



May 27, 2025

Town of Shallotte  
Planning & Zoning Department  
PO Box 2287  
Shallotte, NC 28459

**RE: Proposed Walmart Expansion (WM 01767.245 – Shallotte, NC – 4540 Main St B3079, Shallotte, NC 28470)**

To whom it may concern,

We have prepared this comment response letter along with updated site plans in response to the comments provided by city staff on February 19<sup>th</sup>, 2025.



<b>Planning – Brandon Eaton &amp; Robert Waring</b>
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Please adjust the data in the "SITE ANALYSIS TABLE" so that parking ratio information is more legible.

Response: The data in the site analysis table has been adjusted so that the parking ratio information is more legible.

Is all parking a reconfiguration of existing parking, or are new impervious parking spaces proposed?

Response: No new impervious parking spaces are provided with this site plan – the parking lot will be restriped to accommodate larger parking spots for the online pickup and delivery service.

When installing new directions signage/markings, please install new "stop" signs in areas where only pavement markings denote the need to stop. This is especially notable when entering the parking lot from the signalized intersection.

Response: New stop signs have been added at all intersections.

Please consider the inclusion of sidewalks in accordance with Shallotte UDO Section 30-20: Sidewalk Standards. The installation of sidewalks will otherwise be a proposed SUP condition to the Board of Aldermen.

Response: Walmart and the Town of Shallotte are engaged in discussions regarding new sidewalks. The result is pending, updates will be provided as soon as possible.

Please update all plan information to note Highway Business (HB) as the zoning district.

Response: Highway Business has been listed as the zoning district.

Please illustrate the screening of any new HVAC or other roof mounted mechanical equipment.

Response: Screening has been provided. Please reference the architectural plans.



<b>Stormwater – David Bowman &amp; Elizabeth Nelson</b>
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### **STORMWATER PERMITTING**

Since there is no increase in impervious area or changes to drainage areas, a Shallotte Stormwater permit modification will not be required.

Response: Noted.

You will need to provide a copy of modified NCDEQ Stormwater permit after approval of Minor Modification.

Response: Noted. A copy of the modified NCDEQ Stormwater permit is in coordination and will be provided once received.

### **SEWER PERMITTING**

If the proposed improvements increase the daily sewer flow design rate, a NCDEQ sewer permit modification will be required. The permit application will need to be submitted to the Town of Shallotte for approval/signature prior to DEQ submittal.

Response: Per Elizabeth Nelson we have contacted Tyler Benson with NCDEQ and coordination to resolve this is ongoing. We anticipate a resolution during the permitting process.



<b>Zoning – Debra White, CZO</b>
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Must complete Zoning permit application and all fees must be paid prior to zoning permit approval.

Response: Noted, all zoning permit application fees will be paid prior to approval,

Sign permit will be reviewed and issued separately.

Response: Noted, a sign permit will be coordinated separately.

Signs specifically used to direct and guide traffic and parking on private property that do not exceed four (4) square feet will not require a permit. Signs may contain a small logo as part of the maximum allowable square footage. The maximum number of internal traffic signs per site is four (4) with the maximum height of the sign being four (4) feet. UDO Section 21-5(F).

Response: Noted, the proposed signs meet the criteria above.

Development fees attached.

Response: Noted, all development fees will be paid prior to site plan approval.



<b>Brunswick County Utilities – William L. Pinnix, PE</b>
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Brunswick County Utilities did not submit comments to TRC.

Response: Noted.



<b>Shallotte FD – Paul F. Dunwell IV</b>
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The Fire flow will be determined by using a formula approved by the Fire Marshal. We have nothing to add from the Fire Dept.

Response: Noted.



<b>Shallotte PD</b>
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No comments from Shallotte Police at this time.

Response: Noted.



<b>Brunswick County Plan Review (Fire Inspection &amp; Floodplain) – Joseph Oliver</b>
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No issues with site plan. Hydrant flow requirements will need to be met in accordance with Brunswick County Fire Prevention Ordinance.

Response: Noted, no changes to the existing waterline are proposed with this site plan. No new waterlines are proposed.





<b>Brunswick County 911 Communications – Brian Ross</b>
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No comment from 911.

Response: Noted.



<b>Brunswick County Floodplain Administration – James Paggioli</b>
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No floodplain comments.

Response: Noted.



<b>Brunswick County Building Inspections Plan Review – Jeff McIntosh</b>
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No comment from County Code Department.

Response: Noted.



<b>NCDOT – Angela Hammers</b>
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No comments submitted from NCDOT at this time.

Response: Noted.



<b>Shallotte Public Utilities – Public Works Utility Supervisor</b>
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No comments from Public Works.

Response: Noted.



Please reach out if there are any additional questions or concerns.

Respectfully,

Rachel Sutherland EIT  
Associate Project Manager

**ATWELL, LLC**

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