



Town of Shallotte
Planning Board Meeting
March 14, 2023
5:30 PM

The Shallotte Planning Board met for their regularly scheduled meeting on March 14, 2023 at the Shallotte Town Hall Meeting Chambers with Chairman Ron Johnson presiding.

Members Present: Robert Cox, Glenn Humbert, Richard Gannaway, Ron Johnson, Dennis Winters, Melodie Bryant, Maria Paslick, Karmen Custer and Chris Raynor.

Members Absent:

Staff Present: Robert Waring and Debra Horn

Aldermen Liaison: Absent

1. **Public Comments:** None
2. **Agenda Amendment:** None
3. **Approval of Agenda:** Karmen Custer motioned to approve the agenda, seconded by Richard Gannaway. The motion passed 9 yes, 0 no.
4. **Approval of Minutes:** Glenn Humbert motioned to approve the January 10, 2023 minutes as read, seconded by Karmen Custer. The motion passed 9 yes, 0 no.
5. **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.

6. **(Zoning Map Amendment ANX 23-01)** Zoning Map Amendment – Property owner, Ms. Eva Clark has submitted a petition for voluntary annexation and rezoning of property located at 893 Fox St. (PID# 213FA022). The property owner has requested that this parcel be rezoned from RA-10 to R-10 once the property is brought into the Town of Shallotte.

Action Taken:

Dennis Winters motioned to recommend to the Board of Aldermen to approve the rezoning for of property located at 893 Fox St. (PID# 213FA022) from RA-10 to R-10. Motion seconded by Richard Gannaway. The motion passed 9 yes 0 no.

Glenn Humbert motioned that the Shallotte Planning Board adopt the Statement of Consistency as drafted, seconded by Robert Cox. The motion passed 9 yes, 0 no.

7. (Preliminary Subdivision Plans SUB 23-011) Tryon Village, 15.9 Acres, located at Tryon Rd and Squirrel Ave. Parcel ID: 1970001924.

Agent, Michael Norton, McGill & Associates was present at the meeting to discuss the plans.

Action Taken:

Richard Gannaway motioned to recommend approval to the Board of Aldermen for the Preliminary Subdivision Plans - Tryon Village located at Tryon Rd and Squirrel Ave. Parcel ID: 1970001924 with conditions below:

- Covenants governing the maintenance of stormwater ponds be recorded with the Brunswick County Register of Deeds.
- HOA covenants include provisions that will not allow for on-street parking.
- Final plat match approved preliminary plans.
- All infrastructure intended for public maintenance be dedicated prior to final plat approval.
- Final subdivision plat for entire area shown be submitted within 24 months of Board approval of preliminary plans.

Motion seconded by Melody Bryant. The motion passed 9 yes 0 no.

8. Town of Shallotte Bicycle & Pedestrian Plan

The Town was awarded a \$50K grant to develop a comprehensive bicycle and pedestrian plan. NCDOT assigned Stantec Engineering to assist the Town in developing a comprehensive plan according to NCDOT guidelines.

The resulting plan will enable to the Town to qualify project specific funding and help local leaders prioritize bicycle and pedestrian projects within the Town.

Action Taken:

Maria Paslick motioned that the Shallotte Planning Board recommend approval to the Board of Aldermen to adopt the Bicycle & Pedestrian Plan, seconded by Karmen Custer. The motion passed 9 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 Melodie Bryant. The motion passed 9 yes 0 no.

Respectfully Submitted,

Debra White

Debra White,
Planning Board Clerk