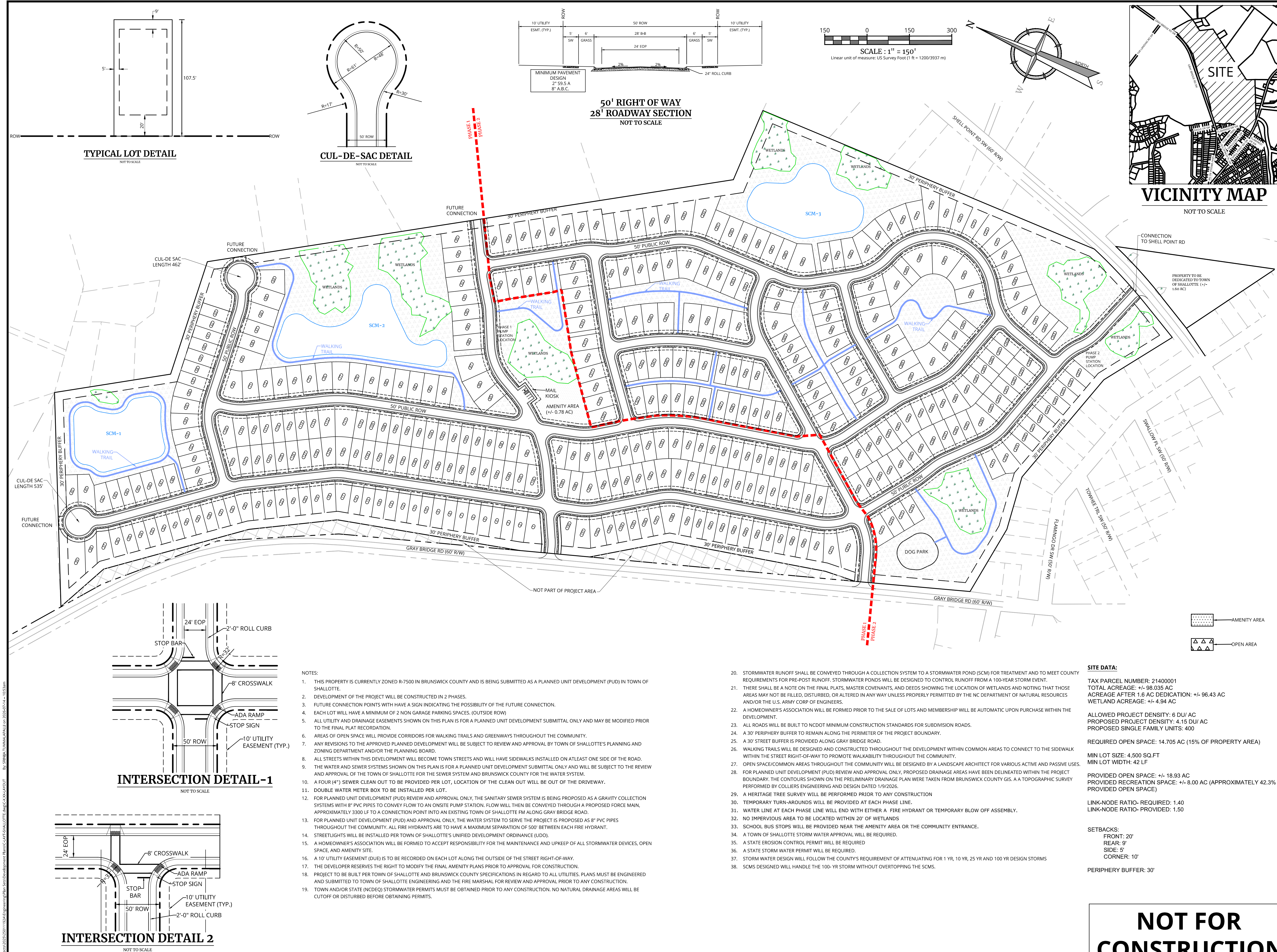
# NOT FOR CONSTRUCTION

PLANNED UNIT  
DEVELOPMENT PLAN

DRAWING NUMBER:

C-300

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION



TYPICAL LOT DETAIL

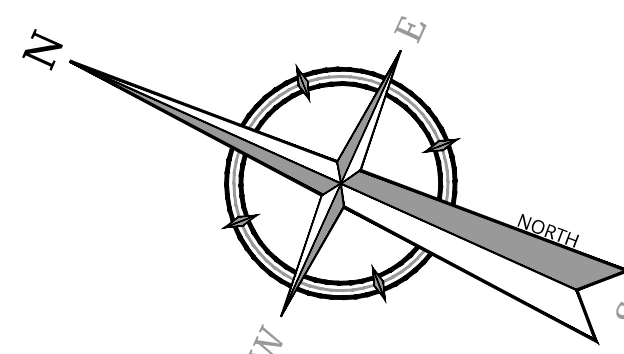
NOT TO SCALE

CUL-DE-SAC DETAIL

NOT TO SCALE

50' RIGHT OF WAY  
28' ROADWAY SECTION  
NOT TO SCALE

SCALE : 1" = 150'  
Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)

