



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

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

Members Absent: Carson Durham and Melodie Bryant

Staff Present: Robert Waring, Brandon Eaton and Debra White

Aldermen Liaison: Jimmy Bellamy

Public Comments: None

Agenda Amendment: None

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

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

There was no conflict of Interest.

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

Action Taken:

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

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

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

Action Taken:

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

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

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

Action Taken:

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

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

Old & New Business

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

Adjournment

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

Respectfully Submitted,

Debra White

Debra White,
Planning Board Clerk