Town of Shallotte Board of Aldermen
ACTION AGENDA ITEM
2025

TO: Board of Aldermen

FROM: Robert Waring, Planning Director

ACTION ITEM #: TXT 25-19
MEETING DATE: 7-08-2025
DATE SUBMITTED:

ISSUE/ACTION REQUESTED:
Request the Board's review of and action upon a staff-initiated amendment to the Town of Shallotte Unified Development Ordinances. Specifically, Article 16, Section 16-2, minimum size of a Planned Unit Development (PUD).

PUBLIC HEARING: ☐ YES ☒ NO

BACKGROUND/PURPOSE OF REQUEST:
The proposed amendment to the Town's UDO will reduce the minimum size allowed for a PUD from 25 acres to 20 acres and allow for greater use of the PUD zoning.

Staff views PUD zoning as a beneficial tool as it allows residential zoning to be reviewed via the legislative process rather than the quasi-judicial process required with some zoning tools.

This allows the evaluation (TRC, Planning Board, & Board of Aldermen) of a master plan during the rezoning process. These master plans can be reviewed and conditioned. Furthermore, they can be tailored to fit with density and use prescriptions within the Town's land use plans.

The proposed language does not change density allowances, max height, or zones in which PUD developments are permitted.

Draft language is attached herein.

The Board of Aldermen may:

Vote to approve of the ordinance as written, or
Vote to amend the proposed language and approve, or
Continue the Board's review and ask that the ordinance be further researched, or
Vote to deny the ordinance.

FISCAL IMPACT:

BUDGET AMENDMENT REQUIRED:	☐ YES	☒ NO
CAPITAL PROJECT ORDINANCE REQUIRED:	☐ YES	☒ NO
PRE-AUDIT CERTIFICATION REQUIRED:	☐ YES	☒ NO
REVIEWED BY FINANCE DIRECTOR	☐ YES	☒ NO

CONTRACTS/AGREEMENTS:

REVIEWED BY TOWN ATTORNEY: ☐ YES ☑ NO ☐ N/A

ADVISORY BOARD RECOMMENDATION:
The Planning Board voted unanimously to recommend approval at their July 8 meeting

STAFF RECOMMENDATION:
Staff recommends approval

FINANCE RECOMMENDATION: NA

ATTACHMENTS:

1. Draft Language "Exhibit A"

2. Planning Board's Statement of Consistency

3. Ordinance 25-19

4. Draft Statement of Consistency

ACTION OF THE BOARD OF ALDERMEN

APPROVED: ☐   **ATTEST:**   **CLERK TO THE BOARD**
DENIED: ☐

DEFERRED UNTIL: _____

SIGNATURE

OTHER: