



The Shallotte Planning Board met for their regularly scheduled meeting on September 10, 2024, at the Shallotte Town Hall Meeting Chambers with Chairman Ron Johnson presiding.

Members Present: Carson Durham, Glenn Humbert, Melodie Bryant, Ron Johnson, Maria Paslick, Edward Springer and Amy Causey.

Members Absent: Richard Gannaway

Staff Present: Robert Waring and Debra White

Aldermen Liaison: absent

Public Comments: 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:** Maria Paslick motioned to approve the August 13, 2024 minutes as read, seconded by Carson Durham. 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. **Zoning Text Amendment TXT 24-21** Staff Initiated Text Amendment to Town of Shallotte Unified Development Ordinances, Article 2, Section 2-2, Article 10, Section 10-2, & Article 10, Section 10-3. Amending Definition & Zoning District for Automotive Repair Facilities.

The amendment language updates the UDO to better define establishments offering automotive repair services. It is also the aim of staff to better distribute the permissibility and permit type of these businesses within certain zoning districts based on a tiered approach.

Action Taken:

Glenn Humbert motioned to recommend approval to Board of Aldermen of the Zoning Text Amendment TXT 24-21, Article 2, Section 2-2, Article 10, Section 10-2, & Article 10, Section 10-3. Amending Definition & Zoning District for Automotive Repair Facilities. Motion seconded by Carson Durham. The motion passed 7 yes 0 no.

Carson Durham motioned that the Shallotte Planning Board adopt the Statement of Consistency as read, seconded by Edward Springer. The motion passed 7 yes, 0 no.

- 5. Zoning Map Amendment ANX 24-18** The property owners have submitted a petition for annexation & rezoning of property located at 519 Oakwest St. (PID# 182BA023). The property owner has requested that this parcel be zoned Residential (R-10). The property is currently zoned County Residential 6000 (CO-R-6000).

Action Taken:

Maria Paslick motioned to recommend approval to Board of Aldermen of the Zoning Map Amendment ANX #24-18, property located at 519 Oakwest St. (PID# 182BA023) from CO-R-6000 to R-10 upon approval of annexation. Motion seconded by Glenn Humbert. The motion passed 7 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 7 yes, 0 no.

- 6. Zoning Map Amendment ANX 24-19** The property owners have submitted a petition for annexation & rezoning of property located at 539 Oakwest St. (PID# 182BA020). The property owner has requested that this parcel be zoned Residential (R-10). The property is currently zoned County Residential 6000 (CO-R-6000).

Action Taken:

Carson Durham motioned to recommend approval to Board of Aldermen of the Zoning Map Amendment ANX #24-18, property located at 539 Oakwest St. (PID# 182BA020) from CO-R-6000 to R-10 upon approval of annexation. Motion seconded by Melodie Bryant. The motion passed 7 yes 0 no.

Glenn Humbert motioned that the Shallotte Planning Board adopt the Statement of Consistency as drafted, seconded by Carson Durham. The motion passed 7 yes, 0 no.

Old & New Business

- a. King Tract Annexation – Provided information regarding an on-going conversation of a potential annexation – No action is required.
- b. Monthly Planning Dept. Staff Report – No action required.

Adjournment

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

Respectfully Submitted,

Debra White

Debra White,
Planning Board Clerk