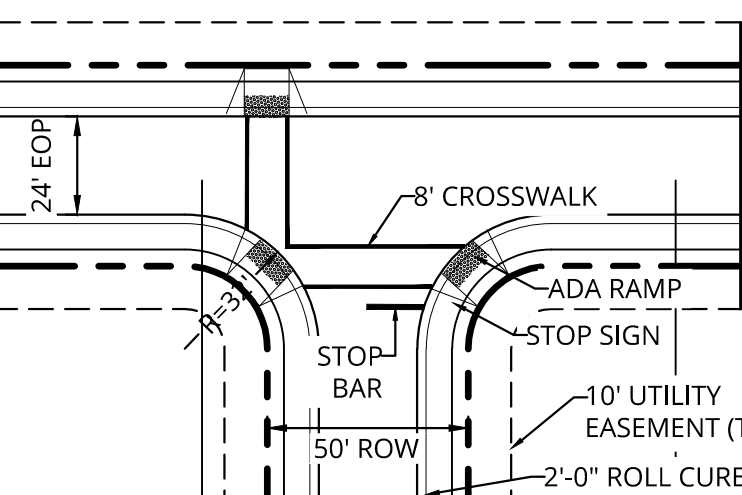


VICINITY MAP

NOT TO SCALE

INTERSECTION DETAIL-1

NOT TO SCALE



INTERSECTION DETAIL 2

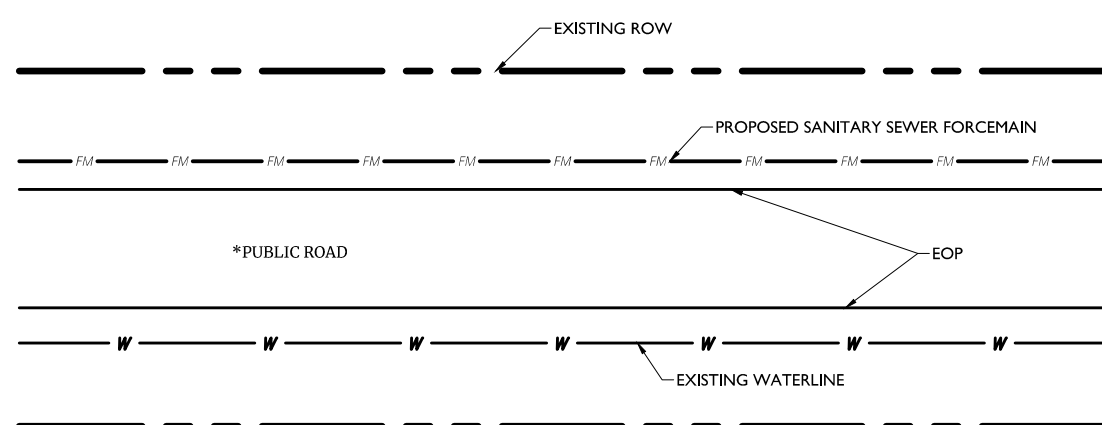
NOT TO SCALE

#### NOTES:

- THIS PROPERTY IS CURRENTLY ZONED R-7500 IN BRUNSWICK COUNTY AND IS BEING SUBMITTED AS A PLANNED UNIT DEVELOPMENT (PUD) IN TOWN OF SHALLOTTE.
- DEVELOPMENT OF THE PROJECT WILL BE CONSTRUCTED IN 2 PHASES.
- FUTURE CONNECTION POINTS WITH HAVE A SIGN INDICATING THE POSSIBILITY OF THE FUTURE CONNECTION.
- EACH LOT WILL HAVE A MINIMUM OF 2 NON GARAGE PARKING SPACES. (OUTSIDE ROW)
- ALL UTILITY AND DRAINAGE EASEMENTS SHOWN ON THIS PLAN IS FOR A PLANNED UNIT DEVELOPMENT SUBMITTAL ONLY AND MAY BE MODIFIED PRIOR TO THE FINAL PLAT RECORDATION.
- AREAS OF OPEN SPACE WILL PROVIDE CORRIDORS FOR WALKING TRAILS AND GREENWAYS THROUGHOUT THE COMMUNITY.
- ANY REVISIONS TO THE APPROVED PLANNED DEVELOPMENT WILL BE SUBJECT TO REVIEW AND APPROVAL BY TOWN OF SHALLOTTE'S PLANNING AND ZONING DEPARTMENT AND/OR THE PLANNING BOARD.
- ALL STREETS WITHIN THIS DEVELOPMENT WILL BECOME TOWN STREETS AND WILL HAVE SIDEWALKS INSTALLED ON ATLEAST ONE SIDE OF THE ROAD.
- THE WATER AND SEWER SYSTEMS SHOWN ON THIS PLAN IS FOR A PLANNED UNIT DEVELOPMENT SUBMITTAL ONLY AND WILL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE TOWN OF SHALLOTTE FOR THE SEWER SYSTEM AND BRUNSWICK COUNTY FOR THE WATER SYSTEM.
- A FOUR (4") SEWER CLEAN OUT TO BE PROVIDED PER LOT, LOCATION OF THE CLEAN OUT WILL BE OUT OF THE DRIVEWAY.
- DOUBLE WATER METER BOX TO BE INSTALLED PER LOT.
- FOR PLANNED UNIT DEVELOPMENT (PUD) REVIEW AND APPROVAL ONLY, THE SANITARY SEWER SYSTEM IS BEING PROPOSED AS A GRAVITY COLLECTION SYSTEMS WITH 8" PVC PIPES TO CONVEY FLOW TO AN ONSITE PUMP STATION. FLOW WILL THEN BE CONVEYED THROUGH A PROPOSED FORCE MAIN, APPROXIMATELY 3300 LF TO A CONNECTION POINT INTO AN EXISTING TOWN OF SHALLOTTE FM ALONG GRAY BRIDGE ROAD.
- FOR PLANNED UNIT DEVELOPMENT (PUD) AND APPROVAL ONLY, THE WATER SYSTEM TO SERVE THE PROJECT IS PROPOSED AS 8" PVC PIPES THROUGHOUT THE COMMUNITY. ALL FIRE HYDRANTS ARE TO HAVE A MAXIMUM SEPARATION OF 500' BETWEEN EACH FIRE HYDRANT.
- STREETLIGHTS WILL BE INSTALLED PER TOWN OF SHALLOTTE'S UNIFIED DEVELOPMENT ORDINANCE (UDO).
- A HOMEOWNERS ASSOCIATION WILL BE FORMED TO ACCEPT RESPONSIBILITY FOR THE MAINTENANCE AND UPKEEP OF ALL STORMWATER DEVICES, OPEN SPACE, AND AMENITY SITE.
- A 10' UTILITY EASEMENT (DUE) IS TO BE RECORDED ON EACH LOT ALONG THE OUTSIDE OF THE STREET RIGHT-OF-WAY.
- THE DEVELOPER RESERVES THE RIGHT TO MODIFY THE FINAL AMENITY PLANS PRIOR TO APPROVAL FOR CONSTRUCTION.
- PROJECT TO BE BUILT PER TOWN OF SHALLOTTE AND BRUNSWICK COUNTY SPECIFICATIONS IN REGARD TO ALL UTILITIES. PLANS MUST BE ENGINEERED AND SUBMITTED TO TOWN OF SHALLOTTE ENGINEERING AND THE FIRE MARSHAL FOR REVIEW AND APPROVAL PRIOR TO ANY CONSTRUCTION.
- TOWN AND/OR STATE (NCDEQ) STORMWATER PERMITS MUST BE OBTAINED PRIOR TO ANY CONSTRUCTION. NO NATURAL DRAINAGE AREAS WILL BE CUTOFF OR DISTURBED BEFORE OBTAINING PERMITS.

- STORMWATER RUNOFF SHALL BE CONVEYED THROUGH A COLLECTION SYSTEM TO A STORMWATER POND (SCM) FOR TREATMENT AND TO MEET COUNTY REQUIREMENTS FOR PRE-POST RUNOFF. STORMWATER PONDS WILL BE DESIGNED TO CONTROL RUNOFF FROM A 100-YEAR STORM EVENT.
- THERE SHALL BE A NOTE ON THE FINAL PLATS, MASTER COVENANTS, AND DEEDS SHOWING THE LOCATION OF WETLANDS AND NOTING THAT THOSE AREAS MAY NOT BE FILLED, DISTURBED, OR ALTERED IN ANY WAY UNLESS PROPERLY PERMITTED BY THE NC DEPARTMENT OF NATURAL RESOURCES AND/OR THE U.S. ARMY CORP OF ENGINEERS.
- A HOMEOWNER'S ASSOCIATION WILL BE FORMED PRIOR TO THE SALE OF LOTS AND MEMBERSHIP WILL BE AUTOMATIC UPON PURCHASE WITHIN THE DEVELOPMENT.
- ALL ROADS WILL BE BUILT TO NCDOT MINIMUM CONSTRUCTION STANDARDS FOR SUBDIVISION ROADS.
- A 30' PERIPHERY BUFFER TO REMAIN ALONG THE PERIMETER OF THE PROJECT BOUNDARY.
- A 30' STREET BUFFER IS PROVIDED ALONG GRAY BRIDGE ROAD.
- WALKING TRAILS WILL BE DESIGNED AND CONSTRUCTED THROUGHOUT THE DEVELOPMENT WITHIN COMMON AREAS TO CONNECT TO THE SIDEWALK WITHIN THE STREET RIGHT-OF-WAY TO PROMOTE WALKABILITY THROUGHOUT THE COMMUNITY.
- OPEN SPACE/Common Areas Throughout the Community will be designed by a landscape architect for various active and passive uses.
- FOR PLANNED UNIT DEVELOPMENT (PUD) REVIEW AND APPROVAL ONLY, PROPOSED DRAINAGE AREAS HAVE BEEN DELINEATED WITHIN THE PROJECT BOUNDARY. THE CONTOURS SHOWN ON THE PRELIMINARY DRAINAGE PLAN WERE TAKEN FROM BRUNSWICK COUNTY GIS. A TOPOGRAPHIC SURVEY PERFORMED BY COLLIERS ENGINEERING AND DESIGN DATED 1/9/2026.
- A HERITAGE TREE SURVEY WILL BE PERFORMED PRIOR TO ANY CONSTRUCTION
- TEMPORARY TURN-AROUNDS WILL BE PROVIDED AT EACH PHASE LINE.
- WATER LINE AT EACH PHASE LINE WILL END WITH EITHER A FIRE HYDRANT OR TEMPORARY BLOW OFF ASSEMBLY.
- NO IMPERVIOUS AREA TO BE LOCATED WITHIN 20' OF WETLANDS
- SCHOOL BUS STOPS WILL BE PROVIDED NEAR THE AMENITY AREA OR THE COMMUNITY ENTRANCE.
- A TOWN OF SHALLOTTE STORM WATER APPROVAL WILL BE REQUIRED.
- A STATE EROSION CONTROL PERMIT WILL BE REQUIRED
- A STATE STORM WATER PERMIT WILL BE REQUIRED.
- STORM WATER DESIGN WILL FOLLOW THE COUNTY'S REQUIREMENT OF ATTENUATING FOR 1 YR, 10 YR, 25 YR AND 100 YR DESIGN STORMS
- SCMS DESIGNED WILL HANDLE THE 100-YR STORM WITHOUT OVERTOPPING THE SCMS.





