



**The Shallotte Planning Board met for their regularly scheduled meeting on July 16, 2024, at the Shallotte Town Hall Meeting Chambers with Chairman Ron Johnson presiding.**

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

**Members Absent:** Glenn Humbert

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

**Aldermen Liaison :** absent

**Public Comment :** None

**Agenda Amendment:** None

1. **Approval of Agenda:** Carson Durham motioned to approve the agenda, seconded by Edward Springer. The motion passed 7 yes, 0 no.
2. **Approval of Minutes:** Carson Durham motioned to approve the June 11, 2024 minutes as read, seconded by Melodie Bryant. The motion passed 7 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 24-11 - FMJ Tract - Hwy 17 Bypass & Express Dr, Parcel #18100054. 122 Acres, 423 Residential Units, Planned Unit Development.**

The FMJ Tract is 125.25 acres +/- located along Hwy 17 Bypass (Across from Smith Ave.) with access provided at Express Dr. The property is currently zoned PUD & HB. Only the PUD portion of property is affected by the requested revisions. The current master plan for the PUD was approved November 2022 and entails 605 multi-family units in various forms. The current PUD plan shows a four (4) phase development.

The property has since sold and the current owner would like to revise the PUD master plan. This process will follow a similar course to that of a rezoning, but will not result in a zoning map change. The property will remain a PUD.

The proposed changes would reduce the number of units to 423 (182 less). Additionally, the project will now be brought forward in three (3) phases. Tract 1 & 2 will be multi-family, & Tract 3 will consist of 123 single family lots. The commercial section will be permitted separately.

**Action Taken:**

Carson Durham motioned to recommend approval to Board of Aldermen of the Master Plan Revision REZ 24-11, FMJ Tract - Hwy 17 Bypass & Express Dr, Parcel #18100054. 122 Acres, 423 Residential Units, Planned Unit Development with conditions below:

- The road connection to the Forest St. Ext property be completed with Phase 1.
- Plans and applications for the subsequent tract/phases be submitted for review.

Motion seconded by Edward Springer. The motion passed 7 yes 0 no.

**Old & New Business**

- a. Monthly Planning Dept. Staff Report – No action required.

**Adjournment**

Carson Durham made a motion to adjourn, seconded by Edward Springer. The motion passed 7 yes 0 no.

Respectfully Submitted,

*Debra White*

Debra White,  
Planning Board Clerk