



The Shallotte Planning Board met for their regularly scheduled meeting on August 09, 2022, at the Shallotte Town Hall Meeting Chambers with Chairman Ron Johnson presiding.

Members Present: Glenn Humbert, Robert Cox, Ron Johnson, Richard Gannaway, Melodie Bryant, Maria Paslick, Chris Raynor and Karmen Smith.

Members Absent: Dennis Winters

Staff Present: Robert Waring and Debra Horn

Aldermen Liaison: Absent

1. **Public Comments:** None
2. **Agenda Amendment:** None
3. **Approval of Agenda:** Melodie Bryant motioned to approve the agenda, seconded by Glenn Humbert. The motion passed 8 yes, 0 no.
4. **Approval of Minutes:** Glenn Humbert motioned to approve the July 12, 2022, minutes as read, seconded by Melody Bryant. The motion passed 8 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: SUB: 22-20) – Preliminary Subdivision Plans - Sharon’s Creek Crossing** located at Hwy 130 near the intersection of Red Bug Rd.

Developer, Frank Braxton, with RS Parker Development, LLC, was present at the meeting to discuss the plans.

Action Taken:

Chris Raynor motioned to recommend to the Board of Aldermen to approve the Preliminary Subdivision Plans - Sharon’s Creek Crossing located at Hwy 130 near the intersection of Red Bug Road, with conditions below:

- All conditions detailed in SUP# 21-61 be met, which include:
 - a. *Comply with all driveway design requirements as detailed by NCDOT & Town staff; and*

- b. *Provide appropriate easements for maintenance and access over all public infrastructure to include waste water lift station; and*
 - c. *Indicate with signage that stubbed roads will be used as future public road connections; and*
 - d. *Submit complete preliminary subdivision plans/application, stormwater plans/application for technical review and Planning Board approval for each phase; and*
 - e. *Prior to recording of the final plat, all public infrastructure shall be completed, inspected, and offered to the Town via deed of dedication; and*
 - f. *Preserve all heritage trees shown on survey whenever practical and replaced per Article 17 if removed; and*
 - g. *All required local, state, and federal permits shall be obtained and copies provided prior to final zoning approval; and*
 - h. *The property owner will complete preliminary subdivision plans within 12 months of SUP approval or petition the Board of Alderman for an extension, per Section 12-12 of the Shallotte UDO.*
- Covenants governing the maintenance of stormwater ponds be recorded with the Brunswick County Register of Deeds
 - HOA covenants include provisions that will not allow for on-street parking
 - Final plat match approved preliminary plans
 - All infrastructure intended for public maintenance be dedicated prior to final plat approval
 - Final subdivision plat for entire area shown be submitted within 24 months of Board approval of preliminary plans.

Motion was seconded by Robert Cox. The motion passed 8 yes, 0 no.

7. (Planning and Zoning: REZ: 22-10) Zoning Map Amendment - Rezoning of property located at Tryon Rd. & Squirrel Ave. (PID# 1970001924) from RA-15 & RAM-15 to R-10 W/PRD Overlay.

Holmes Construction & Excavation, LLC submitted a rezoning application for the property located at Tryon Rd. & Squirrel Ave. (PID# 1970001924). The applicant has requested the property be zoned to R-10 W/PRD Overlay. The property is currently zoned RA-15 & RAM-15.

Although the project does exceed suggested density maximums, the development type and project density or similar to the those of the surrounding area. Staff believes the project to be largely consistent with land use plan and would recommend approval.

Action Taken:

Glenn Humbert motioned to recommend to the Board of Aldermen to approve the Zoning Map Amendment REZ: 22-10, property located at Tryon Rd. & Squirrel Ave. (PID# 1970001924) from RA-15 & RAM-15 to R-10 W/PRD Overlay. Motion was seconded by Melody Bryant. The motion passed 8 yes, 0 no.

Robert Cox motioned that the Shallotte Planning Board adopt the Statement of Consistency, seconded by Glenn Humbert. The motion passed 8 yes, 0 no.

***Just prior to adjourning of this Planning Board meeting, Applicant, HL Holmes with Holmes Construction & Excavation, LLC, re-approached the Planning Board and stated that he wished to withdraw his application for rezoning due to the town's recommendation for the streets to be dedicated to DOT instead of the town. Mr. Holms stated that the DOT process is very time

consuming and could cause him to lose his contract. Planner, Robert Waring, suggested that Mr. Holmes come by the office to discuss prior to withdrawing. ***

8. Discussion

Code of Ordinance Update: Staff Initiated Code of Ordinance Amendment
Implement Commercial Maintenance Standards

No Action Required

9. Old & New Business

No Action Required

Adjournment

Robert Cox made a motion to adjourn, seconded by Richard Gannaway. The motion passed 8 yes, 0 no.

Respectfully Submitted,

Debra Horn

Debra Horn,
Planning Board Clerk