



Town of Shallotte
Planning Board Meeting
April 9, 2024
5:30 PM

The Shallotte Planning Board met for their regularly scheduled meeting on April 9, 2024, at the Shallotte Town Hall Meeting Chambers with Vice-Chairman Richard Gannaway presiding.

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

Members Absent: Ron Johnson and Carson Durham

Staff Present: Robert Waring, Debra White and Brandon Eaton

Aldermen Liaison: Jimmy Belamy

Public Comments: None

Agenda Amendment: None

1. **Approval of Agenda:** Glenn Humbert 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 March 12, 2024 minutes as read, seconded by Melodie Bryant. 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. **Preliminary Subdivision Plans: SUB 24-001** - Applicant requested approval for a Preliminary Subdivision for Cedar Creek Commons; property located on Holden Beach Rd./Hwy 130. Parcel #'s 1980005901, 1990000101, 1990000102, & 1990000103).

The property owners have developed phased preliminary subdivision plans in accordance the Town's objective subdivision standards. These plans entail 97 single family lots.

Action Taken:

Glenn Humbert motioned to recommend approval to the Board of Aldermen for the Preliminary Subdivision for Cedar Creek Commons; property located on Holden Beach Rd./Hwy 130, Parcel #'s 1980005901, 1990000101, 1990000102, & 1990000103) with the staff's recommendation below:

1. Covenants governing the maintenance of stormwater ponds be recorded with the Brunswick County Register of Deeds Final plats match approved preliminary plans
2. All infrastructure intended for public maintenance be dedicated to the Town via deed of dedication
3. A completed and signed sewer permit application be received prior to recording final plat
4. Final subdivision plat for entire area shown be submitted within 24 months of Board approval of preliminary plans.

The motion was seconded by Edward Springer. The motion passed 6 yes 0 no.

- 5. Preliminary Subdivision Plans: SUB 23-019** - Applicant requested approval for a Preliminary Subdivision for Tidelands Preserve, located at or near 1391 Shallotte Point Rd. Parcel #1980005901.

The property owners have developed a preliminary subdivision plans in accordance the Town's objective subdivision standards. These plans entail 39 single family lots.

Action Taken:

Melodie Bryant motioned to recommend approval to the Board of Aldermen for the Preliminary Subdivision for Tidelands Preserve, located at or near 1391 Shallotte Point Rd. Parcel #1980005901. with the staff's recommendation below:

1. Covenants governing the maintenance of stormwater ponds be recorded with the Brunswick County Register of Deeds.
2. Copies of all state issued permits be provided to staff.
3. Final plats match approved preliminary plans.
4. All infrastructure intended for public maintenance be dedicated to the Town via deed of dedication.
5. A completed and signed sewer permit application be received prior to recording final plat.
6. Final subdivision plat for entire area shown be submitted within 24 months of Board approval of preliminary plans.

The motion was seconded by Edward Springer. The motion passed 6 yes 0 no.

- 6. Zoning Text Amendment TXT 24-05** Staff Initiated Text amendment. to Town of Shallotte Unified Development Ordinances. Article 10. Section 10-4 & Article 11, Note 5, and Section 17-21 Amending Accessory Structure, Use, & Dwelling Regulations.

Action Taken:

Maria Paslick motioned to recommend approval to Board of Aldermen of the Zoning Text Amendment TXT 24-05, Article 10. Section 10-4 & Article 11, Note 5, and Section 17-21 Amending Accessory Structure, Use, & Dwelling Regulations. Motion seconded by Amy Causey. The motion passed 6 yes 0 no.

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

Respectfully Submitted,

Debra White

Debra White,
Planning Board Clerk