\*TYPICAL OFFSITE UTILITY DETAIL IS APPLICABLE TO GRAY BRIDGE RD, RED BUG SW RD, HOLDEN BEACH RD WHERE OFFSITE UTILITIES ARE PROPOSED



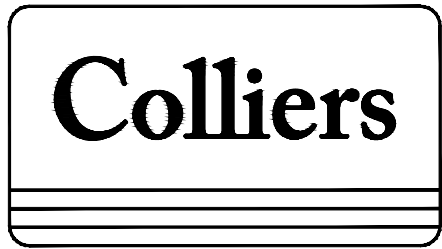
20. STORMWATER RUNOFF SHALL BE CONVEYED THROUGH A COLLECTION SYSTEM TO A STORMWATER POND (SCM) FOR TREATMENT AND TO MEET COUNTY REQUIREMENTS FOR PRE-POST RUNOFF. STORMWATER PONDS WILL BE DESIGNED TO CONTROL RUNOFF FROM A 100-YEAR STORM EVENT.
21. THERE SHALL BE A NOTE ON THE FINAL PLANS, MASTER COVENANTS, AND DEEDS SHOWING THE LOCATION OF WETLANDS AND NOTING THAT THOSE AREAS MAY NOT BE FILLED, DISTURBED, OR ALTERED IN ANY WAY UNLESS PROPERLY PERMITTED BY THE NC DEPARTMENT OF NATURAL RESOURCES AND/OR THE U.S. ARMY CORP OF ENGINEERS.
22. A HOMEOWNERS ASSOCIATION WILL BE FORMED PRIOR TO THE SALE OF LOTS AND MEMBERSHIP WILL BE AUTOMATIC UPON PURCHASE WITHIN THE DEVELOPMENT.
23. ALL ROADS WILL BE BUILT TO NCDOT MINIMUM CONSTRUCTION STANDARDS FOR SUBDIVISION ROADS.
24. A 30' PERIPHERY BUFFER TO REMAIN ALONG THE PERIMETER OF THE PROJECT BOUNDARY.
25. A 30' STREET BUFFER IS PROVIDED ALONG GRAY BRIDGE ROAD.
26. WALKING TRAILS WILL BE DESIGNED AND CONSTRUCTED THROUGHOUT THE DEVELOPMENT WITHIN COMMON AREAS TO CONNECT TO THE SIDEWALK WITHIN THE STREET RIGHT-OF-WAY TO PROMOTE WALKABILITY THROUGHOUT THE COMMUNITY.
27. OPEN SPACE/Common Areas THROUGHOUT THE COMMUNITY WILL BE DESIGNED BY A LANDSCAPE ARCHITECT FOR VARIOUS ACTIVE AND PASSIVE USES.
28. FOR PLANNED UNIT DEVELOPMENT (PUD) REVIEW AND APPROVAL ONLY, PROPOSED DRAINAGE AREAS HAVE BEEN DELINEATED WITHIN THE PROJECT BOUNDARY. THE CONTOURS SHOWN ON THE PRELIMINARY DRAINAGE PLAN WERE TAKEN FROM BRUNSWICK COUNTY GIS. A TOPOGRAPHIC SURVEY PERFORMED BY COLLIER'S ENGINEERING AND DESIGN DATED 1/9/2026.
29. A HERITAGE TREE SURVEY WILL BE PERFORMED PRIOR TO ANY CONSTRUCTION
30. TEMPORARY TURN-AROUNDS WILL BE PROVIDED AT EACH PHASE LINE.
31. WATER LINE AT EACH PHASE LINE WILL END WITH EITHER A FIRE HYDRANT OR TEMPORARY BLOW OFF ASSEMBLY.
32. NO INTERVARIABLE AREA TO BE LOCATED WITHIN 20' OF WETLANDS
33. SCHOOL BUS STOPS WILL BE PROVIDED NEAR THE AMENITY AREA OR THE COMMUNITY ENTRANCE.
34. A TOWN OF SHALLOTTE STORM WATER APPROVAL WILL BE REQUIRED.
35. A STATE EROSION CONTROL PERMIT WILL BE REQUIRED
36. A STATE STORM WATER PERMIT WILL BE REQUIRED.
37. STORM WATER DESIGN WILL FOLLOW THE COUNTY'S REQUIREMENT OF ATTENUATING FOR 1 YR, 10 YR, 25 YR AND 100 YR DESIGN STORMS
38. SCMS DESIGNED WILL HANDLE THE 100- YR STORM WITHOUT OVERTOPPING THE SCMS.

**NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION**









# Engineering & Design,

Architecture, Landscape Architecture  
Surveying, CT P.C.

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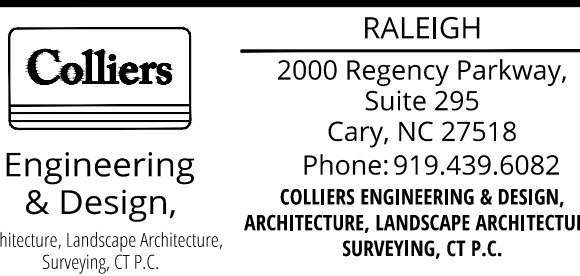
| REV | DATE | DESCRIPTION |
|-----|------|-------------|
| 1   | 1    | 1           |
| 2   | 2    | 2           |
| 3   | 3    | 3           |
| 4   | 4    | 4           |
| 5   | 5    | 5           |
| 6   | 6    | 6           |
| 7   | 7    | 7           |
| 8   | 8    | 8           |
| 9   | 9    | 9           |
| 10  | 10   | 10          |

HUMABUILT  
DEVELOPMENT

## PLANNED UNIT DEVELOPMENT PLAN

GRAY BRIDGE RD

TOWN OF SHALLOTT  
BRUNSWICK COUNTY  
NORTH CAROLINA



|              |                 |
|--------------|-----------------|
| SCALE:       | DRAWN BY:       |
| AS SHOWN     | ST              |
| DESIGNED BY: | REVIEWED BY:    |
| ST           | AEM             |
| DATE ISSUED: | PROJECT NUMBER: |
| 07/14/2026   | 25011192A       |
| SHEET NAME:  |                 |

## FIRE TRUCK TURN EXHIB

DRAWING NUMBER:

