



Town of Shallotte Planning Board
ACTION AGENDA ITEM
2025

TO: Planning Board

FROM: Robert Waring, Planning Director

ACTION ITEM #: REZ 25-27

MEETING DATE: 11/12/2025

DATE SUBMITTED: _____

ISSUE/ACTION REQUESTED:

Review a rezoning request & PUD master plan for a tract of land within the Town's ETJ & provide the Board of Aldermen a recommendation.

PUBLIC HEARING: ☐ YES ☒ NO

BACKGROUND/PURPOSE OF REQUEST: The Wererhaeuser Tract is 96 acres +/- located along Forest Street Ext. & Hwy 17 (Bypass) and is proposed to be rezoned to the Town's Planned Unit Development (PUD) zoning. The project would form phases 4-6 of the Hayden Point PUD (phases 1-3 approved 8.6.2024).

The property is currently located in the Town's ETJ & is zoned Business-2 & Residential Agricultural-15 (B-2 & RA-15). The proposed master plan, divided into three phases & consists of 207 lots (single-family homes), there is no multi-family component proposed. The project proposes a density of 2 units per acre.

The Town's Future Land Use (FLU) Map IDs the areas as a combination of Industrial, Medium Density Residential, & General Commercial. The project is not in keeping with the industrial prescription, but as noted with the previous PUD, the area would be poorly suited for industrial uses. The layout and use are well suited to the surrounding mix of residential and multi-family uses. Please note that approving a zoning change would have the effect of updating the FLU Map.

NCDOT approved the Traffic Impact Analysis for the project prior to the Town's approval of the rezoning/master plan. The analysis sites the RCI intersection & proposed internal connection to the adjacent phases of the PUD. The east/west road connection with the adjacent tract is still shown on the plan & has been a priority for the Town. This connection is also reflected in the Town's 2025 Collector Street Plan.

Water will be provided via the County, sewer will be provided by the Town, and roads will be dedicated to the Town for maintenance.

Once the rezoning & master plan are approved, the developer will submit subdivision plans for the various tracts. These plans will include greater detail for utility and road construction.

The Planning Board may:

Vote to recommend to approve the proposed changes(with or without conditions); or

Vote to recommend denying the proposed changes; or

Continue the item until additional information is presented.

FISCAL IMPACT:

BUDGET AMENDMENT REQUIRED:

☐ YES

☒ NO

CAPITAL PROJECT ORDINANCE REQUIRED:

☐ YES

☒ NO

PRE-AUDIT CERTIFICATION REQUIRED:

☐ YES

☒ NO

REVIEWED BY DIRECTOR OF FISCAL OPERATIONS

☐ YES

☒ NO

CONTRACTS/AGREEMENTS:

REVIEWED BY TOWN ATTORNEY:

☐ YES

☒ NO

☐ N/A

ADVISORY BOARD RECOMMENDATION: NA

STAFF RECOMMENDATION: Staff recommends approval with the following conditions:

1. The road connection from Forest St. Ext across to Express Dr. property be completed in the first phase of construction
2. Plans and applications for the subsequent tract/phases be submitted for review preliminary subdivision review prior to any work on the site

FINANCE RECOMMENDATION: NA

ATTACHMENTS:

1. Area map
 2. Rezoning/PUD Application
 3. Master Plan
 4. TRC Comments/Responses
 5. Permitted Use Table
 6. FLU Map & Descriptions
 7. TIA
 8. Planning Board draft Statement of Consistency
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ACTION OF THE BOARD OF ALDERMEN

APPROVED: ☐

ATTEST:

CLERK TO THE BOARD

DENIED: ☐

**DEFERRED
UNTIL:**

SIGNATURE

OTHER: