

TOWN OF SHALLOTTE

PLANNING & ZONING DEPARTMENT

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TO: Board of Aldermen
FROM: Robert Waring, Planning Director
DATE: July 01, 2025
RE: Monthly Planning Department Report

This memo & attached reports provide a summary of the Planning & Zoning Depart. in the past month:

1. The Planning Board met June 10 to review two items:
 - a. The PB approved preliminary subdivision plans for Copas Creek, a 58-lot development
 - b. The Board also discussed staff's work on removing special use permit requirements in favor of by right development or conditional rezonings
 - c. The Board's next meeting is scheduled for July 8
2. TRC met June 19 to consider two by-right projects:
 - a. The Wal-Mart gas station at 4540 Main St.
 - b. A medical office building at 4503 Main St.
 - c. The next meeting scheduled for July 17
3. Staff, GSATS, & Bolton & Menk met with the Shallotte Collector Street Plan stakeholder group to discuss the CSP data and draft documents
 - a. Copies of the data and maps were sent to the PB & BOA
 - b. Staff anticipates a 30-day public comment period and a presentation to PB of the final document in September
4. Staff attended the bi-monthly traffic impact analysis meetings with NCDOT
5. Staff met with engineering consultants to review draft stormwater updates
 - a. Copies have been sent to the Town's engineer and Public Works for review
 - b. Staff anticipates presenting a draft to Planning Board in July or August
6. Staff attended a virtual meeting with Shallotte PD & BrunsCo. Sheriff's Office
7. Staff conducted the final zoning inspection for the Tides, Phase 3 (Multi-family, Smith Ave.)
8. Please forward any zoning or nuisance complaints to Brandon Eaton, Planner,
beaton@townofshallotte.org Phone: (910) 754-4032
9. The Town collected \$68,953 for June 2025 (8 new home construction permits).
 - a. Fees collected in June 2024 totaled \$120,374 which included \$60K in system development fees for the Royal Farms Gas Station
 - b. Shallotte Veterinary Hospital has moved into 204 Smith Ave.