

Monthly Code Report (Town of Shallotte, NC) 1/2026
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: 1/21/26

- *Waiting on potential application for commercial project on property that may eliminate the violation without cost to the Town.*
- *CE preparing for contract abatement of property.*
- *Property owner has still not completed abatement. Code Enforcement has no new word on judgement. Public records show that property was recently arrested and has a court hearing scheduled for December of 2025. Mr. Simmons is out on a secured bond, so CE believes service of judgement information should be able to be accomplished.*
- *BOA addressed the case at their 8/5/25 meeting. Town attorney informed that service has not been made on issued injunction. CE is unaware if service has been made since 8/5/25.*
- *The time allotted for abatement during the judgement has passed without any compliance.*
- *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: 12/19/25

- *CE preparing for contract abatement of property.*
- *Property owner has still not completed abatement. Code Enforcement has no new word on judgement. Public records show that property owner was recently arrested and has a court hearing scheduled for December of 2025. Mr. Simmons is out on a secured bond, so CE believes service of judgement information should be able to be accomplished.*
- *BOA addressed the case at their 8/5/25 meeting. Town attorney informed that service has not been made on issued injunction. CE is unaware if service has been made since 8/5/25.*
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- *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-25-007 (27 Brierwood Rd.)

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

Latest Update: 1/22/26

- Property owner has not continued with potential violation and has complied with all other requests. **Case closed 1/22/26.**
- Property owner reached out to CE to discuss use of the former golf maintenance building as a “personal shed”. As the conversation continued, the property owner alluded to the fact that the shed would actually be used as an accessory entertainment facility to his “Air BnB” that will be operated out of his personal residence in the former clubhouse. CE informed the property owner that such a use would not be residential/short term rental in nature, and instead would be a commercial use needed zoning approval.
- Property owner is working to convert the former clubhouse on the property into a single-family residence (which is permitted in this zoning district). In doing so, violations are being addressed. CE will recheck in two weeks for a follow-up.
- Property owner has installed a wire fence around the former parking area that CE has deemed a safety hazard. The property owner has been informed that corrective measures must take place.
- Property owner has been working to abate violations. Property scheduled for reinspection.
- A new inspection is scheduled for 7/29/2025. Civil penalties will begin if violations remain. An order will also be issued relating to nonresidential violations.
- Violation notice mailed. The owner had until 7/25/25 to abate violations.
- A hearing before the code enforcement officer was scheduled for 7/24/25 relating to nonresidential code violations. The property owner did not show up or reach out to CE.

4. Case Number: PN-25-008 (98 Wildwood St.)

Original Complaint: Tall grass, debris, downed silt fencing.

Latest Update: 1/21/26

- Property owner is working to correct violations. Will monitor.
- CE conducted a site visit. Some violations have been addressed, but more have surfaced since the last visit. Contact is being made with property owner to discuss.
- CE Still working to have the remaining violations abated.
- Some work completed, but abatement still needed. CE is reaching out to property owner.
- Violations have not been abated as required. Final notice being sent to serve as last step before civil penalties.
- NOV mailed. Owner has until 8/6/25 to comply.

5. Case Number: PN-25-011 (Tryon Rd NW)

Original Complaint: Illegal dumping/junk.

Latest Update: 1/21/26

- CE waiting on potential development o remove potential further violations.
- No response received from initial contact. Follow-up inspection and notice scheduled.
- Abatement notice mailed. Owner has until 11/14/25 to make corrections.
- 9/25/25, contact attempted.
- Inspection shows what seems to be a crushed vehicle and other metal junk.

6. Case Number: PN-25-013 (103 Forest Dr.)

Original Complaint: Tall grass/weeds, potential nuisance structure.

Latest Update: 1/27/26

- CE has not received response from property owner. One more attempt will be made to address nuisance issues before violation notice is mailed.
- Courtesy contact made.

