



**The Shallotte Planning Board met for their regularly scheduled meeting on May 14, 2024, at the Shallotte Town Hall Meeting Chambers with Chairman Ron Johnson presiding.**

**Members Present:** Ron Johnson, Richard Gannaway, Carson Durham, Maria Paslick and Edward Springer.

**Members Absent:** Glenn Humbert, Melodie Bryant and Amy Causey

**Staff Present:** Robert Waring, Debra White and Brandon Eaton

**Aldermen Liaison:** Jimmy Bellamy

**Public Comments:** None

**Agenda Amendment:** None

1. **Approval of Agenda:** Richard Gannaway motioned to approve the agenda, seconded by Carson Durham. The motion passed 5 yes, 0 no.
2. **Approval of Minutes:** Maria Paslick motioned to approve the April 9, 2024 minutes as corrected, seconded by Richard Gannaway. The motion passed 5 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. **Master Plan Revision: REZ 24-12** - Applicant requested approval for a Master Plan Revision for Rourke Woods; property located on Hwy 179 & Sugarberry, Parcel #21300041.

Staff has received an application to update a portion of the Rourke Woods master plan that would allow for 18 single family lots in the area of Hwy 179 & Sugarberry. The property will remain zoned R-10.

**Action Taken:**

Richard Gannaway motioned to recommend approval to the Board of Aldermen for the Master Plan Revision for Rourke Woods; property located on Hwy 179 & Sugarberry, Parcel #21300041 with the staff's recommendation below:

1. The proposed development be shown to have access to the Rourke Wood open space/recreation amenities or plans be updated showing provision of these on-site.
2. Five-foot-wide sidewalks be installed with proposed street
3. A Town of Shallotte SW application be provided after master plan approval

The motion was seconded by Carson Durham. The motion passed 5 yes 0 no.

**5. Zoning Map Amendment: ANX 24-09** - Applicant requested approval for annexation & rezoning of property located at 740 Copas Rd SW. (PID# 2140011423).

The property in question is within the Town's extended territorial jurisdiction (ETJ). As part of this process, the property owner has requested that this parcel be rezoned from Residential Agricultural (RA-15) to Residential (R-10).

**Action Taken:**

Edward Springer motioned to recommend approval to the Board of Aldermen for annexation of property located at 740 Copas Rd SW. (PID# 2140011423), seconded by Richard Gannaway. The motion passed 5 yes 0 no.

Carson Durham motioned that the Shallotte Planning Board adopt the Statement of Consistency as drafted, seconded by Edward Springer. The motion passed 5 yes, 0 no.

**Zoning Map Amendment: ANX 24-06** -The property owners have submitted a petition for annexation & rezoning of property located at 103 Forest Dr. (PID# 1820005101). The property is site to an approved special use permit for a tire service center (Mavis Tire).

The property in question is within the Town's extended territorial jurisdiction (ETJ). As part of this process, the property owner has requested that this parcel be rezoned to Highway Business (HB).

**Action Taken:**

Maria Paslick motioned to recommend approval to the Board of Aldermen for annexation of property located at 103 Forest Dr. (PID# 1820005101), seconded by Richard Gannaway. The motion passed 5 yes 0 no.

Carson Durham motioned that the Shallotte Planning Board adopt the Statement of Consistency as drafted, seconded by Edward Springer. The motion passed 5 yes, 0 no.

**6. Zoning Text Amendment TXT 24-10** Staff Initiated Text amendment. to Town of Shallotte Unified Development Ordinances. Article 3. Section 3-15. Designating Primary & Alternate Board of Adjustment Members.

**Action Taken:**

Carson Durham motioned to recommend approval to Board of Aldermen of the Zoning Text Amendment TXT 24-10, Article 3. Section 3-15, Designating primary & Alternate Board of Adjustment Members. Motion seconded by Edward Springer. The motion passed 5 yes 0 no.

Maria Paslick motioned that the Shallotte Planning Board adopt the Statement of Consistency as drafted, seconded by Carson Durham. The motion passed 5 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 Carson Durham. The motion passed 5 yes 0 no.

Respectfully Submitted,

*Debra White*

Debra White,  
Planning Board Clerk