



Town of Shallotte Board of Aldermen  
**ACTION AGENDA ITEM**  
2025

**TO:** Board of Aldermen

**FROM:** Robert Waring, Planning Director

**ACTION ITEM #:** CREZ 25-12

**MEETING DATE:** 6/03/2025

**DATE SUBMITTED:** \_\_\_\_\_

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**ISSUE/ACTION REQUESTED:**

Review a request to conditionally rezone property in the ETJ & take action on the request.

**PUBLIC HEARING:** ☒ YES ☐ NO

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**BACKGROUND/PURPOSE OF REQUEST:** East Coast Engineering on behalf of Cranwood Shallotte, LLC. has submitted a request to conditionally rezone the 54-acre property located at 505 N. Mulberry St. Parcel ID #s 1810002402 & 18100024. Both parcels are within the Town's ETJ. The request would rezone the property from RAM-15 & B-2 to MF-6 (Conditional).

The property owners have elected to postpone annexation until plan approval.

The Town's Future Land Use plan ID's most of the property as Medium Density Residential with prescribed densities of between 4 & 6 units per acre & and uses including "well-integrated" multi-family developments.

The developer has proposed construction of a 308-unit multi-family project divided between four phases, and several buildings. The project's proposed density is 5.7 units/acre.

The project will be accessed via N. Mulberry & a new road at the end of Express Dr. The internal roadways are proposed to remain private. The site will be gated with siren activated gates.

The project will make use of Town sewer & County water.

The Flood Risk Info System maps show floodplain along the periphery, but none with the core of the project. Wetlands are present and any impacts will have to be permitted by USACE.

The Board may:

Vote to approve with conditions; or

Vote to revise conditions; or

Vote to deny the proposed rezoning; or

Continue the item until additional information is presented.

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**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

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**CONTRACTS/AGREEMENTS:****REVIEWED BY TOWN ATTORNEY:**☐ YES☒ NO☐ N/A

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**ADVISORY BOARD RECOMMENDATION:**

At their May meeting, Planning Board voted to amend the recommended conditions by adding conditions # 8.

The Board voted unanimously to recommend approval with conditions listed below.

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**STAFF RECOMMENDATION:** Staff believes the requested rezoning to be consistent with the Town's objectives & policies; staff recommends approval with the following conditions:

1. Five-foot-wide sidewalks be included on both sides of internal streets or eight foot wide along one side
2. The road connection to N. Mulberry be designated as private
3. The new road connection from the end of Express Dr. be designed & designated as public up to the gate location
4. The Express Dr. extension (up to the gate) be dedicated to the Town for public maintenance
5. Plans be updated to detail the type of open space intended, consistent with Article 29
6. All heritage trees be preserved or replaced per. Sec. 17-15
7. Sewer allocation will be issued in 60 lot/unit increments
8. Stormwater plans be designed to handle runoff from a 25 year storm event
9. New Town of Shallotte SW permit applications be submitted with phased site & landscape plans
10. Copies of all state & federal permits (NCDOT, CAMA, USACE) be provided as they are available

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**FINANCE RECOMMENDATION:** NA

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**ATTACHMENTS:**

1. Area map
  2. Annexation/Rezoning Application
  3. Neighborhood Meeting Report
  4. Proposed Plan
  5. NCDOT TIA Approval Letter
  6. TRC Comments/Responses
  7. Table of Permitted Uses
  8. Town of Shallotte 2018 Land Use Plan, Medium Density Description
  9. Signed
  10. Draft Board Statement of Consistency
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**ACTION OF THE BOARD OF ALDERMEN**

**APPROVED:** ☐

**DENIED:** ☐

**DEFERRED  
UNTIL:** \_\_\_\_\_

**ATTEST:                      CLERK TO THE BOARD**

\_\_\_\_\_  
**SIGNATURE**

**OTHER:**