



**Town of Shallotte
Planning Board Meeting
May 10, 2022
5:30 PM**

The Shallotte Planning Board met for their regularly scheduled meeting on May 10, 2022 at the Shallotte Town Hall Meeting Chambers with Chairman Ron Johnson presiding.

Members Present: Robert Cox, Ron Johnson, Richard Gannaway Melodie Bryant, Chris Raynor and Bobby Williamson

Members Absent: Dennis Winters and Glenn Humbert

Staff Present: Robert Waring and Debra Horn

Aldermen Liaison: Jimmy Bellamy

1. **Public Comments:** None
2. **Agenda Amendment:** None
3. **Approval of Agenda:** Chris Raynor motioned to approve the agenda, seconded by Richard Gannaway. The motion passed 6 yes, 0 no.
4. **Approval of Minutes:** Robert Cox motioned to approve the April 12, 2022 minutes as read, seconded by Melody Bryant. The motion passed 6 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. **(Planning and Zoning: REZ: 22-23)** Zoning Map Amendment - Rezoning of property located at 4970 & 5030 Ocean Hwy. (PID# 19700074 & 1970007404) from Highway Business (HB) to Multi-Family 14 (MF-14).

Kevin Sasser of Sasser Properties, LLC. Has submitted a rezoning application for properties located at 4970 & 5030 Ocean Hwy. (PID# 19700074 & 1970007404). Both properties are currently within the Town's jurisdiction. The applicant has requested the property be zoned Multi-Family 14 (MF-14). The property is currently in the town and zoned Highway Business (HB).

Action Taken:

Melody Bryant motioned to recommend to the Board of Aldermen to approve the Zoning Map Amendment REZ: 22-23, property located at 4970 & 5030 Ocean Hwy. (PID# 19700074 & 1970007404) from Highway Business (HB) to Multi-Family 14 (MF-14). Motion was seconded by Chris Raynor. The motion passed 6 yes, 0 no.

Robert Cox motioned that the Shallotte Planning Board adopt the Statement of Consistency, seconded by Richard Gannaway. The motion passed 6 yes, 0 no.

7. (Planning and Zoning: TXT 22-06

Holly Tree Development Co. LLC has requested a UDO Text Amendment for Article 10. Section 10-3: Supplemental Use Standards (U) mini-storage facilities be a minimum size three and one half (3 ½) acers. The proposed amendment would reduce the minimum size to three (3) acres.

Action Taken:

Richard Gannaway motioned to recommend to the Board of Aldermen to approve the UDO Text Amendment for Article 10. Section 10-3: Supplemental Use Standards (U) mini-storage facilities be a minimum size three (3) acers. Motion was seconded by Robert Cox. The motion passed 6 yes, 0 no.

Bobby Williamson motioned that the Shallotte Planning Board adopt the Statement of Consistency, seconded by Richard Gannaway. The motion passed 6 yes, 0 no.

8. Old & New Business

No Action Required

Adjournment

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

Respectfully Submitted,

Debra Horn _____

Debra Horn,
Planning Board Clerk