



The Shallotte Planning Board met for their regularly scheduled meeting on September 13, 2022 at the Shallotte Town Hall Meeting Chambers with Chairman Ron Johnson presiding.

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

Members Absent: Karmen Smith

Staff Present: Robert Waring and Debra Horn

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 8 yes, 0 no.
4. **Approval of Minutes:** Robert Cox motioned to approve the August 9, 2022 minutes as read, seconded by Richard Gannaway. 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 ANX 22-11)** Zoning Map Amendment – Rezoning of property located at 755 Village Point Rd. (PID# 21300040) from B-2 to Highway Business (HB).

The property is in the ETJ area and is currently zoned Business-2.

Mr. Christopher Moshoures was present at the meeting and has requested voluntary annexation and rezoning for 755 Village Point Rd. (PID# 21300040) from B-2 to HB once the property is brought into the Town of Shallotte.

Action Taken:

Melodie Bryant motioned to recommend to the Board of Aldermen to approve the rezoning for 755 Village Point Rd. (PID# 21300040). Motion seconded by Maria Paslick. The motion passed 8 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 8 yes, 0 no.

7. (Planning and Zoning: REZ: 22-10) Zoning Map Amendment - Rezoning of property located at the intersection of Arnold Street and Northside Dr. (PID# 1820000104).

The applicant has requested the property be rezoned from Residential Manufactured-10 (RM-10) to Multi-Family 14 (MF-14). The property is within the Town's jurisdiction and no further annexation would be required.

The Town will provide utilities (water & sewer) to the site. Please note that the Town is currently in the process of upsizing the sewer line that services the area and will have the capacity to for a potential multi-family project when it is completed. Staff has informed the applicant that no project specific approvals can be issued until this utility project is completed.

Action Taken:

Glenn Humbert motioned to recommend to the Board of Aldermen to approve the rezoning for property located at the intersection of Arnold Street and Northside Dr. (PID# 1820000104) from RM-10 to MF-14. Motion seconded by Robert Cox. The motion passed 8 yes 0 no.

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

8. (Planning and Zoning: ANX 22-12) – Planned Unit Development – Copas Ridge located along Copas Rd. (PID # 1980000136, 1980000135, & 1980000131).

Coleman Parks (on behalf of Leroy Mintz, Jr.) has submitted a petition for the annexation & rezoning of property from RA-15 to PUD.

Several residents from the neighboring development, Brierwood, was at the meeting to discuss their concern with stormwater run-off.

Paul Lombardi, 94 Country Club Dr., stated that about 20 years ago there was a swale placed behind his home and no one was responsible to keep it cleared out and it has now completely grown up and of no use. Mr. Lombardi questioned who would be responsible to keep the recommended vegetive swale cleaned out. Staff explained that it would be in the covenants of the HOA for the HOA to be responsible to perform the up-keep of the swale.

Jeanette Billie, 58 Country Club Dr., stated that Brierwood already has problems with yards flooding. She wanted to be sure that the flooding concerns and solutions were discussed and that they would not have to be worried with those problems in the future. Planning Board member, Melodie Bryant asked Ms. Billie, With the information that has been provided and the dialogue that we had, does hat answer your questions and solve that issue. Ms. Billie answered that it sounds like it would, having the stormwater dispersed to the Shallotte River should be feasible.

Jeremy Nobles, 4 Kings Grant Cir., stated the water on southeastern section of the proposed project comes by his house and a typical thunderstorm causes water to flow into his yard. The ditch and culvert on Copas are undersized. Mr. Noble Ask that as part of the plan, for DOT to be involved, and for them to do a study on the culvert on Copas. Along the curve, in the main bulk of the project, the ponds that are there goes over into a big swale and goes under Copas. It is not unusual at all for the water to run across road inside Brierwood, with a 3' rain event. I am not here to oppose the sub-

division, and I would appreciate staff recommendations to put as much stipulation as you can to protect us from stormwater run-off. It's going to take DOT being involved and there is going to have to be worked done along Copas for this southeastern section drainage. Any stipulation that would allow us to have some comfort from the stormwater would be appreciated.

Action Taken:

Melodie Bryant motioned to recommend to the Board of Aldermen to approve the Planned Unit Development - Copas Ridge located along Copas Rd. (PID # 1980000136, 1980000135, & 1980000131), with conditions below:

- Incorporate a 20-foot drainage easement along the rear property line and a vegetated swale be constructed to the Town engineer's specs.
- Provide a Twenty-five-year Stormwater Event.
- Show the Copas Road sidewalk location on the plans.

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

Glenn Humbert motioned that the Shallotte Planning Board adopt the Statement of Consistency as drafted, seconded by Richard Gannaway. The motion passed 8 yes, 0 no.

9. (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.

Action Taken:

Maria Paslick 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 Chris Raynor. The motion passed 8 yes, 0 no.

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

Old & New Business

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

Adjournment

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

Respectfully Submitted,

Debra Horn

Debra Horn,
Planning Board Clerk