

Monthly Code Report (Town of Shallotte, NC) 7/2025
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: 7/29/25

- 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: 7/29/25

- 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.

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: 7/29/25

- This parcel is located in the County proper and outside of the jurisdiction of the Town. CE has notified Brunswick County of the violation. **Case closed to CE.**

4. Case Number: PN-25-002

Original Complaint: Neighbor reported tall grass. Yearly offender.

Latest Update: 7/29/25

- CE is looking into additional violation information.
- 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-25-007 (27 Brierwood Rd.)

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

Latest Update: 7/29/25

- 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.

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

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

Latest Update: 7/29/25

- NOV mailed. Owner has until 8/6/25 to comply.

7. Case Number: PN-25-009 (109 Smith Ave.)

Original Complaint: Tall grass.

Latest Update: 7/24/25

- The property manager reached out to notify CE that the property would be mowed on 7/28/25.

8. Case Number: PN-25-010 (139 Edom Ln.)

Original Complaint: Tall grass.

Latest Update: 7/24/25

- Inspection scheduled for 7/29/2025

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: 7/29/25

- 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: 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: 7/29/25

- 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.

3. Case Number: Z-24-009

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

Latest Update: 7/29/25

- 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: 7/29/25

- Final NOV to mail 7/30/25.
- 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-25-006 (130 Smith Ave.)

Original Complaint: Mobile car wash without zoning approval.

Latest Update: 7/29/25

- CE has not found car wash during the last three inspections. Will monitor. **Case closed 7/29/2025.**

6. Case Number: Z-25-007 (5054 Main St.)

Original Complaint: Food truck without permit.

Latest Update: 7/29/25

- Violation not found during inspection but has been said that it is generally in operation on weekends. CE is continuing to monitor.

7. 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: 7/29/25

- 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.

8. Case Number: Z-25-010 (4910 Bridgers Rd.)

Original Complaint: Broken dumpster enclosure, trash and debris on ground.

Latest Update: 7/15/25

- Management company has relocated the dumpster enclosure and removed trash. **Case closed to CE.**

9. Case Number: Z-25-011 (4530 White St.)

Original Complaint: Office of funeral home reported being used as full-service funeral home without zoning approval. Only approved to be an office.

Latest Update: 7/15/25

- CE spoke with property owner who says he is only using the building for sales, and blames industry sabotage for the complaint. The owner says he may still apply for an SUP (required for this use), but is retaining legal services.

Vehicles

Currently no cases