C-600

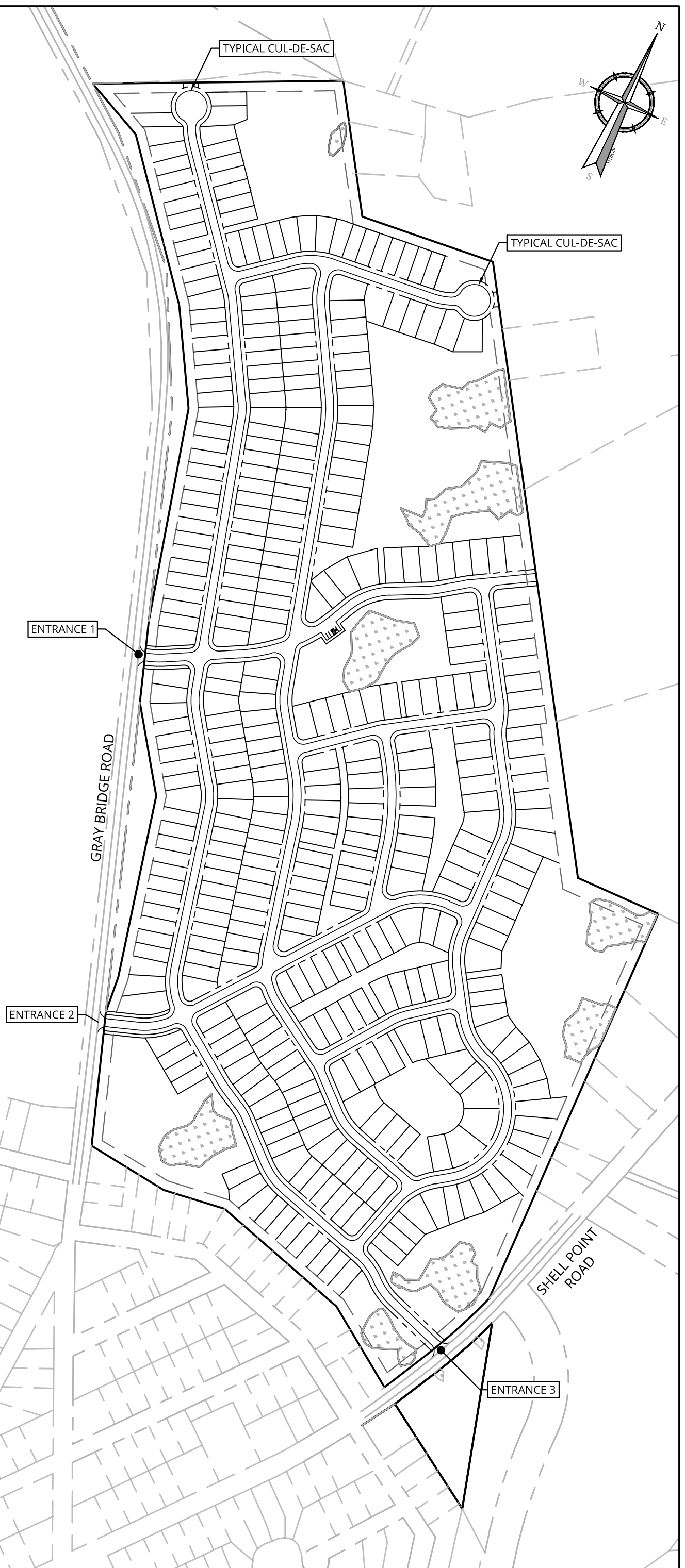


## VICINITY MA

NOT TO SCALE

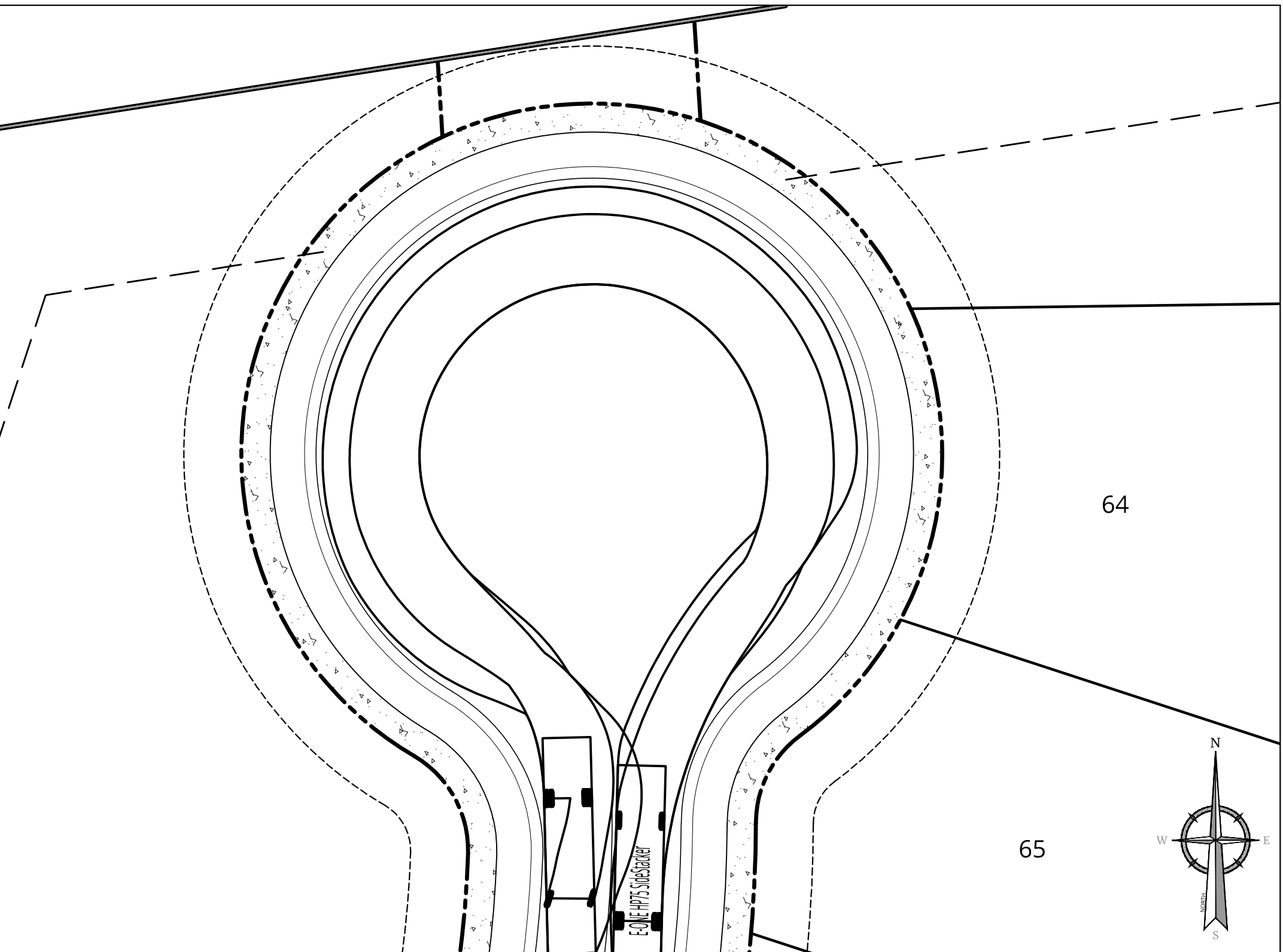
## TRUCK DAT

- ASSUMED TYPE OF FIRE TRUCK: 2001 INTERNATIONAL PUMPER 1773
- OVERALL LENGTH: 30'
- WHEELBASE: 17'
- WIDTH: 8.5'
- OUTSIDE TURN RADIUS: 42'-45'



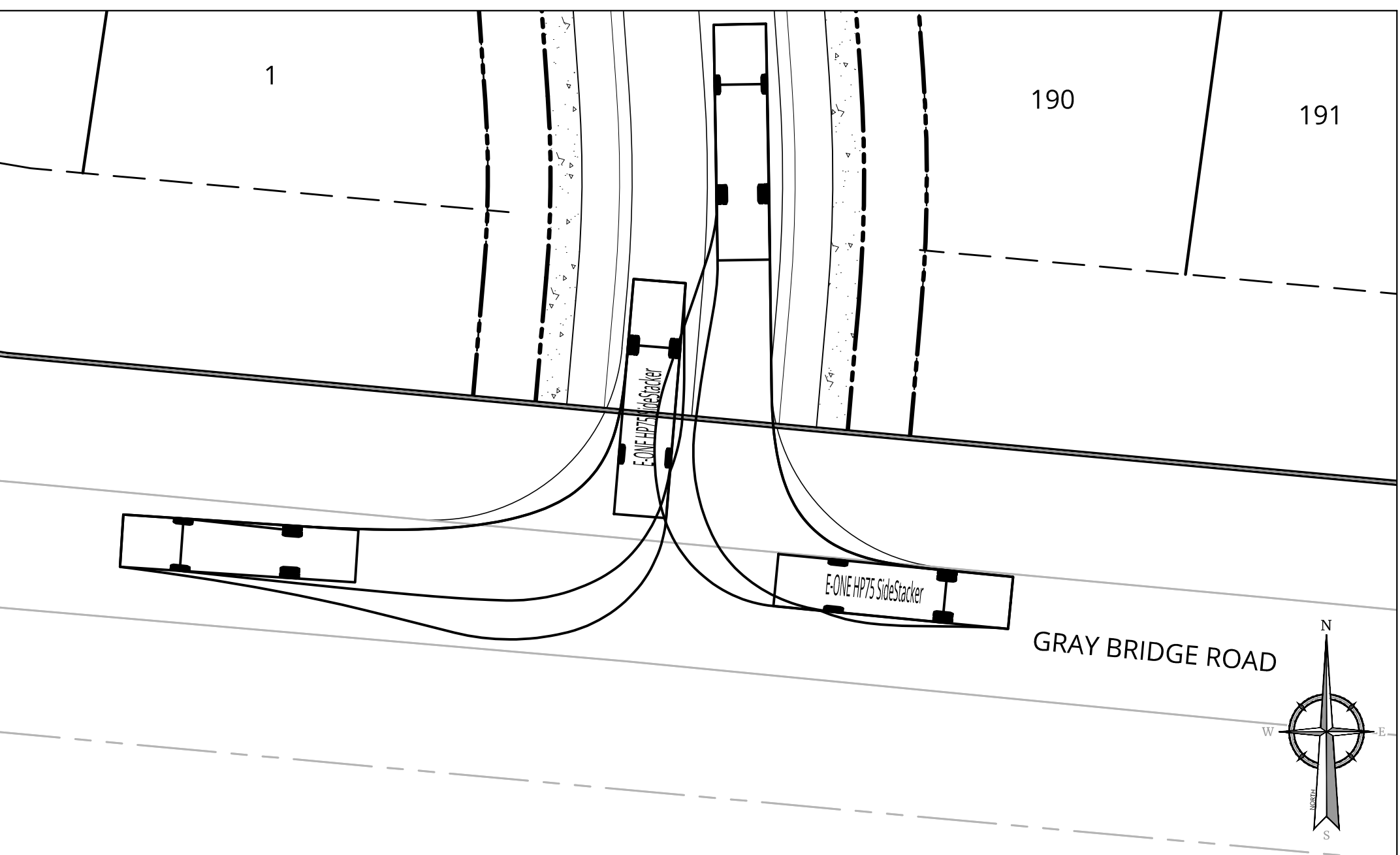
## OVERALL EXHIBIT

NOT TO SCALE



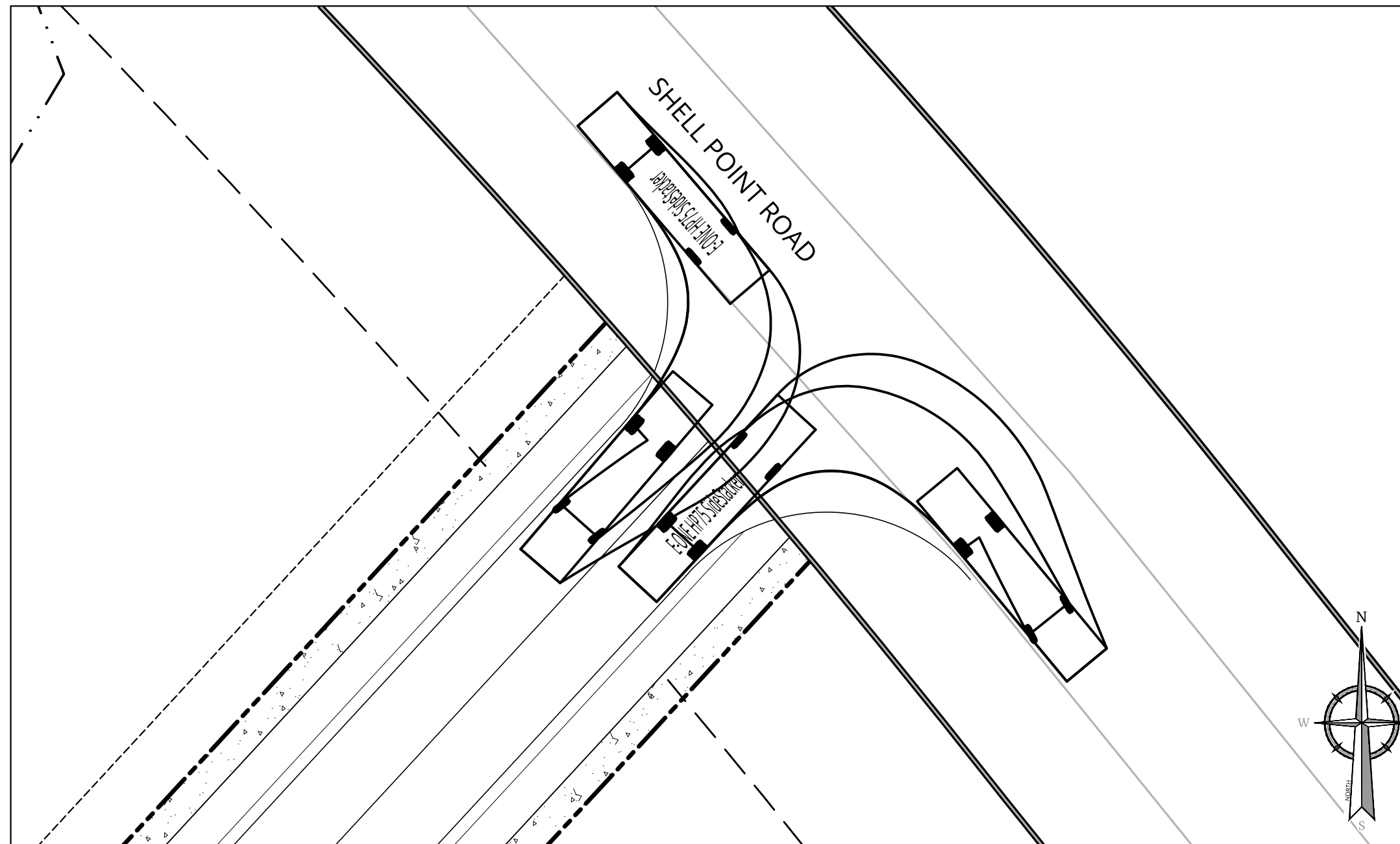
## TYPICAL CUL-DE-SAC

SCALE: 1''=20



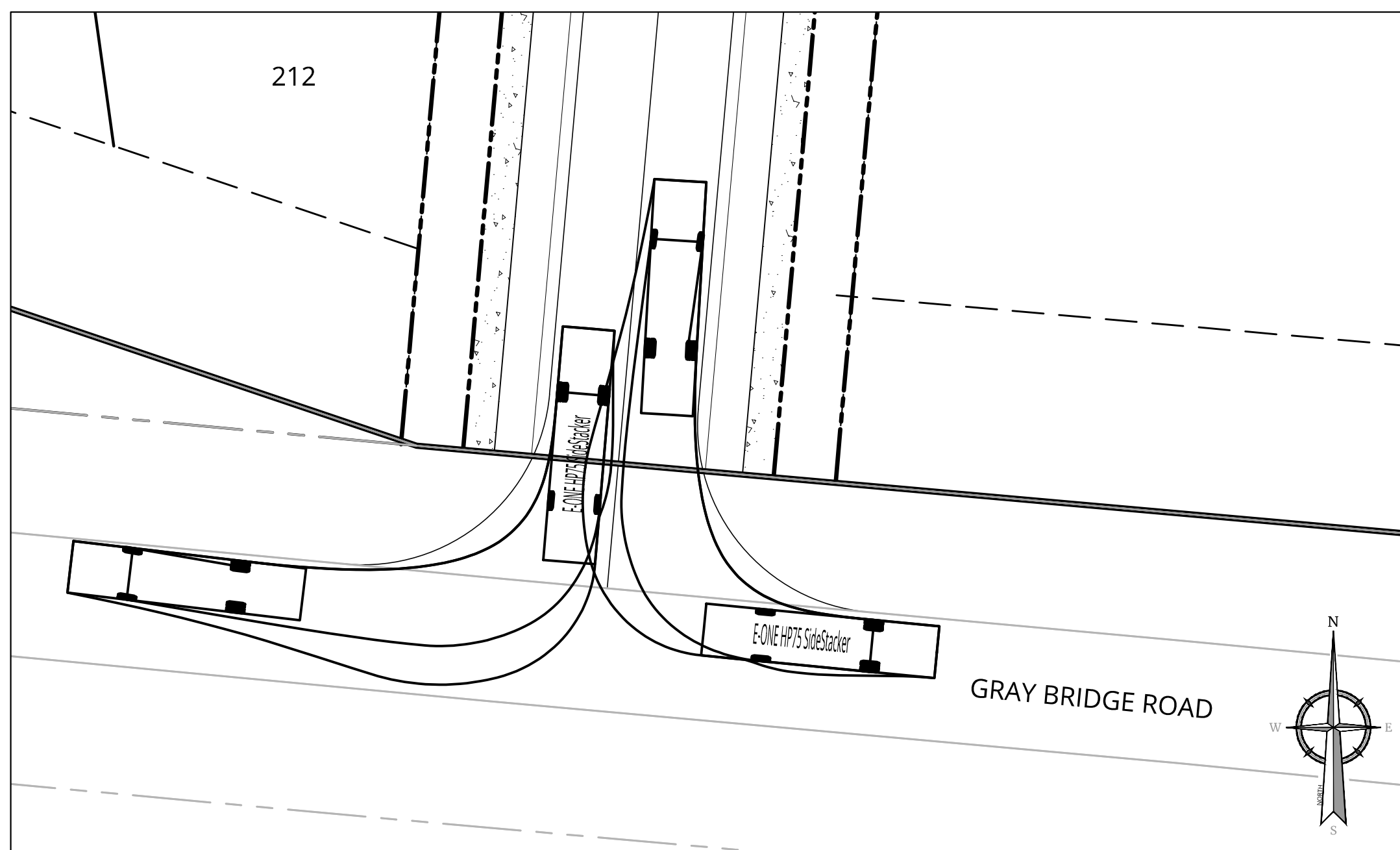
ENTRANCE

SCALE: 1"=20



ENTRANCE

SCALE: 1"=200'



## ENTRANCE

SCALE: 1"=20'

**NOT FOR  
CONSTRUCTION**





STATE OF NORTH CAROLINA  
DEPARTMENT OF TRANSPORTATION

JOSH STEIN  
GOVERNOR

DANIEL H. JOHNSON  
SECRETARY

June 3, 2026

**Chase Smith, PE**  
RFK Engineers PLLC  
5808 Faringdon Place, Box 9  
Raleigh, NC 27609

RE: Approval of the Traffic Impact Analysis (TIA) associated with the proposed **Gray Bridge Residential [PID: 21400001]** in Brunswick County, NC.

The NCDOT and Brunswick County staffs have reviewed the Gray Bridge Residential TIA sealed 4-9-2026. This development consists of:

- 400 dwelling units: Single Family Detached Housing (LUC 210)
- Build Year: 2033

Based on review of the analysis provided in the TIA report, the following improvements are required by the developer:

**NC 130 (Holden Beach Road) and SR 1132 (Shell Point Road / Civietown Road)**  
(existing signalized intersection)

- No improvements are required.

**NC 130 (Holden Beach Road) and SR 1134 (Gray Bridge Road)** (existing signalized intersection)

- *Maximize the storage of the exclusive northbound right turn lane on SR 1134 (Gray Bridge Road) to provide additional full-width storage and 75 feet of taper.*
- *Construct the following if not completed by others:*
  - *Construct an exclusive eastbound right turn lane on NC 130 (Holden Beach Road) with 200 feet of storage and appropriate full-width deceleration and taper.*
  - *Modify signal timings and phasing related to installation of a cluster traffic signal at NC 130 (Holden Beach Road) and SR 1136 (Red Bug Road).*
  - *Modify the signal to accommodate the above improvements.*

Mailing Address:  
NC DEPARTMENT OF TRANSPORTATION  
DISTRICT 3 ENGINEER'S OFFICE  
5911 OLEANDER DRIVE, SUITE 101  
WILMINGTON, NC 28403-8883

Telephone: 910-398-9100  
Customer Service: 1-877-368-4968

Website: [ncdot.gov](http://ncdot.gov)

Location:  
5911 OLEANDER DRIVE, SUITE 101  
WILMINGTON, NC 28403

**NC 130 (Holden Beach Road) and SR 1136 (Red Bug Road)** (existing unsignalized intersection; future signalized intersection)

- *Extend the existing southbound left turn lane on SR 1136 (Red Bug Road) to provide 400 feet of storage and appropriate full-width deceleration and taper.*
- *Construct the following if not completed by others:*
  - *Construct an exclusive westbound right turn lane on NC 130 (Holden Beach Road) with 100 feet of storage and appropriate full-width deceleration and taper.*
  - *Install a cluster traffic signal that will operate with intersection of NC 130 (Holden Beach Road) and SR 1134 (Gray Bridge Road).*

**SR 1134 (Gray Bridge Road) and Site Access A** (proposed full movement intersection)

- *Construct a southbound left turn lane on SR 1134 (Gray Bridge Road) with 50 feet of storage and appropriate full-width deceleration and taper.*
- *Construct Site Access A (westbound approach) with one ingress lane and one egress lane.*
- *Provide an internal protected stem length of 50 feet, as measured from the right-of-way line.*
- *Provide stop control for the westbound approach.*

**SR 1134 (Gray Bridge Road) and Site Access B** (proposed full movement intersection)

- *Construct Site Access B (westbound approach) with one ingress lane and one egress lane.*
- *Provide an internal protected stem length of 50 feet, as measured from the right-of-way line.*
- *Provide stop control for the westbound approach.*

**SR 1132 (Shell Point Road) and Site Access C** (proposed full movement intersection)

- *Construct a southbound right turn lane on SR 1132 (Shell Point Road) with 50 feet of storage and appropriate full-width deceleration and taper.*
- *Construct Site Access C (westbound approach) with one ingress lane and one egress lane.*
- *Provide an internal protected stem length of 50 feet, as measured from the right-of-way line.*
- *Provide stop control for the westbound approach.*

If changes are made to the proposed site driveways, land uses, land use intensity, or other study parameters, or if the build year studied in the report has passed, a revised Traffic Impact Analysis will be required for review by NCDOT. Any such changes will null and void this TIA approval.



The applicant is required to obtain all applicable Brunswick County and NCDOT permits for access to the road network. A copy of this TIA approval shall be included with any NCDOT driveway permit application. All applicable NCDOT and Brunswick County technical standards and policies shall apply.

Please contact me at 910-398-9100 with any questions regarding this approval.

Sincerely,



Benjamin T. Hughes, PE  
District Engineer  
Division 3, District 3

cc: Jon Roan, Deputy District Engineer, NCDOT  
Frank Mike, Assistant District Engineer, NCDOT  
Michael Bass, Assistant District Engineer, NCDOT  
Nick Drees, Engineering Specialist, NCDOT  
Madi Lee, PE, Development Review Engineer, NCDOT  
Stonewall Mathis, PE, Division Traffic Engineer, NCDOT  
Bryce Cox, Senior Assistant Traffic Engineer, NCDOT  
Eric Ritzel, Division Corridor Development Engineer, NCDOT  
Adrienne Cox, Division Planning Engineer, NCDOT  
Marc Pages, Brunswick County Planning  
Helen Bunch, Brunswick County Planning  
Jeff Walton, Brunswick County Planning

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 |
|------------------------------------------------------------------------------------------------|------------|------|-------|------|-------|--------|----|----|----|-----|-----|----|----|---|-----|
| <b>RESIDENTIAL – HOUSEHOLD LIVING</b>                                                          |            |      |       |      |       |        |    |    |    |     |     |    |    |   |     |
| DWELLING, MULTI-FAMILY (MAJOR) [pursuant to 10-3(I)]                                           | CZ         | CZ   | CZ    |      |       |        | CZ | CZ | CZ | CZ  |     |    |    |   | P   |
| DWELLING, MULTI-FAMILY (MINOR) [pursuant to 10-3(I)]                                           | P          | CZ   | CZ    |      |       |        | CZ | CZ | CZ | CZ  |     |    |    |   | P   |
| DWELLING, SINGLE-FAMILY (excluding manufactured homes)                                         | P          | P    | P     | P    | P     | P      | CZ | CZ | CZ | CZ  | P   |    |    |   | P   |
| DWELLING, (DUPLEX)                                                                             | P          | P    | P     |      |       |        |    |    |    |     |     |    |    |   | P   |
| DWELLING, (TOWNHOUSE)                                                                          | P          | P    | P     |      |       |        |    |    |    |     | P   |    |    |   | P   |
| MANUFACTURED HOME, CLASS A [pursuant to 10-3(Q)]                                               |            |      | P     |      |       | P      |    |    |    |     |     |    |    |   |     |
| MANUFACTURED HOME, CLASS B [pursuant to 10-3(Q)]                                               |            |      | P     |      |       | P      |    |    |    |     |     |    |    |   |     |
| MANUFACTURED HOME PARK [pursuant to 10-3(S)]                                                   |            |      | CZ    |      |       | CZ     |    |    |    |     |     |    |    |   |     |
| RESIDENTIAL CLUSTER DEVELOPMENT [pursuant to Article 13]                                       | CZ         | CZ   |       | CZ   |       |        | CZ | CZ | CZ |     |     |    |    |   | CZ  |
| Residential Micro-grid Solar Collector Battery Storage System (pursuant to Article 31)         | P          |      |       |      |       |        |    |    |    |     |     |    |    |   |     |
| <b>RESIDENTIAL – GROUP LIVING</b>                                                              |            |      |       |      |       |        |    |    |    |     |     |    |    |   |     |
| ADULT CARE HOME                                                                                | CZ         |      |       |      |       |        |    |    |    | CZ  | CZ  |    |    |   |     |
| ALCOHOL AND/OR SUBSTANCE ABUSE REHABILITATION FACILITIES, RESIDENTIAL (Six or fewer residents) |            | P    | P     | P    | P     |        |    |    |    |     |     |    |    |   |     |
| ASSISTED LIVING RESIDENCE                                                                      | CZ         |      |       |      |       |        |    | CZ |    | CZ  | CZ  |    |    |   | CZ  |
| FAMILY CARE HOME                                                                               | P          | P    | P     | P    | P     | P      |    | CZ | CZ | CZ  | P   |    |    |   | P   |
| MULTI-UNIT ASSISTED HOUSING WITH SERVICES                                                      | CZ         |      |       |      |       |        |    | CZ |    | CZ  | CZ  |    |    |   | CZ  |
| NURSING HOME                                                                                   | CZ         |      |       |      |       |        |    | CZ |    | CZ  |     |    |    |   | P   |
| <b>ACCOMMODATION SERVICES</b>                                                                  |            |      |       |      |       |        |    |    |    |     |     |    |    |   |     |
| 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   |     |    |    |   |     |
| <b>PUBLIC &amp; CIVIC</b>                                                                      |            |      |       |      |       |        |    |    |    |     |     |    |    |   |     |
| 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 <sup>1</sup> [pursuant to 10-3(K)]                               | S          | S    | S     | S    | S     | S      | S  | S  | S  | S   | S   | S  | S  | S | S   |
| GAZEBO/PIERS/DOCKS, PRIVATE <sup>1</sup> [pursuant to 10-3(L)]                                 | P          | P    | P     | P    | P     | P      | P  | P  | P  | P   | P   | P  | P  | P | P   |
| GAZEBO/PIERS/DOCKS, PUBLIC <sup>1</sup>                                                        | 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 |     |

<sup>1</sup>As permitted by CAMA.



| PERMITTED USES                                                                                                         | MF-14/10/6 | R-10 | RM-10 | R-15 | RA-15 | RAM-15 | CB | HB | CW | B-2 | O/I | LI | HI | C | PUD |
|------------------------------------------------------------------------------------------------------------------------|------------|------|-------|------|-------|--------|----|----|----|-----|-----|----|----|---|-----|
| PARKS, PLAYGROUNDS, AND RECREATION CENTERS, OWNED AND OPERATED BY NON-PROFIT CIVIC ORGANIZATIONS [pursuant to 10-3(Y)] | P          | P    | P     | P    | P     | P      | P  | P  | P  | P   | P   | P  | P  | S | P   |
| PARKS, PLAYGROUNDS, AND RECREATION CENTERS, MUNICIPALLY OWNED                                                          | P          | P    | P     | P    | P     | P      | P  | P  | P  | P   | P   | P  | P  | P | P   |
| PARKS AND RECREATION AREAS (other governmental) [pursuant to 10-3(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   |
| <b>RECREATION, ENTERTAINMENT, AND PUBLIC ASSEMBLY</b>                                                                  |            |      |       |      |       |        |    |    |    |     |     |    |    |   |     |
| 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   |     |    |    |   |     |
| <b>COMMERCIAL SALES AND RENTALS</b>                                                                                    |            |      |       |      |       |        |    |    |    |     |     |    |    |   |     |
| 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   |

| 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 |
|-----------------------------------------------------------------------------------------------------------|------------|------|-------|------|-------|--------|----|----|----|-----|-----|----|----|---|-----|
| CONVENIENCE STORES (NEW CONSTRUCTION) WITH GAS PUMPS                                                      |            |      |       |      |       |        |    | P  |    | P   |     |    |    |   |     |
| CONSIGNMENT SHOPS, USED MERCHANDISE                                                                       |            |      |       |      |       |        | P  | P  |    | P   | P   |    |    |   |     |
| COMPUTER AND ASSOCIATED EQUIPMENT STORES                                                                  |            |      |       |      |       |        | P  | P  |    | P   |     |    |    |   |     |
| ELECTRICAL AND ELECTRICAL MACHINERY, EQUIPMENT AND SUPPLIES                                               |            |      |       |      |       |        |    | S  |    | S   |     | P  |    |   |     |
| FARMER'S MARKET                                                                                           |            |      |       |      |       |        | S  | P  |    | P   |     | P  |    |   |     |
| FLEA MARKETS/VENDOR MARKETS                                                                               |            |      |       |      |       |        | S  | S  |    | S   |     | P  |    |   |     |
| FLORIST SHOPS                                                                                             |            |      |       |      |       |        | P  | P  | P  | P   |     |    |    |   | P   |
| FOOD STORES (less than 5,000 SF)                                                                          |            |      |       |      |       |        | P  | P  |    | P   |     |    |    |   | P   |
| FOOD, BEVERAGE, & CRAFT BREWING PROCESSING AND PRODUCTION WITH RETAIL SALES                               |            |      |       |      |       |        | P  | P  | P  | P   |     |    |    |   |     |
| FUEL AND ICE DEALERS                                                                                      |            |      |       |      |       |        |    |    |    |     |     | S  | S  |   |     |
| FURNITURE AND FIXTURES                                                                                    |            |      |       |      |       |        | S  | P  |    | P   |     | P  |    |   |     |
| GAS COMPANIES                                                                                             |            |      |       |      |       |        |    |    |    |     |     | P  | P  |   |     |
| GLASS AND MIRROR REPAIR SALES                                                                             |            |      |       |      |       |        |    | P  |    | P   |     | P  | P  |   |     |
| GROCERY STORES (5,000 SF or greater)                                                                      |            |      |       |      |       |        | S  | P  |    | P   |     |    |    |   |     |
| HARDWARE STORES                                                                                           |            |      |       |      |       |        | S  | S  |    | S   |     | P  |    |   | P   |
| ICE CREAM PARLORS AND LIKE ESTABLISHMENTS                                                                 |            |      |       |      |       |        | P  | P  |    | P   |     |    |    |   |     |
| ICE VENDING MACHINES (AUTOMATIC)                                                                          |            |      |       |      |       |        |    | P  |    | P   |     |    |    |   |     |
| LAWN AND GARDEN STORES                                                                                    |            |      |       |      |       |        | P  | P  |    | P   |     |    |    |   |     |
| LEATHER PRODUCTS (no tanning)                                                                             |            |      |       |      |       |        | P  | P  |    | P   |     |    |    |   |     |
| LUMBER AND WOOD PRODUCTS, SALES [pursuant to 10-3(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   |     |    |    |   |     |
| OUTDOOR STORAGE FACILITY [pursuant to 10-3(AA)]                                                           |            |      |       |      |       |        |    | S  |    |     |     |    |    |   |     |
| PAWNSHOP OR USED MERCHANDISE STORE                                                                        |            |      |       |      |       |        |    | P  |    | P   |     |    |    |   |     |
| PET SALE & SUPPLIES (excluding kennel activities, breeding operations, and/or outside storage of animals) |            |      |       |      |       |        | P  | P  |    | P   |     |    |    |   |     |
| POTTERY AND RELATED PRODUCTS                                                                              |            |      |       |      |       |        | P  | P  | P  | P   |     | P  |    |   |     |
| 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  |    |   |     |



| 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 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------|-------|------|-------|--------|----|----|----|-----|-----|----|----|---|-----|
| UPHOLSTERY SHOPS                                                                                                                                                                                                                 |            |      |       |      |       |        |    | P  |    | P   |     | P  | P  |   |     |
| VIDEO RENTAL                                                                                                                                                                                                                     |            |      |       |      |       |        | P  | P  |    | P   |     |    |    |   | P   |
| WATER DEPENDENT COMMERCIAL USES                                                                                                                                                                                                  |            |      |       |      |       |        | S  | S  | S  |     |     |    |    |   |     |
| <b>OFFICE AND COMMERCIAL SERVICE</b>                                                                                                                                                                                             |            |      |       |      |       |        |    |    |    |     |     |    |    |   |     |
| ALCOHOLIC AND/OR SUBSTANCE ABUSE REHABILITATION SERVICES, NON-RESIDENTIAL                                                                                                                                                        |            |      |       |      |       |        |    | P  |    | P   | P   | P  | P  |   |     |
| ANIMAL HOSPITALS/ VETERINARIANS [pursuant to 10-3(B)]                                                                                                                                                                            |            |      |       |      |       |        |    | P  |    | P   |     |    |    |   |     |
| AUTOMATED TELLER MACHINES (STAND ALONE)                                                                                                                                                                                          |            |      |       |      |       |        |    | P  | P  | P   | P   |    |    |   |     |
| AUTOMOTIVE DETAILING SERVICES                                                                                                                                                                                                    |            |      |       |      |       |        |    |    |    | P   |     |    |    |   |     |
| AUTOMOTIVE REPAIR FACILITY [Tier 1]                                                                                                                                                                                              |            |      |       |      |       |        |    |    |    | P   |     | P  |    |   |     |
| AUTOMOTIVE REPAIR FACILITY [Tier 2]                                                                                                                                                                                              |            |      |       |      |       |        |    |    |    | S   |     |    |    |   |     |
| AUTOMOTIVE REPAIR FACILITY [Tier 3]                                                                                                                                                                                              |            |      |       |      |       |        |    |    |    |     |     | P  |    |   |     |
| AUTOMOBILE SERVICE STATION With Fuel Pumps                                                                                                                                                                                       |            |      |       |      |       |        |    | S  |    | P   |     |    |    |   | S   |
| BARBER AND BEAUTY SHOPS                                                                                                                                                                                                          |            |      |       |      |       |        | P  | P  | P  | P   | P   |    |    |   | P   |
| BAIL BONDING SERVICES                                                                                                                                                                                                            |            |      |       |      |       |        |    | P  |    | P   | P   |    |    |   |     |
| CALL CENTER                                                                                                                                                                                                                      |            |      |       |      |       |        |    | P  |    | P   |     |    | P  |   |     |
| CAR WASHES                                                                                                                                                                                                                       |            |      |       |      |       |        |    | S  |    | P   |     | P  |    |   |     |
| CARPET AND UPHOLSTERY CLEANERS                                                                                                                                                                                                   |            |      |       |      |       |        |    |    |    | S   |     | P  |    |   |     |
| CATERING ESTABLISHMENTS                                                                                                                                                                                                          |            |      |       |      |       |        | P  | P  | S  | P   |     |    |    |   |     |
| COLLEGES, UNIVERSITIES, & PROFESSIONAL SCHOOLS                                                                                                                                                                                   |            |      |       |      |       |        |    | P  |    | P   | P   |    |    |   |     |
| CONTRACTORS, BUILDING (with storage)                                                                                                                                                                                             |            |      |       |      |       |        |    |    |    | S   |     | P  |    |   |     |
| CONTRACTORS, EQUIPMENT                                                                                                                                                                                                           |            |      |       |      |       |        |    |    |    | S   |     | P  |    |   |     |
| CONTRACTORS, HEAVY CONSTRUCTION                                                                                                                                                                                                  |            |      |       |      |       |        |    |    |    | S   |     | P  |    |   |     |
| CONTRACTORS, SPECIAL TRADES (no storage)                                                                                                                                                                                         |            |      |       |      |       |        |    | P  |    | P   |     | P  |    |   |     |
| COPY CENTERS                                                                                                                                                                                                                     |            |      |       |      |       |        | P  | P  |    | P   |     |    |    |   |     |
| DAY CARE FACILITIES [pursuant to 10-3(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  |    |   |     |

| 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 |
|------------------------------------------------------------------------------------------------------------------------|------------|------|-------|------|-------|--------|----|----|----|-----|-----|----|----|---|-----|
| OFFICES, INCLUDING BUT NOT LIMITED TO PROFESSIONAL SERVICES (ATTORNEY, DOCTOR, HEALTHCARE PROFESSIONAL, STAFFING ETC.) |            |      |       |      |       |        | P  | P  | P  | P   | P   | P  |    |   | P   |
| PHOTOGRAPHERS                                                                                                          |            |      |       |      |       |        | P  | P  | P  | P   | P   |    |    |   | P   |
| SUBSTANCE ABUSE TREATMENT FACILITY, INPATIENT                                                                          |            |      |       |      |       |        |    | S  |    |     | S   |    |    |   |     |
| SUBSTANCE ABUSE TREATMENT FACILITY, OUTPATIENT                                                                         |            |      |       |      |       |        |    | P  |    | P   | P   |    |    |   |     |
| TATTOO AND BODY PIERCING ESTABLISHMENTS [pursuant to 10-3(GG)]                                                         |            |      |       |      |       |        | P  | P  |    | P   |     | P  |    |   |     |
| TAXIDERMIST                                                                                                            |            |      |       |      |       |        |    | S  |    |     |     | P  | P  |   |     |
| TEACHING STUDIO (including fine arts, yoga, martial arts, etc.)                                                        |            |      |       |      |       |        | P  | P  |    | P   | P   |    |    |   |     |
| VETERINARY SERVICES WITH CLOSED PENS                                                                                   |            |      |       |      |       |        |    |    |    |     |     | P  | P  |   | P   |
| <b>INDUSTRIAL, MANUFACTURING, AND HEAVY REPAIR</b>                                                                     |            |      |       |      |       |        |    |    |    |     |     |    |    |   |     |
| 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  |   |     |
| <b>TRANSPORTATION, WHOLESALING, AND WAREHOUSING</b>                                                                    |            |      |       |      |       |        |    |    |    |     |     |    |    |   |     |
| 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   |

| 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 |
|----------------------------------------------------------------------------------------------|------------|------|-------|------|-------|--------|----|----|----|-----|-----|----|----|---|-----|
| PACKAGE DELIVERY SERVICES, COMMERCIAL                                                        |            |      |       |      |       |        |    | S  |    | S   |     | P  |    |   |     |
| SHIP CHANDLERS                                                                               |            |      |       |      |       |        |    |    |    |     |     | P  | P  |   |     |
| SHIPPING BROKERS, FREIGHT AND CARGO                                                          |            |      |       |      |       |        |    |    |    |     |     | P  | P  |   |     |
| TAXI STANDS LIMITED TO 5 TAXIS                                                               |            |      |       |      |       |        | P  | P  |    | P   |     |    |    |   |     |
| TOWING SERVICES                                                                              |            |      |       |      |       |        |    | S  |    | S   |     | P  |    |   |     |
| WAREHOUSE [pursuant to 10-3(II)]                                                             |            |      |       |      |       |        |    | CZ |    | CZ  |     | P  | P  |   |     |
| WAREHOUSE – FLEX SPACE [pursuant to 10-3 (II)]                                               |            |      |       |      |       |        |    | P  |    | P   |     | P  |    |   |     |
| WHOLESALE MERCHANTS                                                                          |            |      |       |      |       |        |    | P  |    | P   |     | P  | P  |   |     |
| WHOLESALE STORAGE OF GASOLINE OR BULK<br>TERMINAL PLANTS [pursuant to 10-3(GG)]              |            |      |       |      |       |        |    |    |    |     |     |    | S  |   |     |
| <b>UTILITIES AND COMMUNICATIONS</b>                                                          |            |      |       |      |       |        |    |    |    |     |     |    |    |   |     |
| PUBLIC UTILITY STORAGE OR SERVICE YARDS                                                      |            |      |       |      |       |        |    | P  |    | P   |     | P  | P  |   |     |
| PUBLIC UTILITY SUBSTATIONS/ SWITCHING STATIONS<br>[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   |
| <b>AGRICULTURAL AND FOOD PRODUCTION</b>                                                      |            |      |       |      |       |        |    |    |    |     |     |    |    |   |     |
| AGRICULTURAL, HORTICULTURAL, OR HUSBANDRY<br>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  |   |     |
| <b>ACCESSORY AND TEMPORARY</b>                                                               |            |      |       |      |       |        |    |    |    |     |     |    |    |   |     |
| 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   |
| MOBILE FOOD UNITS [pursuant to 10-3(O)]                                                      | T          | T    | T     | T    | T     | T      | T  | T  | T  | T   | T   | T  | T  | T | T   |
| 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 AND SALES [pursuant to 10-3(Y)]                                              |            |      |       |      |       |        | P  | P  |    | P   |     |    |    |   |     |
| OUTDOOR STORAGE [pursuant to 10-3(Z)]                                                        |            |      |       |      |       |        |    |    |    |     |     | P  | P  |   |     |
| STORAGE, INDUSTRIAL [pursuant to 10-3(BB)]                                                   |            |      |       |      |       |        |    |    |    |     |     | 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  |    |   |     |
|                                                                                              |            |      |       |      |       |        |    |    |    |     |     |    |    |   |     |

<sup>1</sup> As 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,



**Planning Board Zoning Amendment Statement of Consistency**

The Town of Shallotte *Planning Board* has reviewed in full the petition ANX #26-11 to rezone ±98 acres of real property (tax ID 21400001) owned by OI Investment Properties LLC. Etals from County R-7500 to Shallotte PUD. After review of the petition, the Planning Board hereby *recommends* that the property be rezoned to PUD from its current zoning. In making this *recommendation*, the *Planning Board* finds that [check all that apply]:

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

- The proposed rezoning request is consistent with the Town’s Future Land Plan’s policy of maintaining areas for single-family dwellings.
- The area proposed for rezoning is not represented on the Future Land Use Map, but is consistent with the surrounding uses and densities.
- The plan provides public road connections to adjacent properties which is consistent with the Town’s goals laid out in the Future Land Use Plan & Collector Street Plan.

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

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

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

- (X) UDO Table of Permitted Uses
- (X) 2018 CAMA Land Use Plan
- (X) 2025 Collector Street Plan
- (X) Bike & Pedestrian Plan (If applicable)
- ( ) Future Land Use Map

☐ Other comments:

\_\_\_\_\_  
Date

\_\_\_\_\_  
Planning Board Chairman  
Town of Shallotte



# TOWN OF SHALLOTTE

## PLANNING & ZONING DEPARTMENT

TO: Planning Board  
 FROM: Robert Waring, Planning Director  
 DATE: August 11, 2026  
 RE: Monthly Planning Department Report

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

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