



Town of Shallotte Board of Aldermen
ACTION AGENDA ITEM
2025

TO: Board of Aldermen

ACTION ITEM #: SUP 24-12

FROM: Brandon Eaton, Planner II

MEETING DATE: 2-04-2025

DATE SUBMITTED: _____

ISSUE/ACTION REQUESTED:

PUBLIC HEARING: YES NO

(1) Conduct a quasi-judicial hearing for the proposed Special Use Permit (SUP) as submitted by Blum Investment Group Golf, for a proposed golf course, clubhouse with restaurant, and other recreational amenities, located at 27 Brierwood Rd. (Parcel IDs # 2132B00101, 2132B001, 2141A001, 2141A092, & 2132A038).

(2) Consider any specific aspects of the proposed project, consider any conditions specific to the project’s impacts, and consider approval of the SUP application & site plan.

BACKGROUND/PURPOSE OF REQUEST:

The property is a +/- 76.5-acre former golf course with clubhouse, zoned Residential (RA-15), located in a residential neighborhood within the Town’s ETJ.

The applicant intends to develop a new golf course where one existed in the past, rehabilitate the former clubhouse and add a restaurant, redevelop an existing maintenance building into indoor pickle ball, and install other amenities such as a community swimming pool and children’s play area. Golf courses require the issuance of a special use permit within the Town’s development jurisdiction.

The project has been reviewed by staff and the Town’s TRC, with comments and plans updated accordingly.

The Board may:

Vote to approve the SUP as proposed; or

Vote to deny the SUP as proposed; 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: N/A

STAFF RECOMMENDATIONS:

1. A full site and landscape plan application must be submitted; and
2. Plans must include a landscape plan including any required project boundary buffering in accordance with Shallotte UDO Section 17-14; and
3. Parking must be clearly detailed on submitted plans; and
4. Building elevation shall be submitted detailing required screening; and
5. A lighting plan must be submitted, particularly detailing the areas of expanded recreation; and
6. Stormwater drainage crossings proposed for fairways needs to be surveyed and repaired, if necessary, with a copy of the survey provided to the Town; and
7. Any proposed phasing must be shown clearly on final plans; and
8. All required fees shall be paid prior to final zoning approval; and
9. Per Sec. 12-12, all required site improvements, shall commence within 12 months of SUP approval date or applicant shall request an extension of up to six months from the Shallotte Board of Aldermen; and
10. All required local, state, and federal permits shall be obtained and copies provided prior to final zoning approval; and
11. The site be maintained in accordance with the approved site plans.

FINANCE RECOMMENDATION: NA

ATTACHMENTS:

1. SUP Application
2. Site Plan
3. Project elevation
4. TRC Notes & Response Memo
5. Applicant's findings/justification responses
6. Final SUP

ACTION OF THE BOARD OF ALDERMEN

APPROVED: <input type="checkbox"/>	ATTEST: CLERK TO THE BOARD
DENIED: <input type="checkbox"/>	_____
DEFERRED UNTIL: _____	_____
OTHER:	SIGNATURE