



**Town of Shallotte  
Planning Board Meeting  
September 12, 2023  
5:30 PM**

**The Shallotte Planning Board met for their regularly scheduled meeting on September 12, 2023 at the Shallotte Town Hall Meeting Chambers with Chairman Ron Johnson presiding.**

**Members Present:** Richard Gannaway, Glenn Humbert, Ron Johnson, Dennis Winters, Maria Paslick, Chris Raynor, Karmen Custer and Melodie Bryant(came in late).

**Members Absent:**

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

**Aldermen Liaison:** Jimmy Bellamy

- 1. Public Comments:** None
- 2. Agenda Amendment:** None
- 3. Approval of Agenda:** Glenn Humbert motioned to approve the agenda, seconded by Dennis Winters. The motion passed 7 yes, 0 no.
- 4. Approval of Minutes:** Dennis Winters motioned to approve the July 11, 2023 minutes as read, seconded by Richard Gannaway. The motion passed 7 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. Zoning Map Amendment ANX 23-07** – Property agent, NoMac Investments, LLC has submitted a petition for voluntary annexation and rezoning of property located at 1656 Village Pt. Rd. (PID# 230JB01901). The property owner has requested that this parcel be rezoned from County zoning R-6000 to R-10 once the property is brought into the Town of Shallotte.

**Action Taken:**

Maria Paslick motioned to recommend to the Board of Aldermen to approve the rezoning of property located at 1656 Village Pt. Rd. (PID# 230JB01901) from C-6000 to R-10. Motion seconded by Richard Gannaway. The motion passed 7 yes 0 no.

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

**7. Zoning Text Amendment TXT 23-05** Staff Initiated Text amendment. Article 10: Section 10-3, Defining Tobacco and Vape Retail Specialty Stores and Use Standards.

The Town's UDO currently does not define tobacco/vape shops and regulate their use. Staff believes it to be in the best interest of the Town to clearly define tobacco and vape shops and to develop standards regulating the use within the Town's corporate jurisdiction.

**Action Taken:**

Maria Paslick motioned to recommend approval of the Zoning Text Amendment TXT 23-05, Article 10: Section 10-3, Defining Tobacco and Vape Retail Specialty Stores and Use Standards, to the Board of Aldermen with changes listed below:

- Remove permitted use from the Central Business District.

Motion seconded by Dennis Winters. The motion passed 8 yes 0 no.

Dennis Winters motioned that the Shallotte Planning Board adopt the Statement of Consistency as drafted, seconded by Melody Bryant. The motion passed 8 yes, 0 no.

**8. Zoning Text Amendment TXT 23-06** Staff Initiated Text amendment. Article 10, Section 10-1, Clarifying Review Procedure for Projects Approved Via Conditional Rezoning.

Staff has drafted the language which is intended to exempt projects that have been approved via conditional rezoning from obtaining a SUP. A site & landscape plan application will still be required and will be reviewed by TRC.

**Action Taken:**

Maria Paslick motioned to recommend approval of the Zoning Text Amendment TXT 23-06, Article 10: Section 10-1, Clarifying Review Procedure for Projects Approved Via Conditional Rezoning, to the Board of Aldermen. Motion seconded by Melody Bryant. The motion passed 8 yes 0 no.

Dennis Winters motioned that the Shallotte Planning Board adopt the Statement of Consistency as drafted, seconded by Melody Bryant. The motion passed 8 yes, 0 no.

**Old & New Business**

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

**Adjournment**

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

Respectfully Submitted,

*Debra White*

Debra White,  
Planning Board Clerk