

**Monthly Code Report (Town of Shallotte, NC) 6/2025**  
**Prepared by Brandon Eaton, CZO, CCEO (Planner II/Code Enforcement)**

**Public Nuisances**

**1. Case Number: PN-24-005 (4450 Main Street)**

***Original Complaint:*** Tall grass/junk, etc.\* See also Z-24-007

***Latest Update:*** 6/25/25

- The property owner still has three days to comply (as of this report).
- The case was heard by Brunswick County District Court on 5/28/2025.
- A judgment was issued in favor of the Town to compel the property owner to comply with the Town's order of abatement and payment of civil penalties issued in the amount of \$20,000 (\$10,000 per parcel in violation).
- The property owner has 30 days to comply. After 30 days, the Town may abate the violations in full, charging the property owner for any related expenses.
- The Town was awarded attorney fees related to the motion.

**2. Case Number: PN-24-006 (4479 Main Street)**

***Original Complaint:*** Tall grass/junk, etc.\* See also Z-24-008

***Latest Update:*** 6/25/25

- The property owner still has three days to comply (as of this report).
- The case was heard by Brunswick County District Court on 5/28/2025.
- A judgment was issued in favor of the Town to compel the property owner to comply with the Town's order of abatement and payment of civil penalties issued in the amount of \$20,000 (\$10,000 per parcel in violation).
- The property owner has 30 days to comply. After 30 days, the Town may abate the violations in full, charging the property owner for any related expenses.
- The Town was awarded attorney fees related to the motion.

**3. Case Number: PN-25-001**

***Original Complaint:*** Temporary sales office removed with materials, debris, and trash left on lot at 599 Forest St. EXT NW

***Latest Update:*** 6/2/25

- CE working to resolve the issue.

**4. Case Number: PN-25-002**

***Original Complaint:*** Neighbor reported tall grass. Yearly offender.

***Latest Update:*** 6/18/25

- Complainant reached out to CE again to expand complaint to include potential unkept access easement. Will investigate the potential violation.
- CE has explained to complainant that the Town cannot maintain the aesthetic of private property in the way that an HOA/POA could and also detailed our ordinance to illustrate items we can regulate.

- Reinspection shows no current nuisance violation. Property will be monitored for changes.

**5. Case Number: PN-25-003 (224 Heron Ct.)**

**Original Complaint:** Citizen reported large amounts of junk, trash, and debris on property. CE determined property is the Town's ETJ and outside of our police powers jurisdiction. CE contacted Brunswick County Community Services (Code Enforcement) to report the violation and subsequently followed up with the complainant.

**Latest Update:** 6/10/25 - **Case closed 6/10/25.**

**6. Case Number: PN-25-007 (27 Brierwood Rd.)**

**Original Complaint:** Tall grass, debris, dilapidated structure. Surrounding property owners have been maintaining the property as they can.

**Latest Update:** 6/25/25

- Violation notice being drafted to mail 6/26/25.
- Latest property inspection conducted 6/18/25.

### **Zoning Violations**

**1. Case Number: Z-24-007**

**Original Complaint:** 4450 Main St. Old junk mobile home that was once used for office, shipping container, nuisances.

**Latest Update:** 6/25/25

- The property owner still has three days to comply (as of this report).
- The case was heard by Brunswick County District Court on 5/28/2025.
- A judgment was issued in favor of the Town to compel the property owner to comply with the Town's order of abatement and payment of civil penalties issued in the amount of \$20,000 (\$10,000 per parcel in violation).
- The property owner has 30 days to comply. After 30 days, the Town may abate the violations in full, charging the property owner for any related expenses.
- The Town was awarded attorney fees related to the motion.

**2. Case Number: Z-24-008**

**Original Complaint:** 4479 Main St. Old junk mobile home that was once used for auto sales business. Sign violation. Accessory structure violation and nuisances.

**Latest Update:** 6/25/25

- The property owner still has three days to comply (as of this report).
- The case was heard by Brunswick County District Court on 5/28/2025.
- A judgment was issued in favor of the Town to compel the property owner to comply with the Town's order of abatement and payment of civil penalties issued in the amount of \$20,000 (\$10,000 per parcel in violation).
- The property owner has 30 days to comply. After 30 days, the Town may abate the violations in full, charging the property owner for any related expenses.
- The Town was awarded attorney fees related to the motion.

**3. Case Number: Z-24-009**

**Original Complaint:** Crane business not meeting the conditions of an issued special use permit.

***Latest Update:*** 6/25/25

- *CE is waiting on court date and information.*
- *Property owner has filed an appeal in Superior Court.*
- *Town Clerk mailed Board Findings to property owner via certified mail*
- *Board of Adjustment hearing was conducted on 2/27/2025.*

**4. Case Number: Z-25-005 (4600 Main Street)**

***Original Complaint:*** *Illegal signage and potential business operating without zoning approval.*

***Latest Update:*** 6/25/25

- *CE has not had any response to NOV. Will issue final NOV and begin civil penalties within 2 weeks if no response is given.*
- *Notice issued 5/28/25.*
- *Inspection conducted on 5/21/25. Business operating without zoning approval.*
- *CE opened a case and has initiated the inspection and notice process.*

**5. Case Number: Z-25-008 (5285 Main St Unit 1)**

***Original Complaint:*** *Restaurant operating outside of the conditions approved in the initial permit. Business is also preparing food inside a semi-permanent food truck/trailer to serve inside in a seated environment. Illegal signage also installed.*

***Latest Update:*** 6/25/25

- *Notice issued 6/25/25.*
- *Inspection conducted on 6/18/25.*

**Vehicles**

***Currently no cases***