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: 1/21/26

- Waiting on potential application for commercial project on property that may eliminate the violation without cost to the Town.
- CE preparing for contract abatement of property.
- Property owner has still not completed abatement. Code Enforcement has no new word on judgement. Public records show that property was recently arrested and has a court hearing scheduled for December of 2025. Mr. Simmons is out on a secured bond, so CE believes service of judgement information should be able to be accomplished.
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- 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: 12/19/25

- CE preparing for contract abatement of property.
- Property owner has still not completed abatement. Code Enforcement has no new word on judgement. Public records show that property was recently arrested and has a court hearing scheduled for December of 2025. Mr. Simmons is out on a secured bond, so CE believes service of judgement information should be able to be accomplished.
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- The time allotted for abatement during the judgement has passed without any compliance.
- 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: 1/27/26

- CE is still 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: 1/19/26

- CE waiting on response from property owner.
- Final notice mailed to property owner on 11/25/2025.
- Business owner reached out to ask for more time. Said that property owner had not given them the notice.
- CE has not had any response to NOV. CE removed sign in ROW.
- 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: 1/23/26

- Tenant complying with ordinance relating to restaurant operation. CE will open a case related to mobile food unit operations if owner commits further violation. **Case closed 1/23/26.**
- The business owner is now operating the food truck around Town without a permit. CE has reached out to inform the owner of the business that he must have a mobile food unit permit to operate in the Town.
- 11/18/25, CE spoke to County Environmental Health. A new business has applied to move into the building. CE will reinspect to determine if violations are removed with change of use on 12/1/2025.
- 10/28/25, courtesy notice mailed to outline ordinance updates. Code Enforcement continues to monitor for compliance.
- 9/26 inspection shows food truck has returned. Parked in no parking area. New notice being mailed to address newly adopted UDO violations.
- The tenant still does not have a valid food truck permit but has not been seen cooking on site to serve in the restaurant. CE has been in communication with the County regarding potential health code violations and is crafting a comprehensive list of violations and necessary abatement requirements, which include revocation of the original permit (which was applied for using incorrect information) and the stipulation that the tenant must apply for a new permit to continue operations as a restaurant. This does **not** permit the tenant to cook and/or prepare food on the food truck and sell inside the restaurant.
- Sign has been removed from ROW as well.

- Property owner reached out on 7/30/25 to ask for a week to try and get the tenant to come into full compliance.
- Notice issued 6/25/25.
- Inspection conducted on 6/18/25.

6. Case Number: Z-25-015 (1360 Whiteville Rd.)

Original Complaint: Camper being used as a dwelling. Business operating without zoning approval.

Latest Update: 1/23/26

- Tenant has received zoning approval for the business. A code case is being created to cover violations on the adjacent sections of the parcel that do not pertain to the original violator. **Case closed 1/23/26.**
- Business owner has been working with CE to bring the property into compliance. An application was received as of 12/29/25 and is under review.
- CE has been attempting to get owner to correct issues, but violations remain. Notice of violation mailed to property owner on 11/24/2025.
- 10/28/25, complainant is subleasing the property to the business owner. CE has given the complainant until 11/4/25 to compel the business owner to comply before CE issues a notice.

7. Case Number: Z-25-016 (Former Pizza Hut Main St.)

Original Complaint: Food truck business operating without zoning approval.

Latest Update: 1/23/26

- Food truck has not been seen. CE will monitor. **Case closed 1/23/26.**
- Brunswick County Health Department reach out to CE to report a food truck operating without a health certificate.
- CE to issue notice to property owner, as food truck is only operating during non-business hours.

8. Case Number: Z-25-017 (Southeastern Christian Academy)

Original Complaint: Shipping/cargo containers being used as accessory structures.

Latest Update: 1/22/26

- Town management reached out to the property owner and has given the owner six months to comply with Town ordinance. CE will check back in six months for compliance.
- Notice of violation drafted to issue on 12/31/25.
- Site inspection conducted on 12/19.

9. Case Number: Z-26-001 (2950 Frontage Rd.)

Original Complaint: Potential land development without zoning approval.

Latest Update: 1/27/26

- The property owner reached out to Town management to state that "NCDOT is using the property for material laydown for the intersection project". CE has requested written information substantiating these claims.

10. Case Number: Z-26-002 (4540 Main St. - Walmart)

Original Complaint: Shipping containers used as accessory structure.

Latest Update: 1/27/26

- Containers are actually being used as storage for Walmart fuel station and expansion projects. **Case closed to CE 1/27/26.**
- NOV issued on 1/15/26.

11. Case Number: Z-26-003 (422 Village Rd.)

Original Complaint: *Former residential structure located in the HB zoning district potentially being used as an event center.*

Latest Update: 1/22/26

- *CE reached out to the owners to inform them that zoning approval would be needed before using the home as commercial property. A site and landscape plan is required. The owners protested to CE, explaining that they were living in the home part time, and were only having guests over. CE will monitor.*
- *The property owner has been using social media to promote “open houses” to view the home’s renovations and the potential for its use as an event center/AirBnB.*

Vehicles

Currently no cases