



The Shallotte Planning Board met for their regularly scheduled meeting on July 11, 2023 at the Shallotte Town Hall Meeting Chambers with Chairman Ron Johnson presiding.

Members Present: Richard Gannaway, Ron Johnson, Maria Paslick, Karmen Custer, and Melodie Bryant.

Members Absent: Robert Cox – resigned(moved out of town), Chris Raynor, Dennis Winters and Glenn Humbert

Staff Present: Robert Waring, Debra White and Paul Dunwell

Aldermen Liaison: Jimmy Bellamy

- 1. Public Comments:** None
- 2. Agenda Amendment:** None
- 3. Approval of Agenda:** Richard Gannaway motioned to approve the agenda, seconded by Karmen Custer. The motion passed 5 yes, 0 no.
- 4. Approval of Minutes:** Melodie Bellamy motioned to approve the May 9, 2023 minutes as read, seconded by Richard Gannaway. The motion passed 5 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. (Conditional Zoning Map Amendment CREZ 23-17)** Zoning Map Amendment – East Coast Engineering on behalf of RAM White, LP. has submitted a petition to request the conditional rezoning of property located at 845 Village Pt. Rd. (PID# 21300037). The site is immediately adjacent to the Owendon subdivision and across Village Pt. Rd. from the Village Pt. subdivision.

The property owner has requested that the site be rezoned from Residential-10 (R-10) to Highway Business-Conditional (HB-C)

The Town's 2018 Land Use Plan-Future Land Use Map identifies that area as "Medium Density Residential" (MDR). Please see the attached MDR for a description of desired and inappropriate uses.

The property owner has developed preliminary plans for the construction of 30 luxury storage units, each of which will have bathroom facilities. The units are intended for sale to individual owners (condominium) and there are no plans for a management office on-site.

The proposed zoning/use is inconsistent with future land use plans.

Action Taken:

Karmen Custer motioned to recommend to the Board of Aldermen to approve the rezoning for of property located at 845 Village Pt. Rd. (PID# 21300037) from R-10 to HB-C with conditions below:

1. The project boundary buffer be increased from a width of 10 feet to a 25-foot-wide buffer as detailed in option 1 of the Town's buffering standards.
2. The project boundary buffer be placed adjacent to any property zoned for residential use
3. The plan set be amended to show proposed building height.
4. A lighting plan be provided showing no project lighting will fall on adjacent properties.
5. A heritage tree survey be completed.
6. Burning od vegetated material shall not be allowed during the clearing of the lot.
7. The project be completed in one phase.
8. Restrictive covenants specify that no habitation or overnight stay be allowed.
9. Restrictive covenants specify hours of operation and not allow uses creating noise that can be heard from adjacent property between the hours of sundown and sunup.
10. Restrictive covenants specify that the bulk storage of hazardous or toxic materials, chemicals, petroleum products, etc. is not allowed.
11. The restrictive covenants be updated so as to not allow manufacturing or any repair businesses, Sec. 10-3 (U) (12)
12. The street facing facades shall not be constructed with metal.

Motion seconded by Richard Gannaway. The motion passed 3 yes, 2 no. Ron Johnson and Maria Paslick voted against the motion.

Richard Gannaway motioned that the Shallotte Planning Board adopt the Statement of Consistency as drafted, seconded by Karmen Custer. The motion passed 3 yes, 2 no. Ron Johnson and Maria Paslick voted against the motion.

2. **(Conditional Zoning Map Amendment CREZ 23-17)** Zoning Map Amendment – East Coast Engineering on behalf of WJ McLamb Enterprise Limited has submitted a petition to request the conditional rezoning of properties located at 98 Wildwood St. (PID# 1970001901, 1970002010, & 1970002017). The site is immediately adjacent to the Wildwood subdivision and commercial area along East Coast Ln.

The property owner has requested that the site be rezoned from Highway Business (HB) to Multifamily-14 Conditional (MF-14 C)

The Town's 2018 Land Use Plan-Future Land Use Map identifies that area as "General Commercial", the description does allow for appropriately sited high-density residences in limited circumstances.

The property owner has developed preliminary plans for the construction of 64 multi-family units split between four buildings.

NCDOT will be redesigning the intersection of Hwy 17 & Old Shallotte Rd. This will likely take place in 2025, but the schedule for these projects has been in flux as of late.

The Meadows at Wildwood (244 Lots/93 acres) completed a TIA for their project. They will be responsible for the construction of a 75' left turn lane on Hwy 17 & signal optimization, a 75' right turn lane from Old Shallotte onto Wildwood, the connection of Squirrel to Tryon Rd., and a 100' left turn lane from Hwy 130 onto McMilly Rd. This will be done over their four-phase project.

The proposed zoning/use does not appear to be consistent with future land use plans.

Public Comments:

Daniel Bates - 4709 Cockatoo – this project backs up to his land and he is concerned with ensuring that there is some type of privacy fence with a sufficient buffer between this project and his property. Also, although, this project is not the project that will be required to connect Wildwood Village to McMilly Rd., Mr. Bates is very concerned with this connection of roads as a second entrance due to the amount of criminal activity in the McMilly Rd area. Even with plans to connect to McMilly Road it is still a couple years out and there is already a problem with traffic backing up trying to get onto Old Shallotte Road and Hwy 17. Mr. Bates would like to see something to alleviate the already existing traffic problem before adding more traffic.

Kim Mcleod – Wildwood Village resident -very concerned wit traffic, there was an issue about a month ago where the Sherriff department had blocked off the entrance of Wildwood because of an incident at the hotel on East Coast Lane and she could not even get to her home considering there is only one entrance. Ms. Mcleod asked “With 64 more apartments are we going to have more issues like that?”

Traffic is an issue everywhere, but with DR Horton building 244 more homes, then 64 apartments, traffics problems have been elevated a hundred times without anyone taken it into consideration.

Ms. Mcleod also has concerns with no on-site management. She stated “My sister lives in the Highlands, which has a property manager and most of the police calls that come in are for the up-front rentals. What will the property look like with no on-site management? If it was going to be anything commercial, there would be someone there. I have to drive through there to get to my home I want to make sure it looks aesthetic pleasing.”

Linda Achim – Wildwood Village resident - traffic is going to cause many accidents and that concerns me. Here id not enough space for all that is that is going on with all the traffic coming in and out of one entrance, it is also concerning that there would be multi-family rentals in the front entrance of single-family homes.

Action Taken:

Melodie Bryant motioned to recommend to the Board of Aldermen to approve the rezoning for of the conditional rezoning of properties located at 98 Wildwood St. (PID# 1970001901, 1970002010, & 1970002017) from HB to MF- 14 Conditional with conditions below:

1. The project boundary buffer be increased from a width of 10 feet to a 25-foot-wide buffer as detailed in option 1 of the Town’s buffering standards
2. The plan set be amended to show proposed building height
3. Buildings be limited to two stories and no more than 32 feet (measured from ground to eve)
4. A lighting plan be provided showing no project lighting will fall on adjacent properties
5. A heritage tree survey be completed
6. No on-site burning of cleared vegetation
7. Plans need to show phase lines and detail what infrastructure will be built in each phase
8. Show 2nd point of access to East Coast Lane and which phase it will be completed.
9. The building footprints be shifted 27 feet towards the southern property line so as to provide maximum separation from the existing single-family homes.

Motion seconded by Richard Gannaway. The motion passed 5 yes, 0 no.

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

Respectfully Submitted,

Debra White

Debra White,
Planning Board Clerk