



Town of Shallotte Board of Aldermen
ACTION AGENDA ITEM
2025

TO: Board of Aldermen

ACTION ITEM #: TXT 25-11

MEETING DATE: 06-03-2025

FROM: Brandon Eaton, Planner II

DATE

SUBMITTED:

ISSUE/ACTION REQUESTED:

Request Board's review and decision of a staff-initiated amendment to the Town of Shallotte Unified Development Ordinances. Specifically, Article 2, Section 2-2, Article 10, Section 10-2, & Article 10, Section 10-3 (II)

PUBLIC



YES



NO

HEARING:

BACKGROUND/PURPOSE OF REQUEST:

The proposed amendment to the Town's UDO further defines warehouses as a use within the Town's development jurisdiction.

The amendment also establishes and defines regulations for warehouse-flex uses as warehouses designed to have a retail and/or service element, beyond that of a solely industrial warehouse use.

Staff feels that establishing these standards will provide guidance to property owners and developers wishing to utilize warehouse space in more service-oriented projects such as an HVAC repair business, plumbing supply house, etc.

- See attached "Exhibit A"

The Board may vote *to*:

Approve the ordinance as written, or

Further amend the ordinance and vote to approve, or

Continue the Board's review and ask that the ordinance be further researched, or

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 to recommend approval at their May 13, 2025 meeting.

STAFF RECOMMENDATION:

Staff recommends Board approval

FINANCE RECOMMENDATION: NA

ATTACHMENTS:

1. Draft Language "Exhibit A"
2. Planning Board Statement of Consistency
3. Draft Statement of Consistency
4. Ordinance

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