



The Shallotte Planning Board met for their regularly scheduled meeting on November 17, 2023, at the Shallotte Town Hall Meeting Chambers with Chairman Ron Johnson presiding.

Members Present: Richard Gannaway, Glenn Humbert, Ron Johnson, Maria Paslick, , Karmen Custer and (came in late).

Members Absent: Melodie Bryant, Chris Raynor and Dennis Winters.

Staff Present: Robert Waring, Debra White and Brandon Eaton

Aldermen Liaison: absent

Public Comments: None

1. **Agenda Amendment:** Remove agenda Item #4 from the agenda. Move Item #10 & 11 up to Item #6 & 7
2. **Approval of Agenda:** Maria Paslick motioned to approve the agenda, seconded by Richard Gannaway. The motion passed 5 yes, 0 no.
3. **Approval of Minutes:** Glenn Humbert motioned to approve the September 12, 2023 minutes as read, seconded by Karmen Custer. The motion passed 5 yes, 0 no.
4. **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.

5. **Preliminary Subdivision Plans: SUB 23-020 - Brunswick Pines PUD, Phase I**
Brunswick Pines was annexed into the Town on 07/2022 and zoned Planned Unit Development (PUD). The owners of the tract have developed phased preliminary subdivision plans in accordance with the approved master plan and the Town's objective subdivision standards which entail 169 single family lots, public, and extensions of the County's water and sewer system and are requesting approval of Phase 1.

Action Taken:

Glenn Humbert motioned to approve Brunswick Pines PUD, Phase I with staff's conditions below;

1. Covenants governing the maintenance of stormwater ponds be recorded with the Brunswick County Register of Deeds

2. Final plats match approved preliminary plans
3. All infrastructure intended for public maintenance be dedicated to the Town via deed of dedication
4. Final subdivision plat for entire area shown be submitted within 24 months of Board approval of preliminary plans.

Motion second by Karmen Custer. The motion passed 5 yes 0 no.

6. **Zoning Map Amendment REZ 23-16 - Old Dominion Development, LLC - R.D. White, III** has submitted a petition for rezoning of property located at the corner of White & Mulberry Streets. (PID# 197DA001).

The property owner has requested that this parcel be zoned Multi-Family-14 The property is currently zoned Highway Business (HB) & Residential-10 (R-10).

Action Taken:

Glenn Humbert motioned to recommend approval to the Board of Aldermen for the rezoning of property located at the corner of White & Mulberry Streets. (PID# 197DA001), seconded by Karmen Custer. The motion passed 5 yes 0 no.

Richard Gannaway motioned that the Shallotte Planning Board adopt the Statement of Consistency as drafted, seconded by Karmen Custer. The motion passed 5 yes, 0 no.

7. **Zoning Map Amendment REZ 23-04** – The property owners have requested annexation & rezoning of property located at 9 & 11 Wendy Ln. (PID# 2312A013 & 2132A014), from Residential Agricultural-15 (RA-15) to Residential-10 (R-10).

Action Taken:

Maria Paslick motioned to recommend approval to the Board of Aldermen for the rezoning of property located at 9 & 11 Wendy Ln. (PID# 2312A013 & 2132A014), from RA-15 to R-10, seconded by Karmen Custer. The motion passed 5 yes 0 no.

Glenn Humbert motioned that the Shallotte Planning Board adopt the Statement of Consistency as drafted, seconded by Karmen Custer. The motion passed 5 yes, 0 no.

8. **Zoning Map Amendment REZ 23-09** – Mr. Rigoberto Lomeli & Ms. Iliana Pedraza De Leon have requested rezoning of property located at 832 Fox St. (PID# 213FA037) from Residential Agricultural-15 (RA-15) to Residential-10 (R-10)

Action Taken:

Richard Gannaway motioned to recommend approval to the Board of Aldermen for the rezoning of property located at 832 Fox St. (PID# 213FA037) from Residential Agricultural-15 (RA-15) to Residential-10 (R-10), seconded by Maria Paslick. The motion passed 5 yes 0 no.

Richard Gannaway motioned that the Shallotte Planning Board adopt the Statement of Consistency as drafted, seconded by Karmen Custer. The motion passed 5 yes, 0 no.

9. **Zoning Text Amendment TXT 23-10** Staff Initiated Text amendment. to Town of Shallotte Unified Development Ordinances. Article 10. Section 10-2 & Article 13, Section 13-2 Residential Cluster Development

Action Taken:

Maria Paslick motioned to recommend approval to Board of Aldermen of the Zoning Text Amendment TXT 23-10, Article 10: Section 10-2, & Article 13, Section 13-2, Residential Cluster Development. Motion seconded by Melody Bryant. The motion passed 8 yes 0 no.

Richard Gannaway motioned that the Shallotte Planning Board adopt the Statement of Consistency as drafted, seconded by Karmen Custer. The motion passed 5 yes, 0 no.

Old & New Business

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

Adjournment

Glenn Humbert made a motion to adjourn, seconded by Richard Gannaway. The motion passed 5 yes 0 no.

Respectfully Submitted,

Debra White

Debra White,
Planning Board